

Public Notice

News to Use

G R E E N U P 3.2 to reopen the road
COUNTY - Slide where it's been blocked
repairs are underway on for safety reasons fol-
KY 3307 at milepoint lowing severe weather

PUBLIC MEETING NOTICE

Project Development Board will meet regarding Greenup County Justice Center (Courthouse) on Tuesday August 19, 2025 3:00 p.m. in the Greenup County Fiscal Court Room, Greenup County Courthouse

AGENDA

Roll call
Elect PDB Vice Chair.
Appoint PDB secretary
Establish regular meeting schedule.
Identify PDB tasks duties and responsibilities with project coordinator.
Adjourn

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damage.
Contractors will repair the roadway embankment by installing Soil Nails, a system of reinforced supports embedded in the underlying rock, and capping it with concrete to prevent future slides.
This project will take an estimated three weeks to complete, barring any unforeseen weather or other delays.
Motorists should

continue using KY 2 and US 23 to detour until repairs have been completed.
Road work schedules are subject to change depending on weather conditions.
Motorists are asked to heed all warning signs, slow down in work zones, and remain aware of workers and construction equipment when traveling.
For up-to-date traffic information, go to goky.ky.gov or use the WAZE app.

NOTICE OF INTENT TO APPLY FOR ABC LICENSE

M & P enterprise Inc, 32 Pierce Street, Lloyd ,Ky, 41144 hereby declares its intention to apply for NQ Retail Malt Beverage package license no later than Aug. 28,2025. The business to be licensed will be located at 32 Pierce Street, Lloyd Ky 41144, doing business as Cigs for Less. The owners and principal officers are as follows: Organizer; Pratik Patel, 1095 Woodtrace Drive, Russell,Ky 41160 and Organizer; Mitesh Patel, 279 Bellefonte Circle, Ashland Ky 41101. Any person, association, corporation, or body politic may protest the granting of the license(s) by writing the department of alcoholic beverage control, 500 Mero street2NE33, Frankfort, Ky, 40601, within thirty (30) days of the date of legal publication.

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Public Notice

Notice is hereby given that the Greenup County Public Library, 508 Main Street Greenup KY 41144, has filed an application with the Energy and Environment Cabinet for the construction of a Splash Pad. The property is located at 502 Perry Street Greenup KY 41144. Any Comments or objections can be submitted via email to: DOWFloodplain@ky.gov . Kentucky Division of Water, Floodplain Management Section, 300 Sower Blvd. Frankfort KY 40601. Call 502-564-3410 with questions.

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**COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 25-CI-00005**

PENNYMAC LOAN SERVICES, LLC **PLAINTIFF**

VS.

EARNEST A. CARTER, ET AL **DEFENDANTS**

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on July 10, 2025, I will on Tuesday, August 12, 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: 1704 Callihan Street, Flatwoods, KY 41139
Parcel ID#: 183-30-01-075.00

Situate in Flatwoods, Greenup County, Kentucky, and being LOT NO. 37 of the WHEELER NICKELL SUBDIVISION, as shown on Plat recorded in the Office of the Greenup County Clerk in Plat Book 3, Page 142, and further described as follows:

BEGINNING at a point in the Southeasterly right of way line of Callihan Street, said point being Northwesterly corner of Lot No. 37 of Wheeler Nickell Subdivision; thence with the Southeasterly right of way line of Callihan Street, N. 29-30 E., 69.12 feet to a point, said point being common corner of Lots Nos. 37 and 38; thence with the line between Lots Nos. 37 and 38, S. 60-30 E., 136.00 feet to a point; thence with the rear line of Lots Nos. 26 and 27, S. 29-30 W., 69.12 feet to a point; thence N. 60-30 W., 136.00 feet to the point of BEGINNING.

Being the same property conveyed to Earnest A. Carter, by Deed dated December 31, 2009, and recorded in Deed Book 557, Page 745, 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 10th 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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**COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 25-CI-00029**

ROCKET MORTGAGE, LLC **PLAINTIFF**
F/K/A QUICKEN LOANS, LLC

VS.

MICHAEL ADKINS, ET AL **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, August 5, 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: 625 Center Avenue, Wurtland, KY 41144
Parcel ID#: 167-20-02-057.00

FIRST TRACT
Being Lot #37 as shown on the map of AJ Cochran's first addition to Wurtland, Greenup County, Kentucky, made by Fred G. Leete, Civil Engineer and of record in the Office of the Clerk of the County Court of Greenup County, Kentucky, in Deed Book 57, at page 471.

SECOND TRACT
Being Lot #38 as shown on the map of AJ Cochran's first addition to Wurtland, Greenup County, Kentucky, made by Fred G. Leete, Civil Engineer and of record in the Office of the Clerk of the County Court of Greenup County, Kentucky, in Deed Book 57, at page 471.

Being the same property conveyed to Michael Adkins, by Deed dated March 8, 2024, and recorded March 18, 2024, in Deed Book 674, Page 681, 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 7th day of July, 2025.

/s/ Reagan Reed
REAGAN REED
MASTER COMMISSIONER
GREENUP CIRCUIT COURT
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July 31, 2025

**COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 24-CI-00540**

M&T BANK **PLAINTIFF**

VS.

MICHAEL B. EPLIN, ET AL **DEFENDANTS**

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on July 10, 2025, I will on Tuesday, August 5, 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: 1013 Raceland Avenue, Raceland, KY 41169
Parcel ID#: 182-20-07-006.00

Lying and being in Greenup County, Kentucky, and being Lot No. 29 and the adjoining one-half in width by the entire depth of Lot No. 28 of Section No. 6, of Bennett Addition to the cities of Raceland and Russell, Kentucky, as shown on a map thereof, of record in Map Book 2, Page 104, Greenup County Court Clerk's Office.

Being the same property conveyed by Donald Townsend and Elizabeth Townsend, to Michael Eplin and Lacasta Roar, by Deed dated May 28, 2021, and recorded in Deed Book 648, Page 368, 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 10th day of July, 2025.

/s/ Reagan Reed
REAGAN REED
MASTER COMMISSIONER
GREENUP CIRCUIT COURT
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**COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
CIVIL ACTION NO. 19-CI-00486**

ELECTRONICALLY FILED

MTAG AS C/F MGD-KY.LLC **PLAINTIFF**

VS: **NOTICE OF SALE**

TAMMY MONTGOMERY, ET AL **DEFENDANTS**

In pursuance to a Final Judgment and Order of Sale entered in the above styled action on June 12, 2025, I will on Tuesday, August 12, 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: 515 N. Fourth Street, Flatwoods, KY 41139
KENTUCKY MAP ID 182-10-04-099.00
Situatue in Flatwoods, Greenup County, Kentucky, and being Lot No. 341 and a part of Lot No. 340 of Clancy Addition as shown on plat recorded in the Office of the Clerk of the Greenup County Court, Kentucky, Plat Book 1, Page 7, and described as follows:
BEGINNING at a point in the northwesterly right of way of 4th Stret, said point being common corner to Lots No. 341 and 342; thence with the line between Lots No. 341 and 342,
N. 42-05 W, 150 feet to a point; thence S 74-06 E, 69.7 feet to point; thence N 29-32 E. 15.9 feet to a point; thence S 46-51 E, 96.47 feet to a point in the northwesterly right of way of 4th Street; thence with 4th Street, S 47-55 W 60 feet, more or less, to the point of beginning.
Being the same property conveyed to MARTIN, ROSALEE, by Will dated May 4, 1982, recorded at the Greenup County,
Kentucky, County Clerk's Office in Will Book 49, Page 454. As then conveyed via the Last Will and Testament of Rosalee Martin as probated in 11-P-294 to the Heirs of said Rosalee Martin.

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 12 day of June, 2025.

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

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