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**Deadlines:**

Tuesday-Thursday Edition: Monday @ 11AM  
 Weekend Edition: Thursday @ 10AM  
*Deadlines are same for placing, changing or stopping ad.  
 No changes for cancellations can be made after deadlines.*

Tuesday-Thursday, March 11-13, 2025 • Page 4B • Appalachian News-Express

**TO OUR READERS**      **LEGALS**      **LEGALS**      **LEGALS**      **LEGALS**      **LEGALS**      **LEGALS**      **LEGALS**      **SERVICES**

**PLEASE CHECK YOUR AD**

Please read your ad the first day it appears in the newspaper. Report any errors immediately and we will gladly correct any errors published. Credit will be issued for one (1) day only. After the first day the ad can be corrected for the remaining number of runs, but credit will not be issued for days ad ran incorrectly.

**POLICIES**

The Appalachian News-Express reserves the right to edit, properly classify, cancel or decline any ad. We will not knowingly accept advertising that discriminates on the basis of sex, age, religion, race, national origin or physical disability.

**PUBLISHER'S NOTICE**

All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention to make any such preference, limitation or discrimination." Familial includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination, call HUD toll-free at 1-800-669-9777. The toll-free number for the hearing impaired is 1-800-927-9275.



**LEGALS**

**BID NOTICE**

THE PIKE COUNTY FISCAL COURT IS ACCEPTING SEALED BIDS FOR THE FOLLOWING:  
**BUILDING MATERIALS CLEANING SUPPLIES, CHEMICALS, & RELATED ITEMS**  
**CORRUGATED METAL & HDPE PLASTIC DRAINS**  
**GLASS & GLASS-RELATED PRODUCTS**  
**LIMESTONE GRAVEL (DELIVERED)**  
**LIMESTONE GRAVEL (PICKED UP)**  
**PLUMBING & ELECTRICAL SUPPLIES**  
**PORTABLE TOILETS**  
**PRINTING TIRES &**

**TUBES VEHICULAR PARTS SODIUM CHLORIDE (ROAD SALT) BULK OIL AND RELATED PRODUCTS**

BIDS WILL BE ACCEPTED UNTIL 2:00 P.M., LOCAL TIME, MARCH 20, 2025. THE METHOD OF AWARD WILL BE THE LOWEST EVALUATED BID. SPECIFICATIONS AND BID FORMS MAY BE OBTAINED MONDAY THROUGH FRIDAY FROM 8:00 A.M. TO 4:30 P.M., LOCAL TIME FROM GREG FANNIN, PURCHASING DIRECTOR, PIKE COUNTY COURTHOUSE, 146 MAIN STREET, PIKEVILLE, KY, OR BY CALLING (606) 432-6398. BID FORMS MUST BE RETURNED TO THE FISCAL COURT CLERK OF THE PIKE COUNTY FISCAL COURT, 146 MAIN STREET, PIKEVILLE, KY 41501. THE BID OPENING WILL BE MARCH 20, 2025 AT 2:00 P.M., LOCAL TIME IN THE FISCAL COURTROOM LOCATED ON THE 2ND FLOOR OF THE PIKE COUNTY COURTHOUSE, 146 MAIN STREET, PIKEVILLE, KY 41501 (UNLESS OTHERWISE POSTED).  
**COUNTY BID FORMS MUST BE USED TO SUBMIT BIDS**  
 RAY S. JONES II  
 PIKE COUNTY JUDGE-EXECUTIVE

**NOTICE OF SALE COMMON-WEALTH OF KENTUCKY PIKE CIRCUIT COURT DIVISION II ACTION NO.: 23-CI-00384**

Mortgage Solutions of Colorado, LLC, DBA PLAINTIFF Mortgage Solutions Financial VS. Douglas Tackett, Frances Tackett, Midland Funding, LLC DEFENDANTS By virtue of Judgment and Order for Sale, of the Pike County Circuit Court, entered November 16, 2023, I shall proceed to offer for sale, at the door of the Pike County Courthouse, at Pikeville, Pike County, Kentucky, to the highest bidder at public auction on Wednesday, March 26, 2025, at the hour of 9:00 a.m., or thereabout, on the following terms: at the time of sale, the successful bidder(s) shall pay cash or make a deposit of 10%, with the balance payable within 30 days, except that the deposit shall be waived if the first

lien holder is the successful bidder; any other purchaser who does not pay cash in full, shall be required to execute a bond, to secure the unpaid balance of the purchase price, in accordance with KRS 426.705 the bond shall bear interest at the rate the judgment bears from the date of the sale until paid, and shall have the same force and effect as a Judgment and shall remain and be a lien on the property until paid; the successful bidder(s) shall have the privilege of paying all of the balance of the purchase price prior the expiration of the thirty (30) day period, the following described real estate along which is being sold for enforcement of liens in the amount of \$190,793.35 plus interest at a rate of 5.75% from August 10, 2023, fees and cost, owed to Plaintiff, by Defendant, Douglas Tackett, said real estate being located in Pike County, Kentucky, and in accordance with Master Commissioner Administrative Procedures Part IV, is described as follows:  
 Property Address: 8675 Robinson Creek Rd, Virgie, Ky 41572; Parcel Number: 036-00-001-07.  
 Being the same property conveyed to Douglas Curt Tackett and Frances Marie Tackett, from Darlene Clevenger, by Deed dated 06/24/2022, recorded 06/28/2022, Deed Book 1115, Page 703, Document 982136, Pike County Clerks records, and being known as 8675 Robinson Creek Road, Virgie, Ky 41572  
 The purchaser at the commissioner's sale shall take real estate free and clear of the claims of the parties to this action but it shall be sold subject to: Easements, restrictions, stipulations, any matters disclosed by an accurate survey or inspection of the property; any right of redemption; and any assessments for public improvements levied against the property. Bidders will have to comply promptly with these terms. Any announcements made by the Master Commissioner on date of sale shall take precedence over printed matter contained herein. This the 15th day of February 2025.  
**Stephen L. Hogg**  
**Master Commissioner**  
**P.O. Box 734**  
**Pikeville, KY 41501**  
**pikemaster commissioner@gmail.com**

**NOTICE OF SALE COMMON-WEALTH OF KENTUCKY PIKE CIRCUIT COURT DIVISION I ACTION NO.: 24-CI-00783**

Mid South Capital Partners LP PLAINTIFF VS. TSE Investments LLC, Larry Worman, Cathy Bostrom, Commonwealth of Kentucky, County of Pike DEFENDANTS By virtue of Judgment and Order for Sale, of the Pike County Circuit Court, entered January 24, 2025, I shall proceed to offer for sale, at the door of the Pike County Courthouse, at Pikeville, Pike County, Kentucky, to the highest bidder at public auction on Wednesday, March 26, 2025, at the hour of 9:00 a.m., or thereabout, on the following terms: at the time of sale, the successful bidder(s) shall pay cash or make a deposit of 10%, with the balance payable within 30 days, except that the deposit shall be waived if the first lien holder is the successful bidder; any other purchaser who does not pay cash in full, shall be required to execute a bond, to secure the unpaid balance of the purchase price, in accordance with KRS 426.705 the bond shall bear interest at the rate the judgment bears from the date of the sale until paid, and shall have the same force and effect as a Judgment and shall remain and be a lien on the property until paid; the successful bidder(s) shall have the privilege of paying all of the balance of the purchase price prior the expiration of the thirty (30) day period, the following described real estate along which is being sold for enforcement of liens in the amount of \$8,689.01 plus interest, fees and cost, owed to Plaintiff, by Defendant, TSE Investments, LLC, said real estate being located in Pike County, Kentucky, and in accordance with Master Commissioner Administrative Procedures Part IV, is described as follows:  
 Address: 2365 Narrows Branch, Hardy, Ky 41531; PIDN: 168-00-00-089.02.  
 Being the same property conveyed to TSE Investments, LLC from TaxEase Investments 1, LLC by deed dated November 30, 2018 and recorded in Deed Book 1074, Page 604 in the Pike County Clerks Office. The purchaser at the commissioner's sale shall

take real estate free and clear of the claims of the parties to this action but it shall be sold subject to: Easements, restrictions, stipulations, any matters disclosed by an accurate survey or inspection of the property; any right of redemption; current year taxes; and any assessments for public improvements levied against the property. Bidders will have to comply promptly with these terms. Any announcements made by the Master Commissioner on date of sale shall take precedence over printed matter contained herein. This the 13th day of February 2025.  
**Stephen L. Hogg**  
**Master Commissioner**  
**P.O. Box 734**  
**Pikeville, KY 41501**  
**pikemaster commissioner@gmail.com**

**NOTICE OF SALE COMMON-WEALTH OF KENTUCKY PIKE CIRCUIT COURT DIVISION NO. II CIVIL ACTION NO. 24-CI-00787**

PINNACLE BANK, INC. PLAINTIFF VS. NEALSON OSBORNE OWENS, et al. ESTATE OF LONNIE OSBORNE COUNTER-CLAIM/CROSS-CLAIM DEFENDANTS PLAINTIFF VS. NEALSON OSBORNE OWENS; COUNTER-CLAIM/CROSS CLAIM PINNACLE BANK, INC.; PIKE COUNTY, KENTUCKY; CITY OF PIKEVILLE, KENTUCKY; PIKEVILLE INDEPENDENT SCHOOLS; and RAMY ELSHAER DEFENDANTS By virtue of Judgment and Order for Sale, of the Pike County Circuit Court, entered February 4, 2025, I shall proceed to offer for sale, at the door of the Pike County Courthouse, at Pikeville, Pike County, Kentucky, to the highest bidder at public auction on Wednesday, March 26, 2025,

at the hour of 9:00 a.m., or thereabout, on the following terms: at the time of sale, the successful bidder(s) shall pay cash or make a deposit of 10%, with the balance payable within 30 days, except that the deposit shall be waived if the first lienholder is the successful bidder; any other purchaser who does not pay cash in full, shall be required to execute a bond, to secure the unpaid balance of the purchase price, in accordance with KRS 426.705 the bond shall bear interest at the rate the judgment bears from the date of the sale until paid, and shall have the same force and effect as a Judgment and shall remain and be a lien on the property until paid; the successful bidder(s) shall have the privilege of paying all of the balance of the purchase price prior the expiration of the thirty (30) day period, the following described real estate, which is being sold for enforcement of liens in the amount of \$310,920.17, with interest at \$62.71 per day from July 26, 2024, plus all additional costs and expenses herein expended, owed to Plaintiff, Pinnacle Bank, Inc., by Defendant Nealson Osborne-Owens; and the further sum of \$125,000.00, plus all additional costs and expenses herein expended, owed to the Defendant/Counterclaim Plaintiff, Estate of Lonnie Osborne by Counterclaim/cross Claim Defendant, Nealson Osborne-Owens, said real estate being located in Pike County, Kentucky, and in accordance with Master Commissioner Administrative Procedures Part IV, is described as follows:  
 PVA MAP ID NO. 051-00-00-018.10; 122 Jay Lane, Pikeville, Kentucky 41501.  
 Being the same property conveyed to Nealson Z. Osborne-Owens a/k/a Roy Neal Owens by Deed, dated February 19, 2013, recorded in

Deed Book 996, Page 427, and Deed, dated August 10, 2006, recorded in Deed Book 892, Page 233, all of record in the Pike County Clerks Office. The purchaser at the commissioner's sale shall take real estate free and clear of the claims of the parties to this action but it shall be sold subject to: ad valorem property taxes for the year of the sale Easements, restrictions, stipulations, any matters disclosed by an accurate survey or inspection of the property; any right of redemption; and any assessments for public improvements levied against the property. Bidders will have to comply promptly with these terms. Any announcements made by the Master Commissioner on date of sale shall take precedence over printed matter contained herein. This the 13th day of February, 2025.

**Stephen L. Hogg**  
**Master Commissioner**  
**P.O. Box 734**  
**Pikeville, KY 41501**  
**pikemaster commissioner@gmail.com**

**NOTICE OF BOND RELEASE**

In accordance with KRS 350.093, notice is hereby given that ARC Kentucky Resources LLC, 251 Tollage Creek, Pikeville, KY, 41501, has applied for a Phase I, II, & III Bond Release for Increment 8 on **Permit Number 898-9189** that was last issued on January 13, 2025. The application covers an area of approximately 16.0 acres located 1.25 miles southeast of Penny in Pike County. The permit area is at Rob Fork roads junction with U.S. 23 and located on Rob Fork of Caney Creek. The surety bond now in effect on Increment 8 is for \$155,200. Approximately 100% is included in the application for release. Reclamation work performed includes: backfilling, grading, seeding, fertilizing, and mulching that

was completed in summer of 2010. Written comments, objections, and requests for a public hearing or informal conference must be filed with the Director, Division of Field Services, 300 Sower Boulevard, Frankfort, Kentucky 40601, by April 17, 2025. A public hearing on the application has been scheduled for April 21, 2025 at 10:00 am at the Department for Surface Mining Reclamation and Enforcement's Pikeville Regional Office, 121 Mays Branch Road, Pikeville, KY, 41501. The hearing will be canceled if no request for a hearing or informal conference is received by April 17, 2025.

**REAL ESTATE FOR RENT**

**Office Space For Rent**  
 Presently Medical Clinic 6,000 sq ft. Possible to divide 4,000 or 2,000 sq ft. Ground Floor. Ample Parking. 6 Bathrooms, 2 kitchens. First Floor, 101 Hibbard St, Pikeville, KY 41501. 606-434-1740

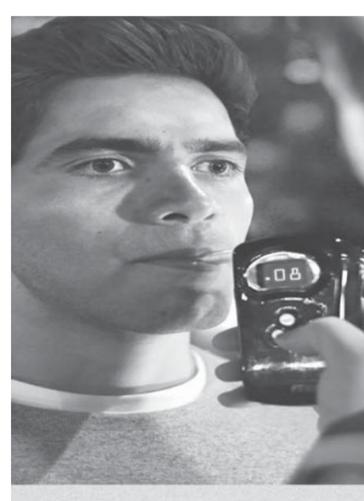
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