



SPECIAL COMMISSIONER SALE  
NOTICE OF SALE  
APRIL 28, 2025

ROBERT C. MANCHESTER, SPECIAL COMMISSIONER

On MONDAY, APRIL 28, 2025 at or about 1:30 p.m. pursuant to terms of various Judgments in the McCracken Circuit Court, the Special Commissioner will sell the property listed below at public auction to the highest bidder at the McCracken County Courthouse, Paducah, Kentucky, as described in the following actions.

You do not need to register to bid on properties, but be sure to have access to sufficient funds to buy property for the purchase price or pay at least 10% of the price **ON THE DAY OF THE SALE, AT THE SALE LOCATION.** You must also meet certain requirements if you plan on paying the 10% deposit, instead of the full amount. You must have someone present at the sale to sign a surety bond and have a letter from the bank saying that you have sufficient funds or credit to buy the property. These are listed below under the Terms of Sale on this document, please read carefully all the Terms of Sale.

3880 SHEMWELL LANE, PADUCAH, KY; KINETIC RESOURCES, LLC VS WILLIAM SHANE ADAMS, ET AL; 23-CI-00927. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$1,595.37 as tax principal, interest at 6.00%; fees and costs \$1,873.92 and attorney fees of \$3,232.00; There are multiple tax liens against the property; mortgages; and a lien by the Commonwealth of Kentucky. Office of Unemployment; and the costs of the sale. At the intersection of Goins line and Line of the N.C. and St.L. Railroad right-of-way, measuring 585' x 965' x 521' X 701' containing 9 1/2 acres; Deed Book 1418, p. 729. PIDN: 124-00-00-003.01

TERMS: The following terms are in effect unless otherwise mentioned above: The property is to be sold for cash or on credit of 30 days. If the purchaser does not pay the full amount on the day of the sale, he or she must provide a letter of credit and will be required to execute bond with a surety signature per KRS 426.705 and provide a deposit of 10% of the sale price. Credit sales will accrue interest at the rate per annum as designated by the Order of Sale. Any person who is buying on these terms shall provide proof of surety prior to the sale (letter of credit from a bank, etc.). Full Payment or a deposit of 10% **MUST** be made **THE DAY OF THE SALE.**

The property is located in McCracken County, and plat and deed books referred to herein are located in the McCracken County Clerk's Office. The property is to be sold free and clear of all liens, encumbrances, and interest of all parties that have been named in the Order, except as specifically noted or announced the day of the sale. Purchaser shall be required to pay all taxes that become due against the property in 2025 and all subsequent years. It is recommended that a Title Search be done to assure that all liens and encumbrances were listed in the law suit. It is also recommended that the purchaser consider acquiring insurance on the property as it becomes their property after the Report of Sale has been entered.

Some sales may be cancelled, and any announcements made at the sale take precedence over printed matter contained herein. The undersigned Commissioner does not have access to the inside of the above-mentioned properties. It will take approximately 30 days until the Deed can be completed and approved.

This the 14th day of April, 2025

/s/ Robert C. Manchester  
ROBERT C. MANCHESTER  
SPECIAL COMMISSIONER  
MCCRACKEN COUNTY



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**McCracken County RE49908**

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MASTER COMMISSIONER SALE  
NOTICE OF SALE  
APRIL 28, 2025  
MARK L. ASHBURN, COMMISSIONER

There is a web site available with the sales listings and general information about Master Commissioner Sales. You can access the information on the first Friday that it appears in the Paducah Sun Classified Ads (which is the TWO Fridays prior to the sale) at: MCCLISTINGS.NET. You must enter the year and month in order to view only the sales for this month.

On MONDAY, APRIL 28, 2025 at or about 1:30 p.m. pursuant to terms of various Judgments in the McCracken Circuit Court, the Commissioner will sell the properties listed below at public auction to the highest bidder at the McCracken County Courthouse, Paducah, Kentucky, as described in the following actions. The auction for this month will be held inside the courthouse on the steps in the old section of the courthouse (on the Washington Street side or the left side of the courthouse.)

THE NEXT SALE WILL BE ON JUNE 9, 2025.

You do not need to register to bid on properties, but be sure to have access to sufficient funds to buy property for the purchase price or pay at least 10% of the price **ON THE DAY OF THE SALE, AT THE SALE LOCATION.** You must also meet certain requirements if you plan on paying the 10% deposit, instead of the full amount. You must have someone present at the sale to sign a surety bond and have a letter from the bank saying that you have sufficient funds or credit to buy the property. These are listed below under the Terms of Sale on this document, please read carefully all the Terms of Sale. For more information go to the web page listed above or pick up a list at the Master Commissioner's Office at 535 Broadway Street on the corner of 6th and Broadway.

3940 APPERSON ROAD, KEVIL, KY; MICHAEL BOONE VS ESTATE OF ANGIE M. APPERSON, ET AL; 23-CI-00622. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$1,913.99 as tax principal, interest at 6.00%; fees, costs and attorney fees of \$4,634.39; and the costs of the sale. Tract 3, measuring 58 poles x 36 3/5 poles x 37 3/5 poles x 15 poles and 3 links; Deed Book 356, p. 32, see also Will Book 23, p. 747. PIDN: 014-00-00-036 [ 1 pole = 16.5 ft; 1 link = 7.92 in.)

1117 BOYD ST, PADUCAH KY; CITY OF PADUCAH, KY VS HEIRS OF ROBERT CANTRELL OR MABLE CANTRELL; VANESSA KNIGHT; ET AL; 24-CI-00698. Sale is made to recover the following: Judgment for the Plaintiff in the amount of 3,301.23 for City taxes; Citations in the amount of \$8,807.82; interest at a rate of 6%; fees, costs of \$1,112.98 and attorney fees of \$2,057.50 and the costs of the sale. Part of Lots 6 and 7, Ellis Subdivision, Block No 25 of Harris Flournoy Trimble and Norton's Addition in Plat Book A, p. 114; On the westerly line of Boyd 78' 6" from the corner with 11th St; measuring 33'6" x 150' x 33'6" x 150'; Deed Book 646, p. 356 PIDN: 104-33-11-022

2116 CENTER ST, PADUCAH KY; ANP TAX LIEN COMPANY, LLC VS SARA LOUETTA GRIM, PATRICIA AUSTIN; BOBBY JOE GRIM; RAY LYNN GRIM, ET AL; 24-CI-00147. Sale is made to recover the following: Judgment for the Plaintiff in the amount of ? as tax purchase; interest at a rate of 6%; fees, costs and attorney fees for a total amount of \$ 7,986.34 and the costs of the sale. Lot Seven (7), Block Six (6) in the O'Bryan Addition to the City of Paducah; Deed Book 139, p. 560; Will Book 5, p. 79 and Will Book VV, Page 148. PIDN: 105-31-14-004

109 FLORIDA ST, PADUCAH KY; ADS TAX LIEN COMPANY, LLC VS CHARLES DAVID HOBBS, FRANCES HOBBS, ET AL; 24-CI-00120. Sale is made to recover the following: Judgment for the Plaintiff in the amount of ? as tax purchase; interest at a rate of 6%; fees, costs and attorney fees in the amount of \$ 7,052.26 and the costs of the sale. Lots 13 and 14, Block 30, of L.D. Sanders Subdivision in Plat Book A, p. 285; Deed Book 733, p. 224. PIDN: 121-31-05-003

1168 NORTH 12th ST, PADUCAH KY; CITY OF PADUCAH, KENTUCKY VS JAMES D. KILGORE; ANY HEIRS OF JAMES D. KILGORE, ET AL; 24-CI-01158. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$1,003.08 for city taxes; Citation Liens of \$11,524.42; interest at a rate of 6%; fees and costs of \$1,853.53 and attorney fees of \$3,660.00 and the costs of the sale. The southern half of Lot 8, Block 53, Harris, Flournoy, Trimble and Norton's Addition in Deed Book X, p. 343; 46' and 4" south of intersection of 12th and Flournoy St measuring 170' x 21' 4" x 170' x 21' 4"; Deed Book 974, p. 275. PIDN: 103-42-18-018

1810 GHOLSON RD, WEST PADUCAH, KY; MISSION SERVICING RESIDENTIAL, INC. VS JOHNATHAN MCDANEL, ET AL; 24-CI-00563. Sale is made to recover the following: Judgment for the Plaintiff for sums due under mortgage in the amount of \$214,100.00; interest at 3.12500%; fees, costs and attorney fees and the costs of the sale. On the easterly line of Gholson Rd335' x 266' x 335' x 260'; This conveyance includes the aforesaid tract conveyed to Ruth Chappell by Deed in Deed Book 236, p. 623; also Deed Book 1443, p. 170. PIDN: 047-00-00-064

5801 OAKHAVEN DR, PADUCAH KY; NATIONSTAR MORTGAGE, LLC VS HEIRS OF ESTATE OF JOSHUA PRINCE, PHYLLIS JUNE SANSON, POSSIBLE HEIR, ET AL; 23-CI-00320. Sale is made to recover the following: Judgment for the Plaintiff for \$88,933.82 as principal; interest at 2.875%; fees and costs of \$5,518.72; and attorney fees of \$4,336.49; totaling \$104,625.98 and the costs of the sale. Tract One: Lot 20, Great Oaks Subdivision in Plat Book H, p. 89; Deed Book 1375, p. 415. PIDN: 099-40-00-007

1123 MONROE ST, PADUCAH KY; CHRISTINE HOOGENBOOM VS JUWAN SOUTHWARD, ET AL; 23-CI-00408. Sale is made to recover the following: Judgment for the C-Plant Federal Credit Union represent by the Cadle Company who is the substituted Defendant Plaintiff in the amount \$ 68,846.35 as principal; interest at 3.75%; fees and costs; attorney fees; The city has a judgment of \$4,307.46 for city taxes; costs of \$9.00 and attorney fees of \$1,890.00 and the costs of the sale. Tract 2, on north side of Monroe, Re-subdivision of Lots 86, 87, and 88, Block 8, Enders Division (Addition H) for Stella Hancock and the City in Plat Section L. P. 237. Deed Book 1330 p. 199. PIDN: 104-33-15-021

635 MCKINLEY ST; CITY OF PADUCAH, KY VS SHEA SWENNEY AKA SHEA REEVES, ET AL; 24-CI-01170. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$521.39 for taxes; Citation Liens of \$8,297.00; interest of at 6%; fees and costs of \$1,538.13 and attorney fees of \$2,983.75 and the costs of the sale. On north side of McKinley St, about 350' west of 6th St measuring 40' x 144' x 40' x 144' There is a mobile home on the property which is attached and a part thereof; Deed Book 1225, Page 478; PIDN: 112-42-08-011

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MCCRACKEN COUNTY