

# Public Notice

COMMONWEALTH OF KENTUCKY  
GREENUP CIRCUIT COURT  
DIVISION I  
ACTION NO. 24-CI-00030

**US BANK TRUST NATIONAL ASSOCIATION,  
NOT IT ITS INDIVIDUAL CAPACITY BUT SOLELY  
AS OWNER TRUSTEE FOR VRMTG ASSET TRUST** PLAINTIFF  
  
VS.  
**SHANNON M. JOHNSON, ET AL** DEFENDANTS

**NOTICE OF SALE**

Pursuant to a Judgment and Order of Sale entered in the above styled action on November 21, 2024, I will on Tuesday, February 11, 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: RR1 Box 220, Greenup, KY 4114  
A/K/A 1844 State Route 827, Greenup, KY 41144  
Parcel ID#: 124-00-00-037.00

BEGINNING AT THE CORNER OF THE LAND OF CLARENCE QUALLS AND ROUTE U.S. 827 AT A PIPE AND RUNNING IN A SOUTHERLY DIRECTION WITH ROUTE 827 TO A SASSAFRAS TREE; THENCE RUNNING IN A WESTERLY DIRECTION IN A STRAIGHT LINE TO THE TOP OF THE RIDGE AND A PIPE; THENCE IN A NORTHERLY DIRECTION RUNNING DOWN THE RIDGE TO THE QUALLS LINE AND A PIPE; THENCE WITH THE QUALLS LINE IN A EASTERLY DIRECTION TO THE BEGINNING POINT, CONTAINING APPROXIMATELY 4 ACRES.

AND

BEGINNING AT A PIPE IN THE WESTERLY RIGHT-OF-WAY LINE OF KENTUCKY ROUTE 827 (COAL BRANCH ROAD) AT A CORNER WITH THE ROBERTA BOWLING HAYDEN TRACT DESCRIBED IN DEED BOOK 245, PAGE 509, OF THE GREENUP COUNTY COURT CLERK'S RECORDS; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF KENTUCKY 827 IN A NORTHERLY DIRECTION A DISTANCE OF 55 FEET, MORE OR LESS, TO A PIPE IN SAID RIGHT-OF-WAY LINE; THENCE IN A GENERALLY WESTERLY DIRECTION UP THE HILL ON A LINE PARALLEL WITH THE NORTHERLY PROPERTY LINE OF THE ROBERTA BOWLING HAYDEN TRACT TO THE RIDGE AT THE TOP OF THE HILL; THENCE WITH SAID RIDGE IN A GENERALLY SOUTHERLY DIRECTION A DISTANCE OF 55 FEET, MORE OR LESS, TO THE COMMON CORNER WITH THE ROBERTA BOWLING HAYDEN TRACT; THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ROBERTA BOWLING HAYDEN TRACT DOWN THE HILL IN A GENERALLY EASTERLY DIRECTION TO THE POINT AND PLACE OF BEGINNING.

Being the same property conveyed to Shannon Johnson and Julie Johnson, husband and wife, by Deed dated July 29, 2004, and recorded in Deed Book 513, Page 447, 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 27th day of November, 2024.

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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January 23, 2025  
January 30, 2025  
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COMMONWEALTH OF KENTUCKY  
GREENUP CIRCUIT COURT  
DIVISION I  
ACTION NO. 23-CI-00065

**CITY OF GREENUP, KENTUCKY** PLAINTIFF  
  
VS.  
**JON M. GREATHOUSE, ET AL** DEFENDANTS

**NOTICE OF SALE**

Pursuant to a Judgment and Order of Sale entered in the above styled action on November 21, 2024, I will on Tuesday, February 11, 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: 2032 Lincoln Avenue, Greenup, KY 41144  
Parcel ID#: 148-40-01-026.00

Being a portion of property of Jo Ann West as recorded in Deed Book 193, page 100, and being Lots 41A and 42A of the Leslie Fullerton Addition to Greenup as recorded in Plat Book 1, Page 25, in the Office of the Clerk of Greenup County, Kentucky, and being more particularly described as follows:

BEGINNING at an iron pin set in the right-of-way line of Lincoln Avenue and the right-of-way line of 14th Street; thence with the right-of-way line of 14th Street N 36-07-00 E, 80.00 feet to an iron pin set; thence with the severance line of Jo Ann West, S 53-53-00 E, 100.00 feet to an iron pin set in the line of Emmett Rice Jr. (Deed Book 442, Page 541); thence with the Rice line S 36-07-00 W, 80.00 feet to an iron pin found in the right-of-way line of Lincoln Avenue; thence with the right-of-way line of Lincoln Avenue, N 53-53-00 W, 100.00 feet to the point of BEGINNING, and containing 0.18 acres.

Subject to all legal right-of-ways and easements of record.

This tract is more fully shown on plat titled Plat of Division of Property of Jo Ann West, Leslie Fullerton Addition, Greenup, Greenup County, Kentucky, January 5, 2001, by Kelvin Barker, Professional Land Surveyor No. 2630 at Tri-State Land Development.

Being the same property conveyed by Boyd County Properties, LLC, a Kentucky Limited Liability Company, to Jon. M Greathouse, by Deed dated February 13, 2011, and recorded in Deed Book 573, Page 102, 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 22nd day of November, 2024.

/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. 24-CI-00016

**CITY OF GREENUP, KENTUCKY** PLAINTIFF  
  
VS.  
**KEITH CAUDILL, ET AL** DEFENDANTS

**NOTICE OF SALE**

Pursuant to a Judgment and Order of Sale entered in the above styled action on November 21, 2024, I will on Tuesday, February 4, 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: 2005 E. Main Street, Greenup, KY 41144  
Parcel ID#: 148-40-01-039.00

Lying on the North side of the Old Greenup Russell Road, just East of Greenup in Greenup County, Kentucky, and being Lot NO. 7A s shown on the Plat of the Leslie & Fullerton Addition to Greenup, Kentucky, recorded in Plat Book 1, Page 25, in the records of the Greenup County Clerk, and lot being 50' by 160'.

Being the same property conveyed by Carolyn Davis Lewis, widow and single, to Keith Caudill and Donna Caudill, his wife, by Quitclaim Deed dated November 7, 2008, and recorded in Deed Book 550, Page 442, 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 22nd day of November, 2024.

/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. 24-CI-00133

**LIGHTSTORM PROPERTIES, LLC** PLAINTIFF  
  
VS.  
**CONNIE IRENE JARRELLS, ET AL** DEFENDANTS

**NOTICE OF SALE**

In pursuance to a Judgment and Order of Sale entered in the above styled action on March 28, 2024, I will on Tuesday, February 4, 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 Greenup County Courthouse at Greenup, Kentucky, the following described real estate, to-wit:

Property Address: 39 Arthur Street, South Shore, KY 41175  
Parcel ID#: 066-40-01-095.00

Located in Kings Addition to Fullerton, Greenup Co., Ky. And beginning at a stake in the corner of Lot No. 3; thence West 100 feet; thence North 140 feet; thence East 100 feet; thence South 140 feet to the place of beginning, being a part of the lots conveyed to Richard White by Forrest King and Lillian King and recorded in Deed Book 107, Page 272 of the records of the Greenup County Court and being lots No. 4 and 5 of this Conveyance.

Being the same property conveyed to Connie Irene Jarrells, married, the 20th day of May, 2006 and recorded in Deed Book 520, Page 431 in the office of the County Clerk of Greenup County, Kentucky.

Eugene Paul Keibler and Loretta Keibler held a life Estate in the said property. Eugene died 10/13/2009 and Loretta died 4/29/2014 thereby extinguishing their life estate interests.

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 Special Master Commissioner and shall bear interest at the rate of twelve percent (12%) per annum 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.

Purchaser shall have immediate possession 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 the sale herein, the Special 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 8th day of January, 2025.

/s/ James W. Lyon  
JAMES W. LYONS, SR.  
SPECIAL MASTER COMMISSIONER  
GREENUP CIRCUIT COURT

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