

MASTER COMMISSIONER SALE
NOTICE OF SALE
JUNE 9, 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, JUNE 9, 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 JULY 28, 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.

2730 LOVELACEVILLE FLORENCE STATION RD EAST, BOAZ, KY; ADS TAX LIEN COMPANY, LLC VS DEBRA BARTON, MORGAN CUNNINGHAM, ET AL; 24-CI-00150. Sale is made to recover the following: Judgment for the Plaintiff for taxes purchased; interest at 6%, fees, costs and attorney fees in the amount of \$8,044.08 and the costs of the sale. Lot fronting 115' on south side of Florence Station Rd, running back for a distance of 17 ½ poles, measuring 115' x 17 ½ poles x 115' x 17 ½ poles (1 pole=16.5'); Deed Book 1462, p. 507. PIDN: 109-00-00-078

4075 KINGSWAY DRIVE, KEVIL, KY; ANP TAX LIEN COMPANY, LLC VS ERIC MICHAEL CATE, ET AL; 24-CI-00220. Sale is made to recover the following: Judgment for the Plaintiff for taxes purchased; interest at 6%, fees, costs and attorney fees in the amount of \$6,906.10 and the costs of the sale. Tract 3, Wheeler City Subdivision in Plat Book D, p. 71, fronting 200' on west side of King's Way Dr.; Deed Book 828, p. 9. LESS AND EXCEPT: Lot 1, Country Meadows Subdivision in Plat Book K, p. 1271. PIDN: 023-20-00-140

1221 HARRISON ST, PADUCAH, KY; CITY OF PADUCAH VS FIX PADS HOLDINGS, LLC, ET AL; 25-CI-00025. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$2,216.65 as tax principal; Citation Liens in the amount of \$14,227.09; fees and costs of \$1,515.45 and attorney fees of \$3,030.00; and the costs of the sale. Block 5, Addition I, Woolfolk's Addition, 220' west from corner of 12th St and Harrison, measuring 50' x 165' x x 165'; Deed Book 1428, p. 612; PIDN: 104-33-09-020

1160 RED PINE CIRCLE, WEST PADUCAH, KY; CITY NATIONAL BANKCORP, INC. VS TREVOR N. GAMBLE, JESSICA GAMBLE, ALBERT J. SPARKS, ET AL; 24-CI-01064. Sale is made to recover the following: Judgment for the Plaintiff for principal in the amount of \$138,587.87; interest at a rate of 8.25% and a second mortgage principal of \$150,000.00 with interest at \$48.5591 per day [now \$6,135.42]; late fees totaling 100.00; costs and attorney fees in the amount of \$2,541.82 and the costs of the sale. Being Lots L6 and L7 on the Waiver of Subdivision for Arcadia Pines Subdivision, Phase I, in Plat Section L, p. 1583; Deed Book 1188, p. 421. PIDN: 078-40-10-010

825-829 NORTH 21ST ST, PADUCAH, KY; CITY OF PADUCAH VS THUAN HUY HA, ET AL; 24-CI-01117. Sale is made to recover the following: Judgment for the Plaintiff for Citation Liens in the amount of \$22,810.37; fees and costs of \$2,122.29 and attorney fees in the amount of \$3,073.75 and the costs of the sale. Lots 7 and 8, Block 3, Whittemore's north side Addition in Plat Book A, p. 82; Deed Book 1382, p. 564. PIDN: 104-13-13-004

560 FAIRVIEW DRIVE, PADUCAH, KY; ADS TAX LIEN COMPANY, LLC VS DEBORAH HOLSTEIN, BILLY TURNER, BRYAN TURNER, ET AL; 24-CI-00158. Sale is made to recover the following: Judgment for the Plaintiff for taxes purchased; interest at 6%, fees, costs and attorney fees in the amount of \$6,558.89 and the costs of the sale. TRACT 1, Block E, Lot 10, Terre Verte Estates Subdivision in Plat Book G, p. 661; Deed Book 688, p. 674; also Deed Book 735, p. 530, Will Book FFF, p. 740; also Affidavit in Deed Book 966, p. 429. PIDN: 078-40-10-010

627 MCKINLEY ST, PADUCAH KY; CITY OF PADUCAH, KY VS DONALD J. KEEL, ET AL; 24-CI-01201. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$299.73 for City taxes; Citations in the amount of \$8,642.26; interest at a rate of 6%; fees, costs of \$1,498.14 and attorney fees of \$2,521.25 and the costs of the sale. Lot fronting 35' on the north side of McKinley St, 236' west of 6th St measuring 35' x 144' x 35' x 144'; Deed Book 1127, p. 76. PIDN: 112-42-08-008

1912 JEFFERSON ST, PADUCAH KY; NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING VS UNKNOWN HEIRS, LEGATEES OF JAMES M. MALONE, ET AL; 24-CI-00353. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$52,328.56 Principal Balance; interest at a rate of 5.3750%; fees, costs and attorney fees totaling \$57,757.53 and the costs of the sale. On the South side of Jefferson St, between 19th and 20th St. 137 ½' from intersection with 20th St. measuring 64' x 150' x 64' x 150'; Deed Book 786, p. 289 and Deed Book 1070, p. 702. PIDN: 104-41-12-002

2010 NORTH FRIENDSHIP RD, PADUCAH KY; MARKUS HENRY SAMUEL ELLEGOOD VS JAMES KEITH MANNING; ANITA MANNING ESTATE, ET AL; 25-CI-00188. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$4,891.01 for 2019-2023 taxes; interest at a rate of 6%; fees, costs and attorney fees are included in the total; and the costs of the sale. Tract on south side of N. Friendship Rd53.30' from intersection with Woodbine Rd. measuring 267.63' 167.10' x 267.63' x 167.10'; Deed Book 785, p. 695, see also Probate action 16-CI-00577. PIDN: 087-20-00-009.02

227 HILLINGTON DR, PADUCAH KY; WILDFIRE FUNDS, LLC VS ANTOINE MCCAULEY, ASHLEY MCCAULEY, ET AL; 23-CI-00941. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$1,940.58 for taxes; interest at a rate of 6%; fees, costs of \$1,516.55 and attorney fees of \$2,913.38 and the costs of the sale. Lot 20, Block L, Lone Oak Park Manor Subdivision in Plat Book G, p. 346; Deed Book 1362, p. 7. PIDN: 088-13-00-081

819-821 SOUTH 11TH ST, PADUCAH KY; ANP TAX LIEN COMPANY, LLC VS KRISTIAN PRATHER, ET AL; 24-CI-00116. Sale is made to recover the following: Judgment for the Plaintiff in the amount for tax purchase; interest at a rate of 6%; fees, costs, and attorney fees totaling \$6,269.36 and the costs of the sale. Lot 14, Block 9, Addition "O" fronting 40' on South 11th and running back to an alley; situated between Tennessee and Jones Streets Deed Book 1369, p. 394. PIDN: 112-21-10-007

1035 HARRISON ST, PADUCAH KY; CITY OF PADUCAH VS UNKNOWN HEIRS OF SHIRLEY ROUSE; UNKNOWN HEIRS OF WILLIE MAE GREER, ET AL; 25-CI-00153. Sale is made to recover the following: Judgment for the Plaintiff in the amount \$2,622.97 for City Taxes; City Citations of \$1,297.55; fees and costs of \$1,813.12 and attorney fees of \$2,497.50 and the costs of the sale. Lot 9, Enders Second Addition, on the northerly line 57' from intersection with 11th St; measuring 50' on Harrison x 160' x 50' x 160' from survey Oct 22, 1969; Deed Book 592, p. 805, also Deed Book 597, p. 386. PIDN: 104-33-18-009

250 JARRETT ST, PADUCAH KY; CITY OF PADUCAH VS JEREMY SHELTON, GRETCHEN SHELTON, DENNIS ROBINSON, ET AL; 24-CI-01199. Sale is made to recover the following: Judgment for the Plaintiff in the amount 300.86 for City Taxes; City Citations of \$9,902.87 interest at a rate of 6%; fees and costs of \$1,959.96 and attorney fees of \$3,702.50 and the costs of the sale. Lots 16 and 17 in Husbands and Jarrett's Addition, each lot fronts 40' on SE side of Jarrett and runs back that width for 130' to an alley; Deed Book 1148, p. 471. PIDN: 113-33-01-045

1335 CLARK LINE RD, PADUCAH, KY; VANDERBILT MORTGAGE AND FINANCE, INC. VS ROBERT SPEARS, ET AL; 25-CI-00307. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$53,949.66 as principal; interest at the rate of 6% per annum; fees, costs and attorney fees of \$808.00 [total \$54,755.66]; and the costs of the sale. Tract I and Tract II, Plat of Waiver of Subdivision for Rebecca Tucker in Plat Section K, p. 1280; Each tract fronting 150' on north side of Clark Line Rd and going back a uniform width for 303'; (The SW corner is 605.88' from intersection with Houser Rd) Deed Book 1190, p. 612; PIDN: 107-20-00-023.01. Included is a 2010 Clayton Mobile Home VIN No. CS2011913TN situated on the property.

1019 GROVER ST, PADUCAH KY; CITY OF PADUCAH, KY VS GEORGE WASHINGTON THOMAS, ANY HEIRS OF GEORGE W. THOMAS, ET AL; 24-CI-00309. Sale is made to recover the following: Judgment for the Plaintiff in the amount of 143.38 for City Taxes; Citation Liens of 21,028.74; interest at a rate of 6%; fees and costs of \$1,850.65 and attorney fees in the amount of \$7,055.00 and the costs of the sale. Three lots: The west 30' off Lot 15, Lot 16, Lot 17 and 10' of North side of Lot 18, in Addition F, on West side of Cleveland Ave, 170' from intersection of Cleveland and 10th St measuring 120' x 160' x 120' x 160'. LESS AND EXCEPT the portion conveyed to Grace Grubbs Majors and Charles Majors by Deed, October 29, 1946 in Deed Book 250, p. 533; 30' off Lot 15 and 10' off Lot 16, 40' x 160' x 40' x 160'; ALSO LESS AND EXCEPT the portion conveyed to Nora Bicey by Deed dated October 29, 1946 in Deed Book 250, page 535; 30' off Lot 16 and 10' of Lot 17, 40' x 160' x 40' x 160'; Deed Book 250, p. 529. PIDN:103-42-14-012


1746 HARRISON ST, PADUCAH, KY; ANP TAX LIEN COMPANY, LLC VS DARTANYA WILLIAMS, TRACY WILLIAMS, ET AL; 24-CI-00031. Sale is made to recover the following: Judgment for the Plaintiff for taxes purchased, interest at a rate of 6%, fees, costs and attorney fees in the amount of \$6,026.25; and the costs of the sale. Being Lot 3, Book 6, Fountain Park Addition shown by plat in Deed Book 38, page 147, fronting 50' and running back a uniform width for 165' to an alley; Deed Book 1455, p.684. PIDN: 104-32-07-003

1419 BLOOMFIELD ST; ADS TAX LIEN COMPANY, LLC VS LAMONT IVY WILSON, HEIRS OF FLORENCE ELLEN WILSON AND CITY OF PADUCAH, KY, ET AL; 24-CI-00161. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$7,296.29 for taxes purchased, interest costs and attorney fees; Judgment for the City in the amount of \$2,755.63 for City Taxes; Citation Liens of \$5,603.87; interest at 6%; fees and costs of \$807.48 and attorney fees of \$1,370.00 and the costs of the sale. Lot 6, Block 4, Rowlandtown Addition, plat in Deed Book 40, p. 366, fronting 50'on Bloomfield and extending back a uniform width for 165 ½' to an alley; Deed Book 296, p.62

The southerly one-half (25')of Lot 5 in Block 4, Rowlandtown Addition on west line of Bloomfield 225' south of North 14th St, measuring 25' x 165.5' x 25' x 165.5'shown on Waiver of Subdivision of Lots 2 through 6, Block 4, Rowlandtown Addition in Plat Book J, p. 18. Deed Book 405, p. 208, also Deed Book 695, p. 279; Will Book 2, p. 712. PIDN: 104-13-01-007

TERMS: The following terms are in effect unless otherwise mentioned above: Properties are 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 properties are located in McCracken County, and plat and deed books referred to herein are located in the McCracken County Clerk's Office. Properties are 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 2024 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

MARK L. ASHBURN
MASTER COMMISSIONER
MCCRACKEN COUNTY




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