

**Contact: Deborah Chambers**  
**Phone: 606-437-4054**  
**Email: classads@news-expressky.com**  
**Mail: PO Box 802 • Pikeville, KY 41502**  
**Fax: 606-437-4246**

**PRE-PAY  
AND  
SAVE!**

ALL MAJOR CREDIT CARDS ACCEPTED! **VISA** **mastercard** **AMERICAN EXPRESS** **DISCOVER**

**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 25-27, 2025 • Page 4B • 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.: 24-CI-00476**

Pike Land & Cattle, LLC PLAINTIFF VS. Ralph Rowe Heirs DEFENDANTS Unknown Spouse, Heirs and Beneficiaries of Ralph Rowe and their Spouses, if any, Pike County, Kentucky  
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

**LEGALS**

Pikeville, Pike County, Kentucky, to the highest bidder at public auction on Wednesday, April 9, 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 along which is being sold for enforcement of liens in the amount of \$3,0203.82 plus interest, fees and cost, owed to Plaintiff, in rem by Defendant, Ralph Rowe Heirs, 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 No.: 099-00-00-030.01; Property Address- Regina, Pikeville, KY.  
Being the same property conveyed to Ralph Rowe, by deed dated April 23, 1946 recorded in Deed Book 291, Page 483 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 taxes; and any assessments for public improvements levied against the property. Bidders will have to comply with these terms.  
Any announcements made by the Master Commissioner on date of sale shall take precedence over printed matter contained herein. This the 17th day of March 2025.

**Stephen L. Hogg**

**LEGALS**

**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-00779**

Mid South Capital Partners LP PLAINTIFF VS. Joseph Virgil Burris, Unknown Spouse of Joseph Virgil Burris, Mitchell Burris, Unknown Spouse of Mitchell Burris, Joseph Gregory Burris, Unknown Spouse of Joseph Gregory Burris, Commonwealth of Kentucky, County of Pike, Unknown Heirs or Devises or Joseph Virgil Burris DEFENDANTS

By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered February 5, 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, April 9, 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 \$5,907.00 plus interest, fees and cost, owed to Plaintiff, by Defendant, Joseph Virgil Burris, said real estate being located in Pike County, Kentucky, and in accordance with Master Commissioner Administrative Procedures Part IV, is described as follows:

**Stephen L. Hogg**

**LEGALS**

Property Address; Middle Fork Rockhouse, Belfry Ky 41514; PIDN: 107-00-00-025.000.

Being the same property conveyed to Mitchell Burris and Joseph Gregory Burris, with a life estate reserved for Joseph Virgil Burris, from Joseph Virgil Burris, by deed dated April 12, 1995 and of record in Deed Book 781, Page 118 in the Pike County Clerks Office.

The said Joseph Virgil Burris is deceased extinguishing his life estate herein. 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 with these terms.  
Any announcements made by the Master Commissioner on date of sale shall take precedence over printed matter contained herein. This the 4th day of March, 2025

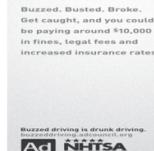
**Stephen L. Hogg Master Commissioner P.O. Box 734 Pikeville, KY 41501 pikemaster commissioner@gmail.com**

**NOTICE OF SALE COMMON-WEALTH OF KENTUCKY PIKE CIRCUIT COURT DIVISION - I ACTION NO.: 24-CI-00793**

Mid South Capital Partners, LP PLAINTIFF VS. Willard Young; Unknown Spouse of Willard Young; Commonwealth of Kentucky, County of Pike, United States of America, Department of the Treasury, Internal Revenue Service; Fifth Third Bank, as successor in Interest to Home Equity of America, Inc. DEFENDANTS



**YOU JUST BLEW \$10,000.**



**LEGALS**

By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered on the 10th day of January, 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, April 9, 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 \$6,771.21 plus interest, fees and cost, owed to Plaintiff, by Defendant, Willard Young, 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: 519 Happy Valley Road, McAndrews, Ky 41543; PIDN: 154-00-00-170.01.  
Being the same property conveyed to Willard Young and Darlene Young, husband and wife from the First National Bank of Williamson by deed dated October 31, 2003 and record in Deed Book 841, Page 408 in the Pike County Clerks Office.  
Darlene Young died October 28, 2021 and her interest in this property passed to Willard Young by Virtue of the survivorship provision in deed aforesaid.  
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 4th day of March 2025.

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

**LEGALS**

Book 841, Page 408 in the Pike County Clerks Office.  
Darlene Young died October 28, 2021 and her interest in this property passed to Willard Young by Virtue of the survivorship provision in deed aforesaid.  
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 4th day of March 2025.

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

**Antenna Structure Registration Environmental Notification**

East Kentucky Network, LLC d/b/a Appalachian Wireless is proposing to construct a telecommunications tower (FCC Form 854 File No. A1310326) located at 156 Radio Hill, Buskirk, Pike County, Kentucky at Latitude N 37° 37' 02.1, Longitude W 82° 10' 05.6. The tower is proposed to be a self-supporting/lattice design and 310' tall with Style E (L-864/L-865) lighting. In accordance with the National Environmental Policy Act (NEPA), an evaluation is being conducted of the potential impacts the proposed tower facility may have on

**LEGALS**

the environment. Interested parties may review the application by going to [www.fcc.gov/asr/applications](http://www.fcc.gov/asr/applications) and entering the Form 854 File Number and may comment on the proposed structure by following the instructions at [www.fcc.gov/asr/environmentalrequest](http://www.fcc.gov/asr/environmentalrequest). The Federal Communications Commission (FCC) strongly encourages interested parties to file comments online, however written comments may be directed to: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th ST SW, Washington, DC 20554.

**SERVICES**

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

**FOR SALE**

**FOR SALE**  
Microfiber Sofa, light tan with chairs. Two end tables and coffee table \$600 for set. Microfiber Living room set, light tan with wide chair recliners, Love seat sofa. \$1400. 606-639-6867.

**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



**STATEWIDES**

**BUSINESS SPACE FOR RENT**

Frankfort Office Space for rent: Second floor with four large office areas, restroom. Office desks furnished. Located 1/2 mile from I-64 Lawrenceburg exit 53A. Electric, water, gas, utilities and internet included. \$2,200 per month. Call Bonnie Howard, Kentucky Press Association, 502-223-8821.

**BUYING CARS**

We buy 8,000 cars a

**week. Sell your old, busted or junk car with no hoops, haggles or headaches.**

Sell your car to Peddle. Easy three step process. Instant offer. Free pickup. Fast payment. Call 1-844-440-0399

**BUYING HOUSES**

We Buy Houses for Cash AS IS! No repairs. No fuss. Any condition. Easy three step process: Call, get cash offer and get paid. Get your fair cash offer today by calling Liz Buys Houses: 1-888-287-5615

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

**Utilites Included in Rent**  
(heat, a/c, electric, basic cable, water & trash)  
**One Bedroom Apartment Homes**  
• 24-Hr Emergency Maintenance  
• Controlled Access Entry • On-Site Laundry  
• Community Room • Social Activities

**All apartments are newly renovated!**  
**APARTMENTS AVAILABLE**  
Call Today! (606) 639-8280  
TTY: 1-800-648-6056  
200 Douglas Parkway • Pikeville, KY 41501

**We're Hiring!**

**Blue Diamond Pools & Spas is looking for a SALES CLERK with experience in pool/spa supplies preferably.**  
We are accepting applications via email at [bluediamondpools@sloneky.com](mailto:bluediamondpools@sloneky.com) or fax resume to 606-432-7485  
EOE

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on **Tuesday, April 15, 2025, at 1:00 p.m.** a Public Sale will be held at **First National Bank Parking Lot 109 Prater Place Pikeville, Kentucky 41501**, to sell for cash the following collateral:

**ONE (1) 2024 WILDWOOD 167RBK VIN# 4X4TWD710RY102165**

Said collateral is being held to secure an obligation under the terms of a Security Agreement held by The First National Bank of Williamson, at Williamson, West Virginia, as secured party, and may be viewed at **First National Bank Parking Lot 109 Prater Place Pikeville, Kentucky 41501**. Said collateral is being sold in an "AS IS" condition with no warranty attached thereto. The undersigned reserves the right to bid.

Notice dated this the 21st March 2025.

**THE FIRST NATIONAL BANK OF WILLIAMSON MAIN OFFICE – 68 E. SECOND AVENUE WILLIAMSON, WEST VIRGINIA 25661**

(David W. Robinette)  
Collections Manager  
First National Bank of Williamson  
(304) 235-5300

**CHIROPRACTIC ASSISTANT NEEDED**

A chiropractic office with locations in Prestonsburg and Pikeville is seeking a full-time employee. The ideal candidate should be dependable, energetic, and willing to work with patients one-on-one. This position is not a receptionist role and requires being on one's feet. No prior experience is necessary as training will be provided on site. Interested applicants can apply online at [indeed.com](http://indeed.com) or email their resume to: [office@hhchirocenter.com](mailto:office@hhchirocenter.com)  
EOE