

Public Notice

COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 24-CI-00442

VILLAGE CAPITAL & INVESTMENT LLC

PLAINTIFF

VS.

HOMER WAYNE KELLEY, ET AL

DEFENDANTS

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on February 20, 2025, I will on Tuesday, March 25, 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: 195 Laughlin Hollow, South Portsmouth, KY 41174
Parcel ID#: 036-20-03-015.00

Tract I:
One tract of land known as the Middayh tract of land, BEGINNING at the South-east corner of V. A. Kimsey; thence running East with Private Road 200 feet to a corner stone; thence running North with the Middayh line 289 feet to the Thom-son line to the Northeast corner; thence with the Thomson line West course to the Northeast corner of the Kimsey line; thence with the Kimsey line South to the corner or BEGINNING. Containing two acres more or less.

Tract II:
Lying and being in South Portsmouth, Greenup County, Kentucky, and Begin-ning at an iron pin on the northeast line of Floyd Stephenson's tract and being South 30 deg. 55 min. 26 sec. West, 100.00 feet from a 30 sec. Sassafras at the northwest corner thereof, also being the northeast corner thereof, also being the northeast corner of Jordan Setter's tract as recorded in Volume 199, Page 363, Greenup County, Kentucky, Record of Deeds; thence along Stephenson's line South 30 deg. 55 min. 26 sec. West, a distance of 120.0 feet to an iron pin; thence North 63 deg. 49 min. 34 sec.
West, a distance of 170.0 feet to an iron pin on the Southeasterly side of the County Road; thence along said Road North 38 deg. 13 min. 55 sec. East, a dis-tance of 137.00 feet to an iron pin at the Southwest corner of the aforementioned Jordan Setter tract; thence along Setter's line, South 58 deg. 23 min. 38 sec. East, a distance of 152.00 feet to the original place of beginning, containing 0.471 acre, more or less.

THERE IS EXCEPTED FROM THE ABOVE DESCRIBED TRACT II AND NOT CONVEYED HEREIN that certain parcel of real estate conveyed to Cathy Porter by Deed dated July 8, 2005, of record in Deed Book 521, Page 409, Greenup County Court Clerk's Records.

Being the same property conveyed by Earl Eugene Pyles, Sr., to Homer Wayne Kelley and Kayla Kelley, by Deed dated February 29, 2024, and recorded in Deed Book 674, Page 500, 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 judg-ment, 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 February, 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

PUBLISHED:
March 6, 2025
March 13, 2025
March 20, 2025

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

AMENDED 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, March 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 Commis-sioner 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 17th day of February, 2025.

/s/ Reagan Reed
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February 27, 2025
March 6, 2025
March 13, 2025

The Greenup
Gazette

Your choice
for local
news
and sports

NOTICE PUBLIC HEARING
Russell Board of Adjustments
To hear variance request for the following:
1668 St Rt1458
Meeting date March 20, 2025
Meeting will be held at the Russell City Building at
6:00 Written comments may be submitted to
Richie Blum, Zoning Official
410 Ferry St Russell Ky 41169
Comments must be received by 3/14/2025

Richie Blum
Zoning Official
City of Russell Kentucky
Posted 3/7/2025
City Building
Mayor

COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 24-CI-00594

MEMBERS CHOICE CREDIT UNION

PLAINTIFF

VS.

THE UNKNOWN HEIRS AT LAW OR DEVEISEES
OF EVERETT RICK DENNIS, ET AL

DEFENDANTS

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on February 20, 2025, I will on Tuesday, March 25, 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: 6270 State Route 503, Argillite, KY 41121
Parcel ID#: 171-00-00-048.02

PARCEL ONE:
Beginning at an iron pin with the right-of-way line of State Route 503, in a Northerly direction 85 degrees 10'00 W. 397.80' to a concrete monument; thence with said concrete monument N. 10°11'00 W. a distance of 225.00'; thence S. 69 degrees 39'41" E. a distance of 502.53' the State Route 503 right-of-way line; thence S. 23 degrees 34'13" W. 87.63' to the place of beginning, and containing 1.50 acres, more or less.

Being the same property conveyed by Donald Nelson and June Nelson, hus-band and wife, to Alberta Blair, single, by Deed dated July 12, 2003, and recorded in Deed Book 504, Page 146, Greenup County Court Clerk's Records. The said Al-berta Blair died testate on June 1, 2014, and devise this property to Everett Rich-ard Dennis, by her Last Will and Testament dated March 19, 2013, and recorded in Will Book 63, Page 454, Greenup County Court Clerk's Records. Also see Deed from Everett Richard Dennis, single, to Everett Richard Dennis, dated August 7, 2014, and recorded in Deed Book 592, Page 492, Greenup County Court Clerk's Records. The said Everett Rick Dennis died on August 11, 2021.

PARCEL TWO:
Beginning at an iron pin in the right-of-way line of State Route 503, N. 69-39-41 W., 236.0" to an iron pin; thence N. 25-27-42 E., 46.42' to an iron pin; thence S. 58-23-00 E. 236.42' to an iron pin; back to the place of beginning. Being a triang-ular tract of land, containing 0.13 acres.

Being the same property conveyed by Donald Nelson and June Nelson, hus-band and wife, to Alberta Blair, single, by Deed dated August 29, 2003, and re-corded in Deed Book 505, Page 451, Greenup County Court Clerk's Records. The said Alberta Blair died testate on June 1, 2014, and devise this property to Everett Richard Dennis, by her Last Will and Testament dated March 19, 2013, and re-corded in Will Book 63, Page 454, Greenup County Court Clerk's Records. Also see Deed from Everett Richard Dennis, single, to Everett Richard Dennis, dated August 7, 2014, and recorded in Deed Book 592, Page 492, Greenup County Court Clerk's Records. The said Everett Rick Dennis died on August 11, 2021.

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 re-quired 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 judg-ment, 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.

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/s/ Reagan Reed
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March 6, 2025
March 13, 2025
March 20, 2025

COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 24-CI-00341

PENNYMAC LOAN SERVICING, LLC

PLAINTIFF

VS.

COURTNEY LEADINGHAM, ET AL

DEFENDANTS

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on February 13, 2025, I will on Tuesday, March 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: 348 2nd Avenue, Worthington, KY 41183
Parcel ID#: 175-40-04-035.00

BEING LOTS NOS. FORTY (40) AND FORTY-ONE (41) IN BLOCK EIGHT (8) OF THE MELROSE ADDITION TO WORTHINGTON, GREENUP COUNTY, KENTUCKY AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, AT PAGE 39, GREENUP CLERK'S RECORDS.

Being the same property conveyed by Donald W. Griffith and Amanda G. Grif-fith, husband and wife, to Koty Shawn Perkins and Courtney N. Leadingham, by Deed dated March 7, 2022, and recorded in Deed book 655, Page 467, 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 judg-ment, 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.

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February 27, 2025
March 6, 2025
March 13, 2025