

Public Notice

Legislative report by Sen. Robin Webb

FRANKFORT— As legislators remain in recess until Tuesday, February 4, when we reconvene in Frankfort for Part II of the 2025 Session, it has been a busy schedule meeting with constituents, community leaders, and officials to address our district’s needs. While this recess provides a break from formal legislative proceedings, it is an important opportunity to listen, learn, and make certain the work we do in Frankfort reflects the voices and priorities of our communities.

Recently, I had the opportunity to visit the Fuzzy Duck and meet with representatives from the regional Family Resource and Youth Service Centers (FRYSCs). These centers serve as a lifeline for many families in our district, offering vital resources and programs that meet basic needs and help students and families thrive.

In Greenup County, for instance, more than 36 group programs were offered between June and December 2024, including Kindercamps, Parent Nights, Literacy Nights, Guardian groups, and clothing drives. During the summer, over 100 students participated weekly in free camps that provided meals, thanks to partnerships like Greenup 21st Century Programs. These camps also gave 19 high school students the opportunity to work as camp counselors, providing them with valuable work experience and a way to give back to the community. Altogether, more than 1,500 students and families were served by Greenup County’s FRYSC programs, highlighting their broad impact.

In addition to activities here at home, my son, Troy Combs, Mayor of Grayson, and I recently traveled to Washington, D.C., for the inauguration festivities, including the Kentucky Society Bluegrass Ball. This annual celebration is a wonderful way to highlight Kentucky’s

heritage and connect with leaders from across the commonwealth and the nation. The Kentucky Senate was well-represented with Senators Phillip Wheeler and Brandon Smith, along with several other members of our legislative body in attendance.

I also had the opportunity to network with members of our congressional delegation, including Congressman James Comer and Congressman Hal Rogers, as well as state leaders like Agriculture Commissioner Jonathan Shell and Ryan Quarles, the current President of KCTCS and former Agriculture Commissioner. Events like these provide more than a chance to celebrate—they create opportunities to strengthen the relationships critical to advancing the needs of our district. From infrastructure improvements to agricultural development and educational initiatives, these connections help drive meaningful progress for Kentuckians.

Looking ahead, I encourage you to mark your calendars for the 2025 Woods & Wildlife for Your Wallet event on Thursday, February 27, at Greenup County High School from 5:30 PM to 8:00 PM. The gathering will provide valuable information for landowners and outdoor enthusiasts, including forestry management, pond management, estate planning, land transitioning, and working with consultant foresters. Attendees can also earn Continuing Education Credits (CEUs) for Master Loggers. These topics are particularly important for our rural communities, as they help protect and enhance natural resources to generate economic growth and stability. Events like this offer practical knowledge while also guiding discussions on state policy regarding conservation, land use, and rural development. To RSVP, please call 606-473-3228 by February 20. I hope to see many of you there!

COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 23-CI-00065

CITY OF GREENUP, KENTUCKY

VS.

JON M. GREATHOUSE, 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, 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: 2032 Lincoln Avenue, Greenup, KY 41144
Parcel ID#: 148-40-01-026.00

Being a portion of property of Jo Ann West as recorded in Deed Book 193, page 100, and being Lots 41A and 42A of the Leslie Fullerton Addition to Greenup as recorded in Plat Book 1, Page 25, in the Office of the Clerk of Greenup County, Kentucky, and being more particularly described as follows:

BEGINNING at an iron pin set in the right-of-way line of Lincoln Avenue and the right-of-way line of 14th Street; thence with the right-of-way line of 14th Street N 36-07-00 E, 80.00 feet to an iron pin set; thence with the severance line of Jo Ann West, S 53-53-00 E, 100.00 feet to an iron pin set in the line of Emmett Rice Jr. (Deed Book 442, Page 541); thence with the Rice line S 36-07-00 W, 80.00 feet to an iron pin found in the right-of-way line of Lincoln Avenue; thence with the right-of-way line of Lincoln Avenue, N 53-53-00 W, 100.00 feet to the point of BEGINNING, and containing 0.18 acres.

Subject to all legal right-of-ways and easements of record.

This tract is more fully shown on plat titled Plat of Division of Property of Jo Ann West, Leslie Fullerton Addition, Greenup, Greenup County, Kentucky, January 5, 2001, by Kelvin Barker, Professional Land Surveyor No. 2630 at Tri-State Land Development.

Being the same property conveyed by Boyd County Properties, LLC, a Kentucky Limited Liability Company, to Jon. M Greathouse, by Deed dated February 13, 2011, and recorded in Deed Book 573, Page 102, 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
E-Mail: greenupcountymc@gmail.com

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COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 23-CI-00420

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

PLAINTIFF

VS.

ADAM D. HENDERSON, ET AL

DEFENDANTS

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on January 16, 2025, I will on Tuesday, February 18, 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: 1304 Patterson Street, Flatwoods, KY 41139
Parcel ID#: 183-10-02-029.00

First Tract: The westerly one-fourth (1/4) of Lot No. 4-A, which portion fronts 12 ½ feet on Patterson Street, and extends back between parallel lines an equal distance of 120 feet, more or less, to the line of Napier as shown on a Plat of Scott Subdivision made by J. Paul Hunter dated April 2, 1946 and recorded in Plat Book No. 2, Page 168, Greenup County Court Clerk’s Office.

Second Tract: The easterly three-fourths (3/4) of Lot No. 5-A, which portion fronts 37 ½ feet on Patterson Street and extends back between parallel lines and equal width 120 feet, more or less, to the property line of Napier as shown on a Plate made by J. Paul Hunter, dated April 2, 1946 and recorded in Plat Book No. 2, Page 168, Greenup County Court Clerk’s Office.

Being the same property conveyed to Adam D. Henderson and Andrea M. Henderson, husband and wife, by Deed dated August 14, 2009, and recorded August 18, 2009 in Deed Book 555, Page 183, 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 16th day of January, 2025.

/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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February 13, 2025

COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 24-CI-00030

US BANK TRUST NATIONAL ASSOCIATION,
NOT IT ITS INDIVIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

PLAINTIFF

VS.

SHANNON M. JOHNSON, 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 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: RR1 Box 220, Greenup, KY 4114
A/K/A 1844 State Route 827, Greenup, KY 41144
Parcel ID#: 124-00-00-037.00

BEGINNING AT THE CORNER OF THE LAND OF CLARENCE QUALLS AND ROUTE U.S. 827 AT A PIPE AND RUNNING IN A SOUTHERLY DIRECTION WITH ROUTE 827 TO A SASSAFRAS TREE; THENCE RUNNING IN A WESTERLY DIRECTION IN A STRAIGHT LINE TO THE TOP OF THE RIDGE AND A PIPE; THENCE IN A NORTHERLY DIRECTION RUNNING DOWN THE RIDGE TO THE QUALLS LINE AND A PIPE; THENCE WITH THE QUALLS LINE IN A EASTERLY DIRECTION TO THE BEGINNING POINT, CONTAINING APPROXIMATELY 4 ACRES.

AND

BEGINNING AT A PIPE IN THE WESTERLY RIGHT-OF-WAY LINE OF KENTUCKY ROUTE 827 (COAL BRANCH ROAD) AT A CORNER WITH THE ROBERTA BOWLING HAYDEN TRACT DESCRIBED IN DEED BOOK 245, PAGE 509, OF THE GREENUP COUNTY COURT CLERK’S RECORDS; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF KENTUCKY 827 IN A NORTHERLY DIRECTION A DISTANCE OF 55 FEET, MORE OR LESS, TO A PIPE IN SAID RIGHT-OF-WAY LINE; THENCE IN A GENERALLY WESTERLY DIRECTION UP THE HILL ON A LINE PARALLEL WITH THE NORTHERLY PROPERTY LINE OF THE ROBERTA BOWLING HAYDEN TRACT TO THE RIDGE AT THE TOP OF THE HILL; THENCE WITH SAID RIDGE IN A GENERALLY SOUTHERLY DIRECTION A DISTANCE OF 55 FEET, MORE OR LESS, TO THE COMMON CORNER WITH THE ROBERTA BOWLING HAYDEN TRACT; THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ROBERTA BOWLING HAYDEN TRACT DOWN THE HILL IN A GENERALLY EASTERLY DIRECTION TO THE POINT AND PLACE OF BEGINNING.

Being the same property conveyed to Shannon Johnson and Julie Johnson, husband and wife, by Deed dated July 29, 2004, and recorded in Deed Book 513, Page 447, 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 27th day of November, 2024.

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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