

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, January 31, 2024**, 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.

- B. The property is sold subject to the following:
- a. State, county, city, and school taxes payable for the entire year of 2024 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

U.S. BANK NATIONAL ASSOCIATION VS. BIANCA FUGATE, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 23-CI-157, to collect \$197,290.92, interest at a rate of 3.75% per annum and other fees until paid.

343 Tower Dr., Map Code: 050B-75-009

Gail C. Hersh, Jr., Attorney for Plaintiff

SALE No. 2

SUN WEST MORTGAGE COMPANY, INC. VS. TAMARA BROWN, AS EXECUTRIX TO THE ESTATE OF DIANA FOX, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 23-CI-1398, to collect \$75,459.72, interest at a rate of 3.83% per annum until paid.

227 Countrywood Place, Map Code: 049A-71-030

Gail C. Hersh, Jr., Attorney for Plaintiff

SALE No. 3

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO BARCLAYS MORTGAGE TRUST 2002-RPL1, MORTGAGE-BACKED SECURITIES, SERIES 2022-RPL1 VS. PATRICK SOLOMON, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 23-CI-944, to collect \$288,929.72, interest at a rate of 3.5% per annum until paid.

317 Peach Blossom Lane, Map Code: 053C-13A-046

Gail C. Hersh, Jr., Attorney for Plaintiff

SALE No. 4

MOVEMENT MORTGAGE, LLC VS. TERRY D. KING, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 23-CI-1274 to collect \$283,214.06, interest at a rate of 3.25% per annum until paid.

918 Wrenwood Dr., Map Code: 051C-15-296

Patricia L. Johnson, Attorney for Plaintiff

SALE No. 5

Longbridge Financial, LLC vs. Mary Louis Thomas Spears, Individually and as Executor of the Estate of Gloria J. Thomas, Deceased, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 23-CI-282 to collect \$75,301.67, interest at a rate of 3.5% per annum until paid.

2540 Nashville Rd., Map Code: 041D-71-00

Patricia L. Johnson, Attorney for Plaintiff

SALE No. 6

U.S BANK, NATIONAL ASSOCIATION VS. THE UNKNOWN

HEIRS/BENEFICIARIES/ LEGATEES/DEVISEES OF MICHAEL J. KNOTTS, et al.

pending in the Judgment and Order of Sale in Warren Circuit Court, Div. 5, 23-CI-112 to collect \$93,277.59, interest at a rate of 4% per annum until paid.

477 Pleasant Hill, Map Code: 065A-18-001

Victoria M. Kadreva Holmes, Attorney for Plaintiff

DAVID F. BRODERICK, MASTER COMMISSIONER

This is to certify that a true and correct copy of the foregoing was this 17th day of January 2024, placed in the U.S. Mail addressed to the following:

Sale No. 1

Hon. Gail C. Hersh, Jr.
PO Box 165028
Columbus, OH 43216

Bianca Fugate
343 Tower Dr.
Bowling Green, KY 42101

Sale No. 2

Hon. Gail C. Hersh, Jr.
PO Box 165028
Columbus, OH 43216

Hon. Scott Basil
231 West Main St.
Glasgow, KY 42141

Hon. Katherine A. Bell
717 West Broadway
Louisville, KY 40202

Sale No. 3

Hon. Gail C. Hersh, Jr.
PO Box 165028
Columbus, OH 43216

Patrick Solomon
317 Peach Blossom Lane
Bowling Green, KY 42103

Sale No. 5

Hon. Patricia L. Johnson
2400 Chamber Center Dt., Suite 220
Ft. Mitchell, KY 41017

Unknown Administrator, Executor,
Heirs of
Estate of Gloria J. Thomas
2540 Nashville Rd.
Bowling Green, KY 42101

Neal Tucker
1705 Ashley Circle
Bowling Green, KY 42103

Unknown Spouse, if any of Mary
Louis Thomas Spears
1156 Crewdson Dr.
Bowling Green, KY 42101

Unknown Spouse if any, of Robert
Louis Thomas, Jr.
2515 Blount Ave.
Maryville, TN 37804

Raymond L. Thomas
8157 Wolf Creek Rd., Lot 2
South Fulton, TN 38257

Brenda Solomon
317 Peach Blossom Lane
Bowling Green, KY 42103

CACH, LLC
355 South Main St., Suite 300-B
Greenville, SC 29601

Bowling Green-Warren Community Hosp
c/o Jonathan B. Blick
800 Park St.
Bowling Green, KY 42101

Sale No. 4

Hon. Patricia L. Johnson
2400 Chamber Center Dr., Suite 220
Ft. Mitchell, KY 41017

Terry D. King
918 Wrenwood Dr.
Bowling Green, KY 42103

Unknown Spouse, if any, of Raymond
L. Thomas
8157 Wolf Creek Rd., Lot 2
South Fulton, TN 38257

Second Round Sub, LLC
421 West Main St.
Frankfort, KY 40601

Hon. R. Campbell Connell
PO Box 5222
Frankfort, KY 40602

County of Warren
Hon. Doug Gorman
429 East 10th St.
Bowling Green, KY 42101

Hon. Katherine A. Bell
717 West Broadway
Louisville, KY 40202

Sale No. 6

Hon. Victoria M. Kadreva Holmes
41 E Washington St., Suite 400
Indianapolis, IN 46204

Katherine Bell
717 West Broadway
Louisville, KY 40202

HSBC
Morgan & Pottinger, P.S.C
600 W. Washington St.
Louisville, KY 40202

Secretary of Housing and Urban Dev.
950 Pennsylvania Ave. NW
D.C., WA 20530

Unknown Heirs of Michael Knotts
477 Pleasant Hill
Bowling Green, KY 42103



DAVID F. BRODERICK
MASTER COMMISSIONER