

Public Notice



Seasonal decor

The Greenup County courthouse annex joined the scarecrow-themed decorations across the city of Greenup with two court-theme creations offering good advice.

COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 23-CI-00263

BG48, LLC **PLAINTIFF**
VS.
UNKNOWN HEIRS OF ANTHONY DUTY, ET AL **DEFENDANTS**

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled **action** on September 18, 2025, I will on Tuesday, October 28, 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: 609 Center Avenue, Wurtland, KY 41144
Parcel ID#: 167-20-02-062.00

PARCEL ONE:
BEING Lot No. Thirty (30) of Cochran's Addition to Wurtland, Greenup County, Kentucky, as shown on plat of same, which said plat is of record in the Clerk's Office of Greenup County Court in Deed Book 57, Page 471, to which reference is made for a fuller description of said Lot.

PARCEL TWO:
BEING Lot No. Thirty-One (31) of Cochran's Addition to Wurtland, Greenup County, Kentucky, as shown on plat of same, which said plat is of record in the Clerk's Office of Greenup County Court in Deed Book 57, Page 471, to which reference is made for a fuller description of said Lot.

Being the same property conveyed by Ada Dingess, widow and single, by and through her attorney, Brenda L. Baldrige, to Anthony Duty, by Deed dated April 4, 2011, and recorded in Deed Book 566, Page 733, 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 18th 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

PUBLISHED:
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October 23, 2025

COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 25-CI-00181

COUNTY OF GREENUP, KENTUCKY **PLAINTIFF**
VS.
TAX EASE LIEN INVESTMENT 1, LLC, ET AL **DEFENDANTS**

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on September 16, 2025, I will on Tuesday, October 21, 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: 900 Heaberlin Road, Wurtland, KY 41144
Parcel ID#: 168-00-00-015.00

Beginning at a metal fence post on the South side of New U.S. Highway 23-4 lane-at intersection of Heaberlin Road a distance of 75 feet, more or less, to a concrete R/W marker; thence continuing in a southerly direction following the right-one-way of Heaberlin Road, a distance of 119 feet, more or less, to a concrete R/W marker and corner to Nickell reserved tract; thence in a westerly direction along the common line of the Nickell reserved tracts distance of 117 feet, more or less, to an existing fence line; thence continuing in a westerly direction along the common line of the Nickell reserved tracts and up the hill a distance of 210 feet, more or less, to a yellow stake, corner to Nickell reserved tract and Crump property; thence in a northerly direction along the common line of Crump property a distance of 21 feet, more or less, to a metal post and fence, southern right-of-way of the new U.S. Highway 23-4 lane; southern right-of-way of New U.S. Highway 23-4 lane; thence in an Easterly direction following the metal fence along the southern right-of-way of New U.S. Highway 23-4 lane, a distance of 323 feet, more or less, to the place of beginning.

Being the same property conveyed to Tax Ease Reo II by Deed dated February 5, 2018, and recorded in Deed Book 621, Page 211, 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 17th 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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COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 25-CI-00364

FREEDOM MORTGAGE CORPORATION **PLAINTIFF**
VS.
UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES OF MARILYN A. POWELL, ET AL **DEFENDANTS**

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on September 18, 2025, I will on Tuesday, October 28, 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: 1720 Walnut Street, Flatwoods, KY 41139
Parcel ID#: 182-20-06-066.00

Being Lot No. 16-A, Section 1 of the Phil T. Justice Subdivision to the City of Flatwoods, Greenup County, Kentucky, as shown on Plat drawn by Joseph P. Harris, Surveyor, of a redivision of Lots 16, 17 and 18 of Section 1 of Phil T. Justice Subdivision to the City of Flatwoods.

Being the same property conveyed by Hezzie Sammonrs, Jr. and Ruth Sammons, his wife, to Robert M. Powell and Marilyn A. Powell, his wife, by Deed dated September 21, 1977, and recorded on September 22, 1977, in Deed Book 305, Page 44, 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 18th 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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COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 25-CI-00302

STOCKTON MORTGAGE CORPORATION **PLAINTIFF**
VS.
CHEROMI JOYCE DANIELS, ET AL **DEFENDANTS**

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on September 11, 2025, I will on Tuesday, October 21, 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: 381 Pleasant Valley, Wurtland, KY 41144
Parcel ID#: 170-00-00-081.00

TRACT 1

A lot 100 feet by 218 feet by 120 feet by 150 feet in the William and Phebie Bush tract lying on the waters of the East Fork of the Little Sandy River in Greenup County, Kentucky, and being more particularly described as follows:

Beginning at a stake on Pleasant Valley Road, said stake being 104 feet west of the intersection of said Pleasant Valley Road and a farm road on the said William Bush tract; thence 100 feet west with the Pleasant Valley Road to a stake; thence at a right angle 218 feet south with the William Bush tract to a stake on the edge of East Fork Creek; thence with the meanders of said East Fork Creek in an easterly direction 120 feet to a stake; thence 150 feet north with the William Bush tract to the Pleasant Valley Road, the point of beginning, so as to form a lot 100 feet by 218 feet by 120 feet by 150 feet, containing .417 acres or 18,400 square feet, more or less.

Restriction: Former parties of the second part, as part of the consideration of this conveyance hereby bind themselves, their heirs and assigns, forever, not to use the property herein conveyed except for residential purposes, and that any residence erected thereon shall not cost less than nor have a fair market value less than \$20,000.00.

TRACT II

A lot 100 feet by 120 feet by 160 feet by 218 feet in the William and Phebie Bush tract lying on the waters of the East Fork of the Little Sandy River in Greenup County, Kentucky, and being more particularly described as follows:

Beginning at a stake in the southern right-of-way line for Pleasant Valley Road, said stake being 204 feet west of the intersection of Pleasant Valley Road and a farm road on the William Bush Tract, said stake also being at the northwest corner of the Paul and Betty Bush lot; thence 100 feet west with the right-of-way for Pleasant Valley Road to a stake; thence at right angle in a southerly direction a distance of 120 feet, more or less, with the William Bush tract to a stake in the edge of East Fork Creek; thence with the meanders of said creek in an easterly direction a distance of 160 feet, more or less, to a stake in the edge of said creek, said stake representing the southwesterly corner of the Paul and Betty Bush lot; thence with the common boundary of the lot herein conveyed and the Paul and Betty Bush lot, a distance of 218 feet, more or less, to the right-of-way Pleasant Valley Road, the point and place of beginning, so as to form a lot 100 feet by 120 feet by 160 feet by 218 feet, more or less (for a description of the Paul and Betty Bush lot, see Deed Book 290, Page 210, Greenup County Clerk's Records).

Being the same property conveyed to Cheromi Joyce Daniels, single, by Deed recorded May 4, 2021, in Deed Book 647, Page 498, 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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