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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, April 1-3, 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 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 17th day of March 2025.

Stephen L. Hogg
 Master

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: 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 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

LEGALS

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

LEGALS

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
 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

LEGALS

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

LEGALS

Commissioner P.O. Box 734 Pikeville, KY 41501 pikemaster commissioner@gmail.com

SERVICES

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

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 or email their resume to: office@hhchirocenter.com
 EOE

NOTICE OF HEARING

Notice is hereby given that the Kentucky Public Service Commission ("PSC") will conduct a hearing on April 17, 2025, beginning at 9 a.m. Eastern Daylight Time, and continuing until called from the bench by the presiding officer, in the Richard Raff Hearing Room at the offices of the Public Service Commission at 211 Sower Boulevard, Frankfort, Kentucky, 40602 for the purposes of cross-examination of witnesses of Delta Natural Gas Company, Inc. ("Delta") and intervenors in Case No. 2024-00346 regarding Delta's application for an adjustment of its rates. This hearing will be streamed live and may be viewed on the PSC website, psc.ky.gov. Public comments may be made at the beginning of the hearing. Those wishing to make oral public comments may do so by following the instructions listed on the PSC website, psc.ky.gov

PIKEVILLE MEDICAL CENTER

is currently seeking
RHEUMATOLOGIST (1 F/T)
 Provide the usual and customary clinical services of a rheumatologist. As of the start date, must have a Kentucky medical license and be board eligible or board certified in rheumatology.
Mail CV to Pikeville Medical Center,
 911 Bypass Road, Pikeville, KY 41501
 Attn: Physician Recruiting
 Pikeville Medical Center is an equal opportunity employer.

NOTICE OF PUBLIC SALE

Notice is hereby given that on **Tuesday, April 22, 2025, at 10:00 a.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) 2013 CHRYSLER TOWN & COUNTRY VIN# 2C4RC1BG1DR72213

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 1st April 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

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

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