

The Big Sandy News

REGIONAL CLASSIFIEDS

Go Into Thousands of Households in Eastern Kentucky Each Week

The Big Sandy News does not knowingly accept false or misleading advertisements. Ads which request or require advance payment of fees for services or products should be scrutinized carefully. All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status or national origin, or intention to make any such preference, limitation or discrimination." State law forbids discrimination based on these factors. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis. We reserve the right to edit, properly classify, cancel or decline any ad. No position guarantees will be given. Please carefully read your ad the first day it appears and report any errors promptly. Credit for errors is limited to the cost of the first ad only and adjustment is limited to the actual cost of space. Send your reply to the blind box number given in the ad. The Big Sandy News cannot disclose the identity of any advertiser using a blind box number. We reserve the right to refuse any advertising.

HOUSE FOR RENT

THREE BR HOUSE  
- total electric, central heat/air in Prestonsburg. 2-BR apartment also. Excellent condition. No pets. 606-886-9007, 606-889-9747. (10/1 tfn)

FOR RENT: LOUISA  
- (3) 3 BR houses, \$600 each; (1) 2 BR house, \$500 plus deposit. No pets. 606-638-9794. (3/30 tfn)

MOBILE HOME LOTS

MOBILE HOME LOTS for rent, located on Johnson and Floyd County line. \$150 per month, garbage included. Mobile homes must be 1995 models or newer. 606-886-9007, 606-889-9747. (2/13 tfn)

APARTMENTS FOR SALE

FOR SALE: Four (4) apartments, located near hospital and schools in Louisa. For information, call 606-615-1473. (4/2-4/23)

APARTMENTS FOR RENT

TWO BR DUPLEX, Prestonsburg, excellent condition. No pets. 606-886-9007, 606-889-9747. (10/1 tfn)

\*\*\*\*

HIGHLANDS APTS. - 2 & 3 BR, \$495. Includes water, sewer & garbage. Deposit \$200. Paintsville only. 606-372-2906. www.mead rentals.com. (2/8 tfn)

\*\*\*\*

BROOKSIDE APARTMENTS - PAINTSVILLE - REDUCED! Two & 3 BR, only \$399 mo. (partial utilities included) - \$150 deposit. www.mead rentals.com, 606-372-2906. (2/8 tfn)

\*\*\*\*

FOR RENT: 2-BR apartment. Paintsville area. Kitchen, living room, BA, air conditioning, stove and refrigerator. No pets. Call 606-789-6060. (8/21 tfn)

APARTMENTS FOR RENT

ONE BR EFFICIENCY Upstairs apartment for rent. 1.5 miles past Paintsville Stockyard on Rt. 172. 606-297-7034. (2/5)

SERVICES

MOBILE LOCKSMITH SERVICE - Automotive, commercial, residential. Serving the Tri-State area KY, WV, Ohio. Donald Robinett, 304-648-5733, 304-539-1577. (tfn)

\*\*\*\*

SPRING IS HERE! - Now doing mowing and bushhog work in Lawrence County and surrounding area. Work by the job, free estimates. Call Bo at 606-624-8836. (3/16, 23, 30)

GRAVEL

BIG SANDY RESOURCES Gravel yard. Six miles north of Louisa on US 23. Pick or delivery of gravel or sand. 606-686-3550. (5/7 tfn)

MISCELLANEOUS

WILL PICK UP or haul away scrap metal, old appliances, vehicles, air conditioning units and car or truck batteries. \$20 pick-up fee outside Johnson County. Call James for details at 606-793-3934. (12/15)

\*\*\*\*

FOR SALE: Bichon Frise AKC male puppies. Non-shedding, had shots, hypo-allergenic, home raised. \$1,500 each. 606-483-3018. (4/16, 4/23 pd)

FLOOD VICTIMS

WE HAVE IMMEDIATE OCCUPANCY FOR MARKET UNITS

PARK PLACE APARTMENTS

5528 KY Route 114, Prestonsburg, KY 41653

1 & 2 Bedroom Units available

1 Bedroom \$500.00 per month

2 Bedroom \$625.00 per month

No Income Restrictions Laundry Room On-site

Call today at 606-886-0039 or 606-349-7000



KEEPING YOU COMFORTABLE, EVERY SEASON!



ROOSEVELT HEATING & COOLING

606-652-4972

COMMONWEALTH OF KENTUCKY  
LAWRENCE CIRCUIT COURT  
C.A. NO. 22-CI-00118

NATIONS DIRECT MORTGAGE, LLC

PLAINTIFF,

VS: NOTICE OF COMMISSIONER'S SALE

RANDALL K. RATCLIFFE,  
LAWRENCE COUNTY,  
MOLLY M. LAFEVER JR.  
UNKNOWN SPOUSE OF TOM BOTKINS

DEFENDANTS

Pursuant to the Judgment and Order of Sale rendered in the above-styled action on was, for the sum of one hundred twenty-three thousand eight hundred sixty-one dollars and forty cents (\$123,861.40), plus interest and other costs and expenses, I shall proceed to offer for sale at the front door of the Lawrence County Courthouse, at 122 S. Main Cross Street, in Louisa, Kentucky, to the highest bidder, at public auction on Friday, April 25, 2025, at or about the hour of 11:00 a.m. the following described property, lying and being in Lawrence County, Kentucky, to-wit:

Property address: 1007 Grant Street, Louisa, KY 41230  
Tax ID No.: 106-20-00-168.00  
Group:  
Prior Instrument: Deed Book 326, Page 693

The following described property located in Lawrence County, KY , to-wit:  
A certain tract or parcel of land situate lying and being in Lawrence County, Kentucky, which tract of land is mapped and platted and of record in Plat Cabinet B, Slide 12, Lawrence County Record of plats and which is more particularly described as follows:  
Being Lot No. 168, of the Berg Subdivision as mapped and platted at Plat Cabinet B, Slide 12, Lawrence County Record of Plats, to which reference is had for a more complete description herein.  
There is included herewith a 10 foot right of way easement for public utilities on the south side of lot 169.  
As part of the consideration of the conveyance to the Grantee for themselves, their heirs executors, administrators and assigns, hereby covenant and agree to the following restrictions recorded in Deed Book 232, Page 328, in the Lawrence County records of deeds and shall apply to all subsequent owners of the property herein conveyed to-wit:

(1) No lot shall be used except for the private single-family residential purposes. No structure shall be erected or altered or permitted to remain on any lot except one single-family dwelling designed for the occupancy of one family.

(2) No business or commercial activity shall be allowed on these lots.

(3) Any residence build on these lots shall have a minimum cost of \$38,000.00 dollars to be adjusted per annum at the Developer's discretion to allow for new home cost.

(4) No mobile homes or manufactured homes shall be placed or build on this lot.

(5) No vehicles shall be allowed to be parked on the streets of this subdivision.

(6) No junked or disabled vehicles shall be allowed to remain on the premises for longer than ten(10) days.

(7) Any residence build on these lots shall set back a minimum of twenty (20) feet from the front of the lot, and shall be placed not less than five (5) feet from the side and near boundaries of that lot.

Subject to any and all easements, restrictions, conditions, and legal highways of record and/or in existence

Being the same property conveyed from Joshua Lee Cook and Shana Ramey n/k/a Shana Cook, husband and wife to Randall K. Ratcliffe, unmarried, in fee simple by virtue of a deed dated July 14, 2016 and recorded July 28, 2016 at Deed Book 326, Page 693 of the Lawrence County, Kentucky real estate records.

TERMS OF SALE:

1. The successful bidder, if other than Nations Direct Mortgage, LLC, or its affiliates, successors or assigns, at the time of sale, shall either pay cash or make a deposit of ten percent (10%) of the purchase price, with the balance on credit for thirty (30) days.

2. The successful bidder, if other than Plaintiff Nations Direct Mortgage, LLC, or its successors or assigns, shall be required to execute a bond with good surety thereon for the unpaid purchase price of said property, if any, bearing interest at the rate of 4.5000% per annum from the date of sale until paid, having the force and effect of a Judgment upon which execution may issue, if not paid at maturity; and a lien shall be retained upon the real property above described as additional security.

3. The property shall be sold subject to any easements and restrictions of record in the Lawrence County Clerk's Office and such right of redemption as may exist in favor of the United States of America and/or the record owners thereof, pursuant to 28 U.S.C. or KRS 426.530.

4. The property shall be sold subject to any matters which would be disclosed by an accurate survey or inspection of the real estate.

5. The property shall be sold subject to any current assessments for public improvements levied against the real estate.

6. The purchaser shall be required to assume and pay all real property taxes or assessments upon the property, for the calendar year 2025 and all subsequent years.

NELSON T. SPARKS  
MASTER COMMISSIONER  
LAWRENCE CIRCUIT COURT

COMMONWEALTH OF KENTUCKY  
LAWRENCE CIRCUIT COURT  
C.A. NO. 24-CI-00042

FIRST STATE BANK, SUCCESSOR BY MERGER TO INEZ DEPOSIT BANK

PLAINTIFF,

VS: AMENDED NOTICE OF COMMISSIONER'S SALE

EDITH E. EVANS AKA EDITH EVANS, ET AL.

DEFENDANTS

The undersigned commissioner files this Amended Notice of Sale to correct an error in the first notice of sale filed on March 27, 2025.

Pursuant to the Judgment and Order of Sale rendered in the above-styled action on October 25, 2024, for the sum of \$73,343.69 plus interest and other costs and expenses, I shall proceed to offer for sale at the front door of the Lawrence County Courthouse, at 122 S. Main Cross Street, in Louisa, Kentucky, to the highest bidder, at public auction on Friday, April 25, 2025, at or about the hour of 11:00 a.m. the following described property, lying and being in Lawrence County, Kentucky, to-wit:

Property Address Commonly Known As: 1000 Jackson St., Louisa, KY 41230  
For informational Purposes Only: PIDN: 106-20-00-144-00

TERMS OF SALE:

1. The successful bidder, if other than Plaintiff First State Bank, or its affiliates, successors or assigns, at the time of sale, shall either pay cash or make a deposit of ten percent (10%) of the purchase price, with the balance on credit for thirty (30) days.

2. The successful bidder, if other than Plaintiff First State Bank, or its successors or assigns, shall be required to execute a bond with good surety thereon for the unpaid purchase price of said property, if any, bearing interest at the rate set forth in the judgment from the date of sale until paid, having the force and effect of a Judgment upon which execution may issue, if not paid at maturity; and a lien shall be retained upon the real property above described as additional security.

3. The property shall be sold subject to any easements and restrictions of record in the Lawrence County Clerk's Office and such right of redemption as may exist in favor of the United States of America and/or the record owners thereof, pursuant to 28 U.S.C. or KRS 426.530.

4. The property shall be sold subject to any matters which would be disclosed by an accurate survey or inspection of the real estate.

5. The property shall be sold subject to any current assessments for public improvements levied against the real estate.

6. The purchaser shall be required to assume and pay all real property taxes or assessments upon the property, for the calendar year 2025 and all subsequent years.

7. Plaintiff, the Master Commissioner and the Court shall not be deemed to have warranted title of the property to the purchasers.

NELSON T. SPARKS  
MASTER COMMISSIONER  
LAWRENCE CIRCUIT COURT

CROSSWORD & SUDOKU SOLUTIONS

6	9	5	8	2	4	3	7	1
7	8	1	3	9	5	6	4	2
3	4	2	1	6	7	8	5	9
2	7	3	9	1	6	5	8	4
4	1	8	7	5	3	2	9	6
9	5	6	2	4	8	1	3	7
5	2	9	4	3	1	7	6	8
8	3	4	6	7	2	9	1	5
1	6	7	5	8	9	4	2	3

T	U	T	T	I		E	T	A		D	E	V	A			
O	V	E	R	S		L	S	D		A	I	D	E	R		
R	E	M	U	S		S	P	Y		M	O	D	E	M		
C	A	P	S	U	L	E				T	H	E	R	A	P	Y
			S	E	E		D	A	U	B						
S	I	P			R	A	S	E		B	I	O	P	S	Y	
O	D	O	R			S	H	E	D		C	R	A	T	E	
M	I	L	E			T	O	P	I	C		A	R	E	A	
M	O	I	S	T			T	S	A	R		L	E	A	S	
E	M	O	T	E	D		E	L	A	N		D	D	T		
					N	O	V	A		S	O	S				
S	U	T	U	R	E	S			C	H	R	O	N	I	C	
O	P	I	N	E			I	C	Y		M	A	C	R	O	
S	O	N	I	C			G	U	M		A	V	A	I	L	
O	N	Y	X				N	E	E		L	E	A	S	E	