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3622 Silver Sun Drive

OPEN HOUSE

Sunday, 7/20

2:00-4:00

\* 4 Bedrooms \* 2.5 Bathrooms \* Sutherland Farms

\* Office \* Great Room \* Bonus Room \* Great Patio

\* Generac Whole House Generator \* Storm Shelter

Offered at \$549,900 MLS# RA20253365

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MASTER COMMISSIONER'S SALE

BY VIRTUE OF A DECREE AND ORDER OF SALE OF THE WARREN CIRCUIT COURT, the Master Commissioner will sell at public auction the real property in the following actions on **Wednesday, July 23, 2025, about the hour of 5:00 p.m., at the Justice Center, 2nd floor, Courtroom D, Bowling Green, Kentucky.** Said property shall be sold to collect the amounts hereinafter set forth, together with interest and the costs of the action, and upon the following terms and conditions (unless otherwise stated).

A. The purchasers will be required to pay ten percent (10%) down the day of sale in the form of cash or personal check and post bond on the remainder with the balance due in thirty (30) days. Pursuant to KRS 426.705 the bond shall bear interest at the rate the Judgment bears, until paid in full. It is the intention of the office of the Master Commissioner to close within thirty (30) days, but if a holiday falls within the thirty days, or if there are other circumstances beyond our control, the closing may take extra time. The buyer should be aware that they have the option to pay the balance to stop the interest from accruing or the interest will accrue on the unpaid balance.

The Master Commissioner will retain a lien on the property sold to secure the sale price. **If the purchaser elects to post bond, he/she will be required to provide sufficient surety, such as a letter from their bank or a bank representative signing for them at the time of the sale. Please contact the Master Commissioner's Office prior to the sale with questions regarding approved surety at 270-842-0614. Occasionally, additional announcements are published on our webpage at [www.warrencountymastercommissioner.com](http://www.warrencountymastercommissioner.com).**

B. The property is sold subject to the following:

a. State, county, city, and school taxes payable for the entire year of 2025 and all taxes due thereafter.

b. Easements, restrictions, and covenants of record.

c. Assessments for public improvements levied against the property.

d. Any facts which an inspection or accurate survey of the property may disclose.

C. The property shall otherwise be sold free and clear of any and all right, title, and interest of all parties to this action and of their liens and encumbrances thereon except such right of redemption as may exist

in favor of the United States of America or the defendants. Also, the Master Commissioner does not obtain a title search or investigate for further liens on the properties listed below nor conduct or authorize a survey of the property. The purchaser is responsible for title searches and/or any additional liens not named in the Judgment and Order of Sale and for the results of any good and accurate survey of the property.

D. For a more particular description of these properties, refer to the file on record at the Warren Circuit Clerk's Office on the first floor of the Justice Center. Deeds and Wills referenced are of record in the Office of the Warren County Court Clerk.

E. The Master Commissioner does not have access to the properties listed below and therefore makes no representation or warranty of any kind as to the conditions of these properties.

SALE No. 1

**FLAGSTAR BANK, FSB VS. DAVID E. BOUCHEY et al.** pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 20-CI-312, to collect \$535,326.77, interest at a rate of 4.5% per annum and other fees until paid.

**1306 Euclid Ave., Map Code: 040C-12-032**

Amy E. Gardner, Attorney for Plaintiff

SALE No. 2

**KENTUCKY HOUSING CORPORATION VS. DONALD HEDGECOCK, JR., et al.** pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 25-CI-647 to collect \$241,043.02, interest at a rate of 3.75% per annum until paid.

**3288 Shady Oak Ct., Map Code: 030A-79-083**

Septimious Taylor, Attorney for Plaintiff

SALE No. 3

**KENTUCKY HOUSING CORPORATION VS. STEPHEN DAVID JONES, et al.** pending in the Judgment and Order of Sale in Warren Circuit Court, Div. V, 24-CI-648, to collect \$179,253.50, interest at a rate of 5.25% per annum until paid.

**4733 Old Petros Woodburn, Map Code: 032A-17B**

Septimious Taylor, Attorney for Plaintiff

SALE No. 4

**PRIMARY RESIDENTIAL MORTGAGE, INC. VS. TERRELL LEMAR WHITE, et al.** pending in the Judgment and Order of Sale in Warren Circuit Court, Div. V, 25-CI-208 to collect \$227,636.84 interest at a rate of 3.875% per annum until paid.

**824 Olde Gap Court, Map Code: 054A-36A-050**

Chris Polito, Attorney for Plaintiff

SALE No. 5

**ADS TAX LIEN COMPANY, LLC VS. BOBBY LEE XAYSANA, et al.** pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 24-CI-118 to collect \$7,415.27, interest at a rate of 6% per annum until paid.

**1314 E 15th Ave., Map Code: 040B-34-045**

Michael P. Bartlett, Attorney for Plaintiff

SALE No. 6

**FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3 VS. JOHN REDIESS, et al.** pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 21-CI-146 to collect \$92,847.63 interest at a rate of 5.125% per annum until paid.

**5429 Hydro Ponds ville Rd., Map Code: 088A-19**

Christopher M. Hill, Attorney for Plaintiff

SALE No. 7

**UMB BANK, NA AS CUSTODIAN FOR CLEARLEAF SHORT ALTERNATIVE FUND, LP VS. AMANDA ANN WEBSTER, et al.** pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 20-CI-712 to collect \$2,438.59, \$2,456.65, \$4,667.22, interest at a rate of 6.0% per annum until paid.

**340 Old Greenville Rd. Map Code: 029B-16-020**

J. Shannon Bouchillon, Attorney for Plaintiff

**DAVID F. BRODERICK, MASTER COMMISSIONER**

JEREMY DAWSON

(270) 792-5047

NICOLE MAY

(270) 991-1378

AMANDA GOLDEN

(270) 779-0179

COLDWELL BANKER

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1713 Glendale Drive

MLS#RA20251236 | \$189,900

OPEN HOUSE SUNDAY 1-3 PM

**READY TO MOVE-IN!** This 3 bedroom, 1 bath home is located in the heart of Bowling Green off Smallhouse Rd., within walking distance to TC Cherry Elementary. It has the charm and character of an older home, but with lots of updates. Large living room with plenty of natural light, utility room features entrance from 1-car carport, mature trees, covered front porch and more! NEW in 2017—roof, windows, water heater, renovated bathroom, updated kitchen, refinished hardwood floors—and more! Must see in this price range! Seller is offering \$5,000 FLEX CASH, with acceptable offer, to be used towards buyers closing costs or buyer rate buy down. Call Amanda (270-779-0179) or Jeremy (270-792-5047) today to set up an appointment.

OPEN HOUSE

SUNDAY, JULY 20<sup>TH</sup> | 2-4PM

HOME FOR SALE

9616 MAGNOLIA ST, BOWLING GREEN, KY

LIST PRICE

\$289,000

PROPERTY FEATURES

• 4BR / 1.5BA

• 2,105± sqft

• 0.33± Acres

• Large attic

• Sun room

• Fireplace

• AT&T Fiber available

• Close to WKU

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