

Public Notice

COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 24-CI-00352

JOYCE VERSINO
VS.
JENNIFER BAYLESS, ET AL

PLAINTIFF
DEFENDANTS

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on December 19, 2024, I will on Tuesday, January 14, 2025, at the hour of 1:00 p.m., offer for sale at public auction to the highest and best bidder on the second floor of the Greenup County Courthouse at Greenup, Kentucky, the following described real estate, to-wit:

Property Address: 1753 Claylick Creek, Greenup, KY 41144
Parcel ID#: 141-20-00-005.00
Lots Nos. Sixteen (16) and Seventeen (17) in Section "C" of Big "B" Acres, Inc. per plat of Glen Curtis, Engineer, dated May 20, 1966 recorded in Plat Book No. 3, Page 125, Greenup County Court Clerk's Records.
Being the same property conveyed to Jennifer Bayless, unmarried, by Deed dated July 24, 2008, and recorded in Deed Book 547, Page 617, Greenup County Court Clerk's Records.

The above described property shall be sold as a whole on terms of cash or on a credit of thirty (30) days. If sold on terms of credit, the purchaser shall be required to make a deposit of 10% of the purchase price and shall execute a bond with good surety for the remaining balance, said bond being payable to the Master Commissioner and shall bear interest at the rate the Judgment herein bears from the date of the sale until paid and shall have the force and effect of a judgment, upon which execution may issue, if not paid at maturity. A lien shall be retained upon the real estate so sold as additional security. The purchaser shall be responsible for paying the real estate property taxes for the tax year in which they purchase the property.

Out of the proceeds derived from the sale herein, the Master Commissioner shall retain the same until further Orders of the Court. Reference is hereby made to all proceedings in this case now on file with the Clerk of the Greenup Circuit Court, Greenup, Kentucky, this the 19th day of December, 2024.

/s/ Reagan Reed
REAGAN REED
MASTER COMMISSIONER
GREENUP CIRCUIT COURT
P. O. Box 648
Greenup, KY 41144
Telephone: (606) 473-3839
Facsimile: (606) 473-0144
E-Mail: greenupcountymc@gmail.com

PUBLISHED:
December 26, 2024
January 2, 2025
January 9, 2025

COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 24-CI-00029

ANP TAX LIEN COMPANY, LLC
VS.
JASON D. CRAFT, ET AL

PLAINTIFF
DEFENDANTS

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on November 7, 2024, I will on Tuesday, January 14, 2025, at the hour of 1:00 p.m., offer for sale at public auction to the highest and best bidder on the second floor of the Greenup County Courthouse at Greenup, Kentucky, the following described real estate, to-wit:

Property Address: 714 Bentley Lane, South Shore, KY 41175
Parcel ID#: 036-10-01-010.00

TRACT I:

Beginning at an iron stake in the line of Donald Collier's; thence with his line Southerly 58 feet to a stake thence westerly a straight line to Sarah Bentley's line at a fence; which point is 266 feet from the center line of Ky. Highway 10 according to a survey by Philip T. Biggs dated September 3, 1977; thence a Northerly direction with Sarah Bentley's line and a fence on the west line of a lane, 58 feet; thence a straight line to the iron stake in Donald Collier's line, point of beginning, lying nearly in a parallelogram. Made subject to all legal rights-of-way, highways, passways and reservations.

TRACT II:

Beginning at a corner in Sara Bentley's and Ronald Clay's, thence running in an Easterly direction with Ronald Clay's line to Don Collier's line, thence a Northerly direction with Collier's line 69 feet to Emil Hamilton's line, thence a Westerly direction with Emil Hamilton's line to the Sara Bentley line, thence running a southerly direction with the Bentley's line 50 feet to the place of beginning.

Being the same property conveyed to Jason D. Craft and Melissa D. Craft, husband and wife, by Deed dated September 27, 2007, and recorded in Deed Book 541, Page 408, Greenup County Court Clerk's Records.

The above described property shall be sold as a whole on terms of cash or on a credit of thirty (30) days. If sold on terms of credit, the purchaser shall be required to make a deposit of 10% of the purchase price and shall execute a bond with good surety for the remaining balance, said bond being payable to the Master Commissioner and shall bear interest at the rate the Judgment herein bears from the date of the sale until paid and shall have the force and effect of a judgment, upon which execution may issue, if not paid at maturity. A lien shall be retained upon the real estate so sold as additional security. The purchaser shall be responsible for paying the real estate property taxes for the tax year in which they purchase the property.

Out of the proceeds derived from the sale herein, the Master Commissioner shall retain the same until further Orders of the Court. Reference is hereby made to all proceedings in this case now on file with the Clerk of the Greenup Circuit Court, Greenup, Kentucky, this the 8th day of November, 2024.

/s/ Reagan Reed
REAGAN REED
MASTER COMMISSIONER
GREENUP CIRCUIT COURT
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January 2, 2025
January 9, 2025

COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 19-CI-00242

MTAG AS C/F MGD-KY, LLC
VS.
JIMMY HOWARD, ET AL

PLAINTIFF
DEFENDANTS

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on November 21, 2024, I will on Tuesday, January 21, 2025, at the hour of 1:00 p.m., offer for sale at public auction to the highest and best bidder on the second floor of the Greenup County Courthouse at Greenup, Kentucky, the following described real estate, to-wit:

Property Address: 453 Boyd Street, Russell, KY 41169
Parcel ID#: 186-20-02-006.00

Being Lot No. 10 and part of Lot No. 11 of J.C. Bingham's Third Division of the Lots in the town of Russell, Kentucky, and more particularly described as follows: Beginning at a point in the property line of the Southerly side of Boyd Street where the westerly line of Clyde P. Matthews intersects said property line; thence along the southerly property line of Boyd Street in a westerly direction a distance of 53 feet and 11 inches to the westerly line of Lot No. 10; thence in a southerly direction with the line of Lot No. 10 to the Alley line of Oak Alley; thence with the line of Oak Alley in an easterly direction a distance of 53 feet and 11 inches to the westerly line of Clyde P. Meadows; thence in a northerly direction with the line of the said Clyde P. Meadows to the point of beginning.

Subject to all restrictions, right-of-ways, easements, covenants, etc. heretofore imposed and appearing of record.

Being the same property conveyed to Brian Scappaticcio and Tina Scappaticcio by Deed dated February 11, 2015, and recorded in Deed Book 601, Page 581, Greenup County Court Clerk's Records.

The above described property shall be sold as a whole on terms of cash or on a credit of thirty (30) days. If sold on terms of credit, the purchaser shall be required to make a deposit of 10% of the purchase price and shall execute a bond with good surety for the remaining balance, said bond being payable to the Master Commissioner and shall bear interest at the rate the Judgment herein bears from the date of the sale until paid and shall have the force and effect of a judgment, upon which execution may issue, if not paid at maturity. A lien shall be retained upon the real estate so sold as additional security. The purchaser shall be responsible for paying the real estate property taxes for the tax year in which they purchase the property.

Out of the proceeds derived from the sale herein, the Master Commissioner shall retain the same until further Orders of the Court. Reference is hereby made to all proceedings in this case now on file with the Clerk of the Greenup Circuit Court, Greenup, Kentucky, this the 22nd day of November, 2024.

/s/ Reagan Reed
REAGAN REED
MASTER COMMISSIONER
GREENUP CIRCUIT COURT
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January 9, 2025
January 16, 2025

COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 24-CI-00437

COUNTY OF GREENUP, KENTUCKY
VS.
TSE INVESTMENTS, LLC

PLAINTIFF
DEFENDANT

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on November 19, 2024, I will on Tuesday, January 21, 2025, at the hour of 1:00 p.m., offer for sale at public auction to the highest and best bidder on the second floor of the Greenup County Courthouse at Greenup, Kentucky, the following described real estate, to-wit:

Property Address: 39 Matterhorn Court, Greenup, KY 41144
Parcel ID#: 126-40-03-028.00

Being a parcel of land lying in Greenup County, Kentucky, and being designated at Lot 19, Alpine Village, as shown on plat of survey as recorded in Plat Book 6, page 113, in the Records of the Greenup County Court Clerk.

Being the same property conveyed to Tax Ease Lien Investments 1, LLC, by Master Commissioner's Deed dated December 3, 2013, and recorded December 19, 2016 in Deed Book 611, Page 93, Greenup County Court Clerk's Records.

The above described property shall be sold as a whole on terms of cash or on a credit of thirty (30) days. If sold on terms of credit, the purchaser shall be required to make a deposit of 10% of the purchase price and shall execute a bond with good surety for the remaining balance, said bond being payable to the Master Commissioner and shall bear interest at the rate the Judgment herein bears from the date of the sale until paid and shall have the force and effect of a judgment, upon which execution may issue, if not paid at maturity. A lien shall be retained upon the real estate so sold as additional security. The purchaser shall be responsible for paying the real estate property taxes for the tax year in which they purchase the property.

Out of the proceeds derived from the sale herein, the Master Commissioner shall retain the same until further Orders of the Court. Reference is hereby made to all proceedings in this case now on file with the Clerk of the Greenup Circuit Court, Greenup, Kentucky, this the 21st day of November, 2024.

/s/ Reagan Reed
REAGAN REED
MASTER COMMISSIONER
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