

Public Notice

Courthouse news

Suits filed

Dessa Sue Bryant vs Kenton Imel and Shaea Nicole Duncan, child support, Medical, Dental & Optical Insurance, Attorney Jeffrey D Hensley
 Labreeska Adams vs Jesse Russell Adams III petition for dissolution of marriage, Attorney Kelly L Ward Wallen
 Wildfire Funds, LLC vs Tex Roe, Dakota Wilburn, Michael White, Melissa White,

foreclosure, Attorney Erik R Albrektonson Malinda Scott vs Ryan Scott, petition for child support, Attorney Matthew J Warnock vs Charles Matthew Ladena Desiree Clay vs Francisco Bravo Roblero, property damage, Attorney Mary S Johnson
 Cavalry SPVI, LLC

vs Kelley Wheeler, debt collection \$8008.46, Attorney William Little
 Nationstar Mortgage LLC vs Audrey J Brady & Michael A Brady, foreclosure, Attorney Buddy Van Cleave
 Michael Breen vs Amber Lyons, petition for custody, Attorney Marie E Troxler
 James David Myers, II vs Darlene Catherine Myers, petition for dissolution

of marriage, Attorney Jeffrey D Hensley
 Elissa Felty vs Jonathan Felty, petition for dissolution of marriage, Attorney Tracy D Frye
 NewRez LLC vs Beverly R Dalton, foreclosure, Attorney Blake Embry
 PNC Bank vs Paige N & Justin Minnehan, debt collection \$12,654.11, Attorney Austin Blake Combs
 Kinetic Resources LLC vs Amber Floyd Light, foreclosure, Attorney Erik R Albrektonson
 Capital One vs Heather Gipson, debt collection \$8482.86, Attorney Josh DeRenzo
 Alexis Renee Bowling vs Hunter James Bowling, petition for dissolution of marriage, No Attorney

United Auto Credit Corporation vs Travis Hall, debt collection \$14,839.29, Attorney Erin C Enderle
 Portfolio Recovery Associates LLC vs Deborah Mershon, debt collection \$5928.06, Attorney Beth Albright
 Clyde Smith vs Lyndsey & Jake Buckler, verified complaint for constructive trust, deed rescission, fraud in the inducement, undue influence and promissory estoppel, No Attorney

Marriage licenses

Rebecca Lynn Collier, 41, of South Shore to Tommy Aaron Fritz, 41, of South Shore
 Kendra Rena Gamble, 24, of Flatwoods to Parker James Landefeld, 24, of Flatwoods
 Gabrelle Ma-

rie McElroy, 20, of Lucasville to Michael Lee Gold, 24, of South Portsmouth
 Mandi Jade Holbrook, 24, of South Shore to Cameron Jacob, Stewart, 22, of South Shore

Circuit Court

Commonwealth vs Christopher Ervin TICS, 1st degree, 1st offense (< 2 GMS Methamphetamine) (F)(D)*METHBLK*
 Commonwealth vs Josef N Zacharias (1) wanton endangerment-1st degree (F)(D)*FTA Eligible* (2) resisting arrest (M)(A) (3) public intoxication controlled subs (excludes alc (M)(B)
 Commonwealth vs Tara Shepherd receiving stolen property \$10,000 or more (F)(C)

COMMONWEALTH OF KENTUCKY GREENUP CIRCUIT COURT DIVISION I ACTION NO. 25-CI-00310

TAX BRAKE KY, LLC

PLAINTIFF

VS.

HERSHEL T. ADKINS, ET AL

DEFENDANTS

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on February 26, 2026, I will on Tuesday, April 7, 2026, 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: 1266 Flat Hollow Road, South Portsmouth, KY 41174
 Parcel ID#: 051-30-00-025.00

Lying on Flat Hollow a branch of White Oak Creek and beginning at a spring on bank of branch at Flat Hollow; thence a north course up side of hill to a poplar at edge of branch near a poplar and elm; thence with said branch to forks of hollow; thence with right hand hollow up same to the C.D. Miller line; thence with C.D. Miller line fence north to Flat Hollow Creek at County Road and branch to the place of beginning. There is excepted from this deed two (2) acres sold to the McKell Estate.

The hollow herein mentioned is to be left open from poplar tree on south as a haul way for either party, but may be fence across by leaving suitable gate or other opening.

Being the same property conveyed by Pamela D. Adkins to Hershel T. Adkins, by Deed dated September 2, 2016, and recorded in Deed Book 608, Page 616, 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 26th day of February, 2026.

/s/ Reagan Reed
 REAGAN REED
 MASTER COMMISSIONER
 GREENUP CIRCUIT COURT
 P. O. Box 648
 Greenup, KY 41144
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PUBLISHED:
 March 19, 2026
 March 26, 2026
 April 2, 2026

COMMONWEALTH OF KENTUCKY GREENUP CIRCUIT COURT DIVISION I ACTION NO. 25-CI-00413

FREEDOM MORTGAGE CORPORATION

PLAINTIFF

VS.

TYLER MILLER, AS CO-ADMINISTRATOR OF THE ESTATE OF JAMES S. MILLER, ET AL

DEFENDANTS

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on January 22, 2026, I will on Tuesday, March 31, 2026, 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: 52 Hauser Avenue, South Shore, KY 41175
 Parcel ID#: 066-20-02-106.00

Situate in the Village of South Shore, Greenup County, Kentucky, to-wit: Being all of Lots Nos. 242 and 243 of the South Shore Allotment Number 4 to the Village of South Shore, Greenup County, Kentucky, as shown upon the plat of said allotment which is recorded in Plat Book Number 2, Page 127, Greenup County, Kentucky, Court Record of Plats.

Being the same property conveyed to James S. Miller from Elsea, Inc., an Ohio Corporation, by Deed dated April 30, 2021, and recorded May 4, 2021, in Deed Book 647, Page 503, Greenup County Court Clerk's Records. James S. Miller died intestate and unmarried on or about March 7, 2025, and all his right, title, and interest in the subject property passed to his heirs-at-law, Tyler Miller and Jesse Miller, in Greenup County Probate, Action No: 25-P-00270.

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 January, 2026.

/s/ Reagan Reed
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Beef Expo brings in \$940,000

FRANKFORT – The 2026 Kentucky Farm Bureau Beef Expo finished with more than \$940,000 in total sales in the 40th edition of the event at the Kentucky Exposition Center during the first weekend of March.

Total sales in 2026 were \$942,300 – a \$239,763 increase over last year's sales.

The average sale per lot also increased from \$3,369 last year to \$4,706 this year – a difference of \$1,337.

Although the show saw an increase in total sales and average lot sales, the number of lots sold decreased by 10 from last year to 198 this year, in line with a nationwide decrease in cattle

inventory. The smaller inventory is creating strong cattle prices for producers.

“The latest numbers show cattle and calves are Kentucky's number one commodity bringing in more than \$1 billion in agricultural cash receipts. As the largest beef cattle state east of the Mississippi River, the Kentucky Farm

Bureau Beef Expo showcases the importance of this industry,” Kentucky Agriculture Commissioner Jonathan Shell said.

“Although the number of lot sales were down, we are excited to see average sale prices on the rise, showing the resiliency and strength of this agricultural sector.”

NOTICE OF INTENT TO APPLY FOR ABC LICENSE

DEHTCH Holdings, llc d/b/a Tobacco & More hereby declares its intention to apply for a tobacco, nicotine, or vapor products license no later than April 10, 2026. The licensed premises will be located at 62 School House Road, South Portsmouth, KY 44174. The owner and Managing Member is Delmer Eric Hicks, 1610 Locust Lane, Portsmouth, OH, 45662. Any person, association, corporation, or body politic may protest the granting of the license by writing the Department of Alcoholic Beverage Control, 500 Metro Street, Frankfort, Kentucky, 40601, within thirty (30) days of the date of legal publication.

Published March 19, 2026

COMMONWEALTH OF KENTUCKY GREENUP CIRCUIT COURT DIVISION I ACTION NO. 24-CI-00603

CHARTER GROUP, LLC

PLAINTIFF

VS.

DONALD D. SUITER, ET AL

DEFENDANTS

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on January 22, 2026, I will on Tuesday, March 31, 2026, 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: 1515 Sheep Hollow Road, South Shore, KY 41175
 Parcel ID#: 052-00-00-049.00

TRACT I:

Situate in Greenup County, Kentucky, and described as follows: BEGINNING at a set stone corner to John Pennington's line and the Creek; thence in a Southerly direction a distance of 550 feet more or less along the line of John Pennington to a pine tree near the top of the hill; thence in a Southeast-erly direction along the original line of Lloyd Lacy, a distance of 633 feet more or less to a stump; thence in a Northerly direction a distance of 633 feet more or less in a straight line to a set stone at the base of the hill; thence in a Westerly direction with the Creek a distance of 418 feet, more or less back to the point and place of beginning.

TRACT II:

Situate in Greenup County, Kentucky and described as follows: BEGINNING at a point on the Pennington corner and Munn line on the south side of Sheep Hollow Road, marked by a fence post and running in an easterly direction 1288.90 ft. to a point marked by a concrete monument; thence S 6-16 W. 447.91 feet to a point marked by a stake and pine; thence in a northerly direction N 51-18 W to a steel post on side of hill; thence N 66-32 W, 1064.35 feet to the fence post on the edge of road, the point of beginning, approximately 6.50 acres, more or less.

Being the same property conveyed by Melissa K. Suiter (now Clark), divorced and single, to Donald D. Suiter, by Quitclaim Deed dated March 26, 2014, and recorded in Deed Book 589, 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 22nd day of January, 2026.

/s/ Reagan Reed
 REAGAN REED
 MASTER COMMISSIONER
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