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ACCEPTED!



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 18-20, 2025 • Page 5B • Appalachian News-Express

TO OUR READERS

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

NOTICE OF SALE COMMON-WEALTH OF KENTUCKY PIKE CIRCUIT COURT DIVISION II ACTION NO.: 23-CI-00384
Mortgage Solutions of Colorado, LLC, DBA PLAINTIFF
VS.
Douglas Tackett, Frances Tackett, Midland Funding, LLC
DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered November 16, 2023, I shall proceed to offer for sale, at the door of the Pike County Courthouse, at Pikeville, Pike

LEGALS

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: 036-00-00-001.07. 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; 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
pikemastercommissioner@gmail.com

LEGALS

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 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.

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LEGALS

ment 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.

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LEGALS

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 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,

LEGALS

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 and Crossclaim 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.

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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. **This is the final advertisement of the application.** 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.

NOTICE

The Pike County Board of Education is now taking bids for surplus school buses. Bids may be picked up at the

LEGALS

Transportation Department between the hours of 8:00 a.m. to 4:30 p.m. All bids must be sealed and marked on the envelope, Bid Enclosed. Bids may be picked up on March 17th, 2025 and returned by Wednesday April 16th, 2025. Bids will be void if vehicles are not paid for and picked up within thirty days of bid acceptance. The Pike County Board of Education reserves the right to reject any and all bids.

SERVICES

Work Wanted
Available Small Dump Truck and Excavator for Hire doing Cleanup and Debris Removal. Call 606-637-1524.

PETS

Pups For Sale
They are massive, intelligent fun loving pups. They will be large dogs. Had 2nd round of shots. Ready. \$500 OBO text 865-591-3882

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

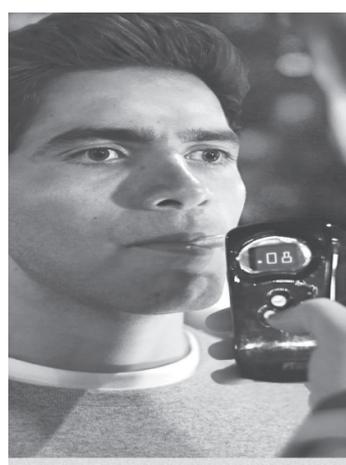
CARL D. PERKINS
Rent based on 30% of adjusted income. Elderly admission preference.

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One Bedroom Apartment Homes
• 24-Hr Emergency Maintenance
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All apartments are newly renovated!

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TTY: 1-800-648-6056
200 Douglas Parkway • Pikeville, KY 41501



YOU JUST BLEW \$10,000.

Buzzed. Busted. Broke. Get caught, and you could be paying around \$10,000 in fines, legal fees and increased insurance rates.

PUBLIC NOTICE

Pursuant to 405 KAR 8:010, Section 16(5), the following is a summary of permitting decisions made by the Department for Natural Resources, Division of Mine Permits with respect to applications to conduct surface coal mining and reclamation operations in Pike County.

LANDMARK MINING COMPANY INC	8980856 MI	3	2/17/2025
WELLMORE COAL CORPORATION DBA THE BLACK DIAMOND CO	8980851 MI	13	2/4/2025

Blue Ridge Coal Corporation is seeking a **CONTRACT MINER** for our new underground mine in Wise County, Virginia.

Coal seam is 6 foot high with excellent mining conditions. We have long term reserves. Coal is metallurgical quality and we have long term contracts. For more information call 276-356-6784 and ask for Ted.



Buzzed driving is drunk driving. buzzeddriving.adcouncil.org

Ad Council **NHTSA** www.nhtsa.gov