

Public Notices

Deadline for news and advertising
is 4 p.m. Friday for following week’s edition

CITY OF BELLEFONTE,
KENTUCKY ORDINANCE No. 7-2025

AN ORDINANCE OF THE CITY OF BELLEFONTE, KENTUCKY, ADOPTING AND IMPOSING A USER FEE FOR THE SUPPORT OF THE POLICE DEPARTMENT OF THE CITY OF BELLEFONTE, KENTUCKY, PROVIDING FOR COLLECTION OF THE USER FEE ON THE WATER BILL OF ALL WATER CUSTOMERS, PROVIDING FOR THE PAYMENT OF COLLECTION COST TO THE CITY OF RUSSELL FOR COLLECTION OF THE FEE, AND OTHER MATTERS.

CERTIFICATION

This is to certify that the above caption and Ordinance is titled as set forth above and has been reviewed by the undersigned, who is an attorney licensed to practice law in the Conunonwealth of Kentucky.

/s/ R. Stephen McGinnis
HON. R STEPHEN MCGINNIS
MCGINNIS PHONE: (606) 473-7303
WWW.MCGINNISLESIE.COM

ADOPTED ON THIS 22 day of September, 2025 by the City Council of the City of Bellefonte, Kentucky.

/s/ Ryan Reames
RYAN REAMES, MAYOR

ATTEST:
JOYCE CONLEY, CITY CLERK

Published October 2, 2025

CITY OF BELLEFONTE, KENTUCKY
ORDINANCE NO. 9-2025

AN ORDINANCE OF THE CITY OF BELLEFONTE. KENT11CKY, INCREASING THE USER FEE CHARGED TO RESIDENTS FOR FIRE PROTECTION AND FIRE HYDRANTS. IT IS NECESSARY TO INCREASE FEE BECAUSE THE CITY OF RUSSELL INCREASED THE CHARGE TO THE CITY OF BELLEFONTE FOR HYDRANT FEES AND FIRE PROTECTION. THE FEE SHALL BE SET AT THE RATE OF \$100.00 PER PROPERTY OWNER AND SHALL BE COLLECTED ON AND AT THE SAME TIME THE PROPERTY TAX BILL ARE SENT TO EACH PROPERTY OWNER WITHIN THE CITY OF BELLEFONTE. THE ORDINANCE PROVIDES FOR THE FEE TO BE PLACED IN A SEPARATE SEGREGATED ACCOUNT AND USED ONLY FOR PURPOSES OF PAYING THE FIRE HYDRANT FEE AND FIRE PROTECTION FEE CHARGED BY THE CITY OF RUSSELL, KENTUCKY, TO THE CITY OF BELLEFONTE. KENTUCKY; A.ND OTHER MATTERS.

CERTIFICATION

This is to certify that the above caption and Ordinance is titled as set forth above and has been reviewed by the undersigned, who is an attorney licensed to practice law in the Commonwealth of Kentucky.

/s/ R. Stephen McGinnis
HON. R STEPHEN MCGINNIS
MCGINNIS PHONE: (606) 473-7303
WWW.MCGINNISLESIE.COM

ADOPTED ON THIS 22 day of September, 2025 by the Common Council of the City of Bellefonte, Kentucky.

/s/ Ryan Reames
RYAN REAMES, MAYOR

ATTEST:
JOYCE CONLEY,
CITY CLERK

Published October 2, 2025

COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 24-CI-00333

RTLF-KY, LLC

PLAINTIFF

VS.

JENNIFER NICKEL, ET AL

DEFENDANTS

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on August 28, 2025, I will on Tuesday, October 14, 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: 44 Shared Drive, South Shore, KY 41175
Parcel ID#: 067-30-02-089.00

At a set stone in the center of the branch a corner to the property of Hunt; thence in a northeasterly direction 130 feet to a point; thence in a northwesterly direction 180 feet to a point; thence in a westerly direction 131 feet to a point in the branch in the Taylor Ratliff line; thence with the meanders of the branch 228 feet in a southeasterly direction back to the point of beginning.

Being the same property conveyed to Jennifer Nickel, by Deed dated June 13, 2018, and recorded in Deed Book 623, Page 352, 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 September, 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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September 25, 2025
October 2, 2025
October 9, 2025

COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 24-CI-00420

BG48, LLC

PLAINTIFF

VS.

UNKNOWN HEIRS OF W. L. DUNCAN, ET AL

DEFENDANTS

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on September 4, 2025, I will on Tuesday, October 7, 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: 768 Raccoon Fork, Greenup, KY 41144
Parcel ID#: 042-00-00-014.00

Lying on the waters of Coon fork of Brush Creek a tributary of Tygarts Creek and containing Fifty acres, more or less, and bounded on the East by the land of Doc Bundy, on the North by the lands of J. Lee Seagraves, on the West by the lands of Agur Seagraves, and on the South by the lands of the Duncan heirs.

Being the same property conveyed by Lue Duncan to W. L. Duncan, by Deed dated October 22, 1934, and recorded in Deed Book 270, Page 365, 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 4th day of September, 2025.

/s/ Reagan Reed
REAGAN REED
MASTER COMMISSIONER
GREENUP CIRCUIT COURT
P. O. Box 648
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PUBLISHED:

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October 2, 2025

COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 25-CI-00311

LAKEVIEW LOAN SERVICING, LLC

PLAINTIFF

VS.

ROCKY A. RISNER, ET AL

DEFENDANTS

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on September 4, 2025, I will on Tuesday, October 14, 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: 619 Amanda Furnace Drive, Ashland, KY 41101
Parcel ID#: 187-20-03-089.00

Lot 3, Block 26, of the Means and Russell Iron Company’s Bellefonte Acre Tracts in Greenup County, Kentucky as shown on the map by Fred W. Gesling, C.E., in Plat Book 3, Page 12, Greenup County Court Clerk’s Office. See referenced source Deed for a more particular description.

Being the same property conveyed by Randal R. Beardsley and Julie M. Beardsley, husband and wife, to Rocky A. Risner, by Deed dated October 29, 2021, and recorded in Deed Book 652, Page 337, 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 4th day of September, 2025.

/s/ Reagan Reed
REAGAN REED
MASTER COMMISSIONER
GREENUP CIRCUIT COURT
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October 9, 2025

COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 25-CI-00314

STOCKTON MORTGAGE CORPORATION

PLAINTIFF

VS.

GREG WELLS, ET AL

DEFENDANTS

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on August 28, 2025, I will on Tuesday, October 7, 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: 66 Indianola Avenue, South Shore, KY 41175
Parcel ID#: 067-30-01-025.00

Being Lots Numbers Twelve (12), Thirteen (13), and Fourteen (14), being on the West side of Indianola Avenue, Fullerton-Heights Addition.

Being the same property conveyed to Greg Wells and Heather Wells, husband and wife, by Deed dated June 15, 2018, and recorded on June 18, 2018, in Deed Book 623, Page 346, 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 2nd day of September, 2025.

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