## **Public Notice**

COMMONWEALTH OF KENTUCKY GREENUP CIRCUIT COURT DIVISION I ACTION NO. 24-CI-00133

LIGHTSTORM PROPERTIES, LLC

PLAINTIFF

VS.

CONNIE IRENE JARRELLS, ET AL

DEFENDANTS

NOTICE OF SALE

In pursuance to a Judgment and Order of Sale entered in the above styled action on March 28, 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 at the main and front door of the Greenup County Courthouse at Greenup, Kentucky, the following described real estate, to-wit:

Property Address: 39 Arthur Street, South Shore, KY 41175 Parcel ID#: 066-40-01-095.00

Located in Kings Addition to Fullerton, Greenup Co., Ky. And beginning at a stake in the corner of Lot No. 3; thence West 100 feet; thence North 140 feet; thence East 100 feet; thence South 140 feet to the place of beginning, being a part of the lots conveyed to Richard White by Forrest King and Lillian King and recorded in Deed Book 107, Page 272 of the records of the Greenup County Court and being lots No. 4 and 5 of this Conveyance.

Being the same property conveyed to Connie Irene Jerrells, married, the 20th day of May, 2006 and recorded in Deed Book 520, Page 431 in the office of the County Clerk of Greenup County, Kentucky.

Eugene Paul Keibler and Loretta Keibler held a life Estate in the said property. Eugene died 10/13/2009 and Loretta died 4/29/2014 thereby extinguishing their life estate interests.

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 Special Master Commissioner and shall bear interest at the rate of twelve percent (12%) per annum 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 issue, if not paid at maturity. A lien shall be retained upon the real estate so sold as additional security.

Purchaser shall have immediate possession before described real estate, upon confirmation of sale by the Judge of this Court, without notice to the Defendents

Out of the proceeds derived from the sale herein, the Special 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 January, 2025.

/s/ James W. Lyon JAMES W. LYONS, SR. SPECIAL MASTER COMMISSIONER GREENUP CIRCUIT COURT

PUBLISHED: January 16, 2025 January 23, 2025 January 30, 2025

## **COMMONWEALTH OF KENTUCKY GREENUP CIRCUIT COURT DIVISION I** ACTION NO. 24-CI-00497

PENNYMAC LOAN SERVICES, LLC

VS.

**BOBBY J. RITCHIE, ET AL** 

DEFENDANTS

PLAINTIFF

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Notice of Noncompliance

Pursuant to KRS 65A.040, the Kentucky Department for Local Government hereby gives public notice that as of January 21, 2025, Northeast Kentucky Regional Industrial Authority is in violation of Kentucky Law for failure to comply with the reporting requirements of KRS 65A.020. The last known point of contact for Northeast Kentucky Regional Industrial Authority is Thomas Saylor, who may be reached at 606-923-1113 and/or 32 FIVCO CT, GRAYSON, KY 41143. The last known Board Members are: Ed Radjunas, Allen Gillum, Tim Gibbs, T.J. Morrison, Michael. The district was noncompliant with FY2021 - Budget Amendments, FY2022 - Registration Fee, FY2022 - Budget Estimates, FY2021 - Budget Year End Actuals, FY2022 - Budget Amendments, FY2023 - Registration, FY2023 - Registration Fee, FY2023 - Budget Estimates, FY2022 - Budget Year End Actuals, FY2015 - Budget Year End Actuals, FY2023 - Budget Amendments, FY2024 - Registration, FY2024 - Registration Fee, FY2024 - Budget Estimates, FY2023 Budget Year End Actuals, FY2024 - Budget Amendments, FY2025 -Registration, FY2025 - Registration Fee, FY2025 - Budget Estimates, FY2024 - Budget Year End Actuals. The Auditor of Public Accounts has been notified and state funding for this entity will be withheld until further notice. Department for Local Government encourages this entity to comply with the law.

COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 24-CI-00062

ANP TAX LIEN COMPANY, LLC

PLAINTIFF

CYNTHIA WATKINS. ET AL

VS.

DEFENDANTS

## NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on December 5, 2024, I will on Tuesday, February 11, 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: 193 East Second Avenue, South Shore, KY 41175 Parcel ID#: 066-20-01-062.00

PARCEL I:

Being Lot No. 43 in Morton's Addition to the Village of Fullerton, Kentucky as shown and designated by the plat of said Addition.

PARCEL II:

Being all of Lot number Forty-two (42) in Morton's Addition to the village of Fullerton, Kentucky, as shown and designated by the plat of said Addition.

Being the same property conveyed to Cynthia Watkins, married, by Deed dated July 9, 2016, and recorded in Deed Book 607, Page 299, 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 events for the purchase price and shall execute a bond. with good surety for the remaining balance, said bond being payable to the Mas-ter 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 6th 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

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on December 12, 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: 9600 State Route 503, Ashland, KY 41102 Parcel ID#: 172-00-00-039.00

PARCEL ONE:

Being Lot 12, of the Division of the Banner Johnson Farm, Naples, Greenup County, Kentucky, as shown upon the Plat thereof drawn by James A. Coleman and recorded in Plat Book No. 4, Page 23, Greenup County Court Clerk's Records.

THERE IS RESERVED AND NOT CONVEYED HEREIN a 12 foot roadway over Lot No. 12 for the use and benefit of Lot No. 13.

FURTHER, THERE BEING RESERVED AND NOT CONVEYED HEREIN, the following:

Beginning at the SE corner of Lot 12 (intersection of County Road 503 and Brush Creek Road) and running North 36 feet, more or less, along County Road 503 to a stake five feet passed the block structure; thence running W 74 feet, more or less, to a stake ten feet passed the block structure; thence running South 36 feet, more or less, to the property line adjoining Brush Creek Road; thence running E 74 feet, more or less, along Brush Creek, to the point of beginning.

PARCEL TWO:

Being Lot No. 11 of the Division of the Banner Johnson Farm, Naples, Greenup County, Kentucky, as shown upon the Plat thereof drawn by James A. Coleman and recorded in Plat Book No. 4, Page 23, Greenup Conty Court Clerk's Records.

PARCEL THREE:

Being Lot No. 13, of the Division of the Banner Johnson Farm, Naples, Greenup County, Kentucky, as shown upon the plat thereof drawn by James A. Coleman and recorded in Plat Book No. 4, Page 23, Greenup County Court Clerk's Records.

LESS AND EXCEPT from Parcels 1-3 above, any and all off-conveyances of record in the Office of the Greenup County Clerk.

Being the same property conveyed by Cheryl Ann Brown, a/k/a Cheryl A. Brown, and Michael Brown, wife and husband, to Bobby J. Ritchie, by Deed dated September 17, 2021, and recorded in Deed Book 651, Page 262, 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 12th 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: January 16, 2025 January 23, 2025 January 30, 2025

PUBLISHED: January 23, 2025		
January 20, 2025 February 6, 2025		
(contary 0, 2020)		
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 Mas-ter 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 E-Mail: greenupcountymc@gmail.com

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