

Public Notice

State revenue barely grows during last fiscal year

FRANKFORT — Kentucky state government revenue grew by only a fraction of 1% in the fiscal year that ended June 30.

The Office of State Budget Director reports that receipts to the state’s General Fund for the year totaled \$15.7 billion.

That was \$132 million, or 0.8%, more than the fund took in the previous fiscal year.

The tiny growth rate is actually a bit of good news because the state budget anticipated no growth for the year.

Kentucky’s 2024-26 budget passed by lawmakers in early 2024 anticipated no revenue growth last year largely because of income tax rate cuts in recent years. Also, the state was leaving a period of extraordinary growth from 2020-24 due to federal stimulus spending during the Covid pandemic combined with high inflation that flooded the treasuries of virtually all states.

But falling short of budgeted expectations in the last fiscal year were the General

Fund’s largest sources of income — the sales tax and the income tax, according to the July 10 report.

The sales tax took in \$5.8 billion, which is the same amount it took in during the prior year, and about \$250 million short of what had been anticipated in the current budget.

The income tax took in \$5.3 billion, which was about \$490 million lower than it took in during the 2024 fiscal year and \$227 million short of expectations.

The end of the fiscal year poses the question of whether the state’s fiscal condition is strong enough to allow the General Assembly to again cut the income tax rate. A landmark 2022 law set up conditions that must be met and a process by which the General Assembly can incrementally cut the income tax rate by one-half percentage point per year. That law’s goal is to eventually eliminate the state income tax.

ADVERTISEMENT FOR BIDS
RESIDENTIAL GARBAGE COLLECTION
CITY OF SOUTH SHORE
GREENUP, KY 41175

Sealed proposals will be received by the City of South Shore at 69 Narco Drive, South Shore, KY or by mail P O Box 516, South Shore, KY 41175 until 12:00 PM (local time) August 1, 2025, for residential garbage collection within the city limits.

After closing time for the reception of bids, all proposals which have been submitted will be publicly opened on August 1, 2025, at 1215 PM at City Hall at 69 Nacro Drive, South Shore, KY.

Sealed proposals for the Contract shall be clearly marked on the outside of the envelope: (Sealed Proposal for Garbage Collections).

The City of South Shore reserves the right to accept or reject any and all bids. For bid package and information call Clerk’s Office at 606-932-6144.

Cheryl Moore, Mayor
Published July 17th, 2025

COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 23-CI-00292

PNC BANK, NATIONAL ASSOCIATION

VS.

BRYAN MCCARTY, ET AL

PLAINTIFF

DEFENDANTS

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on July 3, 2025, I will on Tuesday, July 29, 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: 1706 Beth Ann Drive, Flatwoods, KY 41139
Parcel ID#: 182-20-01-036.00

Two Tracts: Being a part of Lot No. 78 and being a part of Lot No. 79 of the Shawnee Addition to the City of Flatwoods, Greenup County, Kentucky. For more detailed description, see Deed Book 512, Page 463, Greenup County Court Clerk’s Records.

Being the same property conveyed by Angela A. Gordon (F/K/A Galloway) and Robert T. Gordon, wife and husband, to Bryan McCarty and Gina McCarty, husband and wife, by Deed recorded in Deed Book 512, Page 463, 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 3rd day of July, 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
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July 10, 2025
July 17, 2025
July 24, 2025

COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 23-CI-00475

FIFTH THIRD BANK, N.A.

VS.

CLARENCE D. WHEAT, JR.
A/K/A CLARENCE DALE WHEAT, JR., ET AL

PLAINTIFF

DEFENDANTS

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on July 3, 2025, I will on Tuesday, July 29, 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: 707 State Route 503, Wurtland, KY 41144
Parcel ID#: 159-00-00-034.00

Situated upon Eulan Branch Road, leading from U.S. Highway No. 23 and beginning at a point on the East line of said Eulan Branch Road marked by a stake; thence running with the said east line of said Eulan (Uhlen) Branch Road a distance of 120 feet to a point marked by a stake; thence running in an easterly direction a distance of 220 feet to a point marked by a stake; thence running in a Westerly direction in a straight line a distance of 200 feet to the point and place of beginning of a triangular piece of ground 200 feet long on one side, 200 feet long on the other side and fronting on said Eulan Branch Road 100 feet.

Being the same property conveyed by Sherry Lynn Wheat to Clarence Dale Wheat, Jr., by Deed dated June 17, 2004, and recorded July 20, 2004, in Deed Book 513, Page 122, Greenup County Court Clerk’s Records.

Also being the same property conveyed by Clarence Dale Wheat, Jr., to Ernest E. Calder, who may claim a Vendee’s interest in this property, by Land Contract dated October 15, 2020, and recorded June 7, 2022, in Deed Book 658, Page 39, 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 3rd day of July, 2025.

/s/ REAGAN REED
REAGAN REED
MASTER COMMISSIONER
GREENUP CIRCUIT COURT
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PUBLISHED:
July 10, 2025
July 17, 2025
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COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
CIVIL ACTION NO. 22-CI-00210

ELECTRONICALLY FILED

CITY OF RUSSELL, KENTUCKY

VS:

MID SOUTH CAPITAL PARTNERS, LP

VS:

J.C. KEATON, ET AL

PLAINTIFF

CROSS-PLAINTIFF

DEFENDANTS

In pursuance to a Final Judgment and Order of Sale entered in the above styled action on May 29, 2025, I will on Tuesday, July 22, 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 County Courthouse at Greenup, Kentucky the following described real estate, to wit:

Property Address: 441 Houston Street, Russell, KY 41169 Map ID: 186-20-06-007.00

BEGINNING at an iron pin on the South side of Railroad Street, a corner to Mayo; thence with Railroad Street N. 46 degrees - 45’ W. a distance of 49.60 fee to the South side of the Houston Street; thence with the South side of Houston Street S. 62 degrees - 45’ W. a distance of 85.38 feet to the right of way of U.S. Route No. 23; thence with the same S. 45’ Degrees - 40 E. a distance of 62.45 feet, a corner to Mayo; thence N. 54 degrees - 15 E. with the Mayo; thence N. 54 degrees - 15’ E. with the Mayo line a distance of 83.20 feet to the place of beginning. Said tract of land is shown up a Plat recorded in Deed Book 281, Page 486, Greenup County Court Clerk’s Records.

Being the same property conveyed to JC Keaton, from Walter Kenneth Baker, by Deed dated March 29, 2012, recorded in Deed Book 651, Page 232, September 17, 2021, in the office of the Greenup County Clerk.

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 ten percent (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 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.

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

Out of the proceeds derived from sale herein, the Special Master Commissioner shall retain same until further Orders of the Court. Reference is hereby made to all proceedings in said case now on file with the Clerk of the Greenup Circuit Court, Greenup, Kentucky this 23 day of June, 2025.

/S/: JAMES W. LYON, JR.
SPECIAL MASTER COMMISSIONER
GREENUP CIRCUIT COURT

PUBLISHED:
July 3, 2025
July 10, 2025
July 17, 2025

COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 24-CI-00564

CARRINGTON MORTGAGE SERVICES LLC

VS.

UNKNOWN HEIRS OF DEANNA GALLAHER, ET AL

PLAINTIFF

DEFENDANTS

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on June 12, 2025, I will on Tuesday, July 22, 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: 1303 Mullins Street, Flatwoods, KY 41139
Parcel ID#: 182-20-03-043.00

Lot Number Twenty-One (#21) of the Northern Kentucky Development Company Addition to South Russell, Greenup County, Kentucky, and being 40 feet wide and 132 feet long and fronting on both A and B Streets in said Addition.

Also Lot Number Twenty-Two (#22) of the Northern Kentucky Development Company Addition to South Russell, Kentucky, and being 40 feet wide and 132 feet long and fronting on both A and B Streets of said Addition.

Being the same property conveyed to David Gallaher and Deanna Gallaher, his wife, by Deed dated October 13, 1972, and recorded in Deed Book 262, Page 29, Greenup County Court Clerk’s Records. The said David Gallaher died on August 17, 2016, and Deanna Gallaher became the sole owner of this property by virtue of the survivorship clause in the source Deed.

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 23rd day of June, 2025.

/s/ Reagan Reed
REAGAN REED
MASTER COMMISSIONER
GREENUP CIRCUIT COURT
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