

Public Notice

PUBLIC NOTICE

The Greenup County School District's Local Planning Committee (LPC) will be conducting its orientation meeting on January 23, 2025 at the School District Board of Education office. The meeting will begin at 5:30pm and will be open to the public. The LPC is responsible for providing feedback on the Greenup County Schools District Facility Plan (DFP). A public hearing will be conducted at 6:30pm following the orientation meeting. The purpose of the public hearing is to allow for community input on school facility priorities and needs. When completed the DFP must be approved by the local board of education and the Kentucky Department of Education. Additional public meetings and hearings will be scheduled and advertised as the district moves forward through this very important process.

Published Jan. 16, 2025

GREENUP - The Greenup County Health Department has released its most recent food inspection report. The scores for the following inspected locations are:

- Kroger Food 96
- Kroger Retail 97
- South Shore Nursing & Rehab 99

- Pappy's Cookin' Post 43 100
- Scoopy Scoops 100

Also inspected:

Bloodline Tattoo

For more information on previous inspections, visit the health department website.

Deadline for news items and ads is 4 p.m. Friday

COMMONWEALTH OF KENTUCKY  
GREENUP CIRCUIT COURT  
DIVISION I  
ACTION NO. 24-CI-00016

CITY OF GREENUP, KENTUCKY

PLAINTIFF

VS.

KEITH CAUDILL, ET AL

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, February 4, 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: 2005 E. Main Street, Greenup, KY 41144  
Parcel ID#: 148-40-01-039.00

Lying on the North side of the Old Greenup Russell Road, just East of Greenup in Greenup County, Kentucky, and being Lot NO. 7A s shown on the Plat of the Leslie & Fullerton Addition to Greenup, Kentucky, recorded in Plat Book 1, Page 25, in the records of the Greenup County Clerk, and lot being 50' by 160'.

Being the same property conveyed by Carolyn Davis Lewis, widow and single, to Keith Caudill and Donna Caudill, his wife, by Quitclaim Deed dated November 7, 2008, and recorded in Deed Book 550, Page 442, 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  
P. O. Box 648  
Greenup, KY 41144  
Telephone: (606) 473-3839  
Facsimile: (606) 473-0144  
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PUBLISHED:  
January 16, 2025  
January 23, 2025  
January 30, 2025

COMMONWEALTH OF KENTUCKY  
GREENUP CIRCUIT COURT  
DIVISION I  
ACTION NO. 24-CI-00066

ADS TAX LIEN COMPANY, LLC

PLAINTIFF

VS.

JUDY PACK, ET AL

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 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: 8174 State Route 208, Greenup, KY 41144  
Parcel ID#: 152-00-00-046.00

Situate upon the waters of Little Sandy River and upon Kentucky Highway No. 1, and in the village of Argillite, Greenup County, Kentucky, and bounded as follows:

BEGINNING at a double maple on the north end of a row of maples in front of the house; thence east to the largest of two maples; thence southeast to the southeast corner of a coal house; thence running with Alex Elliott's line to the old Eastern Kentucky right-of-way line; thence running with the said old Eastern Kentucky right-of-way to Kentucky Highway No. 1, and then running with said State Highway to double maples, the place of beginning.

Being the same property conveyed to Judy Pack, single, by Deed dated November 4, 2010, and recorded in Deed Book 564, Page 252, 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 16, 2024  
January 23, 2024

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

MTAG AS C/F MGD-KY, LLC

PLAINTIFF

VS.

JIMMY HOWARD, ET AL

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

COUNTY OF GREENUP, KENTUCKY

PLAINTIFF

VS.

TSE INVESTMENTS, LLC

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  
GREENUP CIRCUIT COURT  
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