

Public Notice

LEGAL NOTICE

In accordance with KRS 117.165 (2) and KRS 424.130 (1) (d), on April 14, 2026 at 9 a.m. the Greenup County Board of Elections will meet to examine the voting equipment being used for absentee voting, early voting, and precinct voting in Greenup County for the Primary Election held on May 19, 2026. The board will meet in the office of the County Clerk, 301 Main Street, Room 208, Greenup, KY 44114.

Andrew Imel
Greenup County Clerk and Chair,
Greenup County Board of Elections
Published April 2, 2026

**Ad
deadline
is 5 p.m
Friday**

PUBLIC NOTICE

Second reading of a proposed ordinance amending the Greenup County budget for fiscal year 2026, to include unanticipated receipts from general and road fund in the amount of \$259,544.06 and increasing expenditures in the area of Reserve for Transfer will be held on April 14, 2026 at the fiscal court meeting. A copy of the proposed ordinance with full text is available for public inspection at the office of the county judge/executive during normal business hours.

Published April 2, 2026

PUBLIC NOTICE

I will be placing a 16'x32' prefab storage building on the corner of Perry Street and Ash Avenue, one block off Main Street, downtown Greenup, back water of the Ohio River.

Rob Waggoner
518 Perry Street
Greenup KY 41144

**COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 25-CI-00092**

FREEDOM MORTGAGE CORPORATION PLAINTIFF
VS.
JEREMY BATES, ET AL DEFENDANTS

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on November 20, 2025, I will on Tuesday, April 14, 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: 2401 Culp Creek Road, Argillite, KY 41121
Parcel ID#: 153-00-00-056.01

Lying on the waters of Culp Creek and being part of the property of Addington Land Company as recorded in Deed Book 456, Page 208 in the office of the clerk of Greenup County, Kentucky and being more particularly described as follows:

Beginning at an iron pin found in the right-of-way line of Culp Creek Road and a corner to Culp Creek Partners LLC. (Deed Book 511, page 455); thence with the line of Culp Creek Partners LLC, North 37° 13' 35" East, 99.02 feet to an iron pin found; thence North 36° 50' 49" West, 549.97 feet to an iron pin found a corner to a severance line of Addington Land Company LLC, (Deed Book 456, page 208); thence with the Said Severance line, North 76° 33' 38" East, 541.58 feet to an iron pin set; thence South 44° 40' 47" East, 620.99 feet to an iron pin set; thence South 21° 48' 42" West, 46.43 feet to an iron pin set; thence South 21° 45' 42" West, 661.70 feet to an iron pin set in the right-of-way line of Culp Creek Road; thence with the right-of-way line of Culp Creek Road, North 68° 07' 08" West, 35.13 feet; thence North 65° 01' 44" West, 48.40 feet; thence North 58° 45' 29" West, 35.04 feet; thence North 53° 17' 44" West, 37.31 feet; thence North 48° 08' 22" West, 28.24 feet; thence North 44° 25' 23" West, 29.17 feet; thence North 39° 47' 19" West, 39.31 feet; thence North 35° 55' 08" West, 71.52 feet; thence North 36° 49' 15" West, 132.20 feet; thence North 35° 47' 22" West, 134.69 feet; thence North 36° 21' 55" West, 46.32 feet to the point of beginning and containing 12.50 acres.

Being the same property conveyed by Donna Glass, single, by and through her Power-of- Attorney, Kim Worthington, to Jeremy Bates and Becky Jo Bates, husband and wife, by Deed dated January 4, 2024, and recorded in Deed Book 673, Page 284, 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 6th day of March, 2026.

/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:
March 26, 2026
April 2, 2026
April 9, 2026

**COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 25-CI-00388**

PENNYMAC LOAN SERVICES, LLC PLAINTIFF
VS.
KASEY MOORE, 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, 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: 1641 Gainesway Drive, Worthington, KY 41183
Parcel ID#: 175-20-01-003.00

A certain parcel of land lying in Greenup County, Kentucky, and being more particularly described as follows: Being Lot No. 88 of the Old Farm Estates in Worthington, Greenup County, Kentucky, as shown on Plat drawn by Ray D. Parker, August 1, 1979, recorded in Plat Book 4, Page 27, Greenup County Court Clerk's Office. (Subject to restrictions on aforementioned Plat).

Being the same property conveyed by Marin L. Imes and Regina Imes to Kory D. Moore and Kasey Moore, by Deed dated June 7, 2021, and recorded in Deed Book 648, Page 468, 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
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-00638**

U.S. BANK TRUST NATIONAL ASSOCIATION, PLAINTIFF
NOT IN ITS INDIVIDUAL CAPACITY, BUT
SOLELY AS OWNER TRUSTEE ON BEHALF OF
BRAVO RESIDENTIAL FUNDING TRUST 2022-RPL1

VS.
GEORGE QUALLS, ET AL DEFENDANTS

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on March 12, 2026, I will on Tuesday, April 21, 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: 823 Raceland Avenue, Raceland, KY 41169
Parcel ID#: 176-30-07-044.00

Parcel No. 1
Being Lot No. 33 of Section No. 2 of Bennett Addition to the City of Raceland, Greenup County, Kentucky, as shown on plat of said Addition recorded in Plat Book 2, Page 104, Greenup County Court Clerk's Records.

Parcel No. 2
Lot No. 34 of Section No. 2 of Bennett Addition to Raceland-Russell, Kentucky as shown on the map thereof of record in the Office of C. Bentley Bennett, Sr., Greenup, Kentucky, to be filed in the County Court Clerk's Office.

Said Lot No. 34 of Second No. 2 fronts fifty feet on Raceland Avenue and is one hundred and fifty (150) feet deep and is fifty (50) feet by one hundred fifty (150) feet.

Being the same property conveyed by Jeff Roberts and Dana Roberts, his wife, to George Qualls and Debbie J. Qualls, his wife, by Deed dated May 30, 2000, and recorded May 31, 2000, in Deed Book 478, Page 226, 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 March, 2026.

/s/ Reagan Reed
REAGAN REED
MASTER COMMISSIONER
GREENUP CIRCUIT COURT
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Greenup, KY 41144
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PUBLISHED:
April 2, 2026
April 9, 2026
April 16, 2026

**COMMONWEALTH OF KENTUCKY
GREENUP CIRCUIT COURT
DIVISION I
ACTION NO. 26-CI-00020**

CML TAX LIEN COMPANY, LLC PLAINTIFF
VS.
KD HOLDING CO, LLC, ET AL DEFENDANTS

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered in the above styled action on March 12, 2026, I will on Tuesday, April 21, 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: 175 East 3rd Avenue, South Shore, KY 41175
Parcel ID#: 066-20-01-025.00

Lying and being in Greenup County, Kentucky, and being Lot No. 55 of the South Shore Addition, First Allotment to Fullerton, as said Lot is shown and designated by said number upon the duly recorded Plat of said Addition (see Plat Book 1, Page 69, Greenup County Court Clerk's Office).

Being the same property conveyed by Jeremy Hudnall and Sarah Gable Hudnall, his wife, to KD Holding Co., LLC, by Deed dated May 18, 2023, and recorded May 22, 2023, in Deed Book 667, Page 1, 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 March, 2026.

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