<u>P P A L A C H I A N</u> CLASSIFIEDS S-EXPRESS THE CONSCIENCE OF EASTERN KENTUCKY ALL MAJOR

CREDIT CARDS

ACCEPTED!

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

LEGALS

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.

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Tuesday-Thursday, May 13-15, 2025 • Page 4B • Appalachian News-Express

LEGALS

PRE-PAY

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SAVE!

PLEASE	County, Ken-
CHECK	tucky, to the
YOUR AD	highest bidder at
Please read your	public auction on
ad the first day	Wednesday, May
it appears in the	28, 2025, at the
newspaper.	hour of 9:00 a.m.,
Report any er-	or thereabout, on
rors immediately	the following
and we will glad-	terms: at the time
ly correct any er-	of sale, the suc-
rors published	cessful bidder(s)

LEGALS

and we ly corre rors 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 davs ad ran incorrectly.

To OUR READERS

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

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PUBLISHER'S NOTICE

property All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise purchase preference, "any limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention to make enforcement any such preference, limitation or disliens crimination." Faamount milial includes children under the age of 18 living with parents or legal cusodian onant 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 of discomplain crimination, call HUD toll-free at 1-800-669-9777. The toll-free number for the hearing impaired is 1-800-927-9275.

missioner on date Kenof sale shall take the precedence over lder at printed matter ion on contained herein. May This the 29th day at the of April 2025. 0 a.m., Stephen L. out, on Ĥogg llowing 1e time Master e suc-Commissioner P.O. Box 734 shall pay cash or Pikeville, KY make a deposit of 41501 10%, with the pikemaster balance payable commissioner within 30 days, @gmail.com except that the deposit shall be NOTICE waived if the first **OF SALE** lien holder is the **COMMON** successful bidder; WEALTH OF any other pur-**KENTUCKY** chaser who does **PIKE CIRCUIT** not pay cash in COURT full, shall be re-**DIVISION I** quired to execute **ACTION NO.:** a bond, to secure 23-CI-00425 the unpaid bal-ADS Tax lien ance of the pur-Company, LLC chase price, in ac-PLAINTIFF with VS. KRS 426.705 the Pike County bond shall bear Fiscal Court, interest at the Commonwealth rate the judgof Kentucky, ment bears from Division of the date of the Unemployment until paid, Insurance have DEFENDANTS force By virtue of Judgand effect as a ment and Order and for Sale, of the shall remain and Pike Circuit be a lien on the Court, entered until May 6, 2024, I paid; the successshall proceed to ful bidder(s) shall offer for sale, at have the privilege the door of the of paying all of County Pike the balance of the Courthouse, at price Pike Pikeville, prior the expira-County, Kention of the thirty to tucky, the (30) day period, highest bidder at the following depublic auction on scribed real es-Wednesday, May tate along which 28, 2025, at the is being sold for hour of 9:00 a.m., of or thereabout, on the following the of terms: at the time of sale, the successful bidder(s) shall pay cash or 1, make a deposit of and 10%, with the to balance payable within 30 days, except that the deposit shall be waived if the first Pike lien holder is the Kensuccessful bidder; any other purwith chaser who does not pay cash in full, shall be required to execute a bond, to secure the unpaid balance of the purchase price, in acwith cordance KRS 426.705 the bond shall bear interest at the rate the judgment bears from conthe date of the sale until paid, shall have and force the same and effect as a and Judgment shall remain and be a lien on the dated property until 2021,paid; the successful bidder(s) shall have the privilege of paying all of the balance of the purchase price prior the expira-The purchaser at tion of the thirty the commission-(30) day period, shall the following detake real estate scribed real esfree and clear of tate along which the claims of the is being sold for parties to this acenforcement of tion but it shall the liens in be sold subject to: amount of Easements, re-\$7,836.43 plus instrictions, stiputerest at a rate of lations, any mat-6%, fees and cost. ters disclosed by owed to Plaintiff, an accurate sursaid real estate vev or inspection being located in of the property; County, Pike any right of re-Kentucky, and in and accordance with any assessments Master Commispublic im-Adminissioner trative Procelevied against the dures Part IV, is described as fol-Bidders will have lows comply PIDN: 203-00-00with 071.04; Property these terms. Address: 74announce-Br. St. Phillips ments made by Pike County, the Master Com-Kentucky. rate

Said property being subject to the easements, covenant and restrictions, as contained in the granting deed. Being the same property conto Pike veyed Fiscal County Court by Deed dated February 5, 2021 as recorded Deed Book in 1098, Page 512, County Pike 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; and any assessments for public improvements levied against the property. Bidders will have comply to promptly with these terms. Anv announcements made by the Master Commissioner on date of sale shall take precedence over printed matter contained herein. This the 29th day of April 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 II ACTION NO.:** 24-CI-01222 APEX CAPITAL LLC PLAINTIFF VS MACRAE TRUCKING, LLC AKA MACRAE TRUCKING PIKE COUNTY, **KENTUCKY** DEFENDANTS By virtue of Judgment and Order for Sale, of the to Pike Circuit entered Court, April 18, 2025, I shall proceed to offer for sale, at the door of the Pike County Courthouse, at Pike Pikeville, County, Kento tucky, the highest bidder at public auction on Wednesday, May 28, 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 the judg-

LEGALS LEGALS ment bears from Community Trust Bank. Inc., the date of the paid, Worldwide Asset sale until and shall have Purchasing, force the same and effect as a and Judgment shall remain and be a lien on the propertv until naid: the successful bidder(s) shall have the privilege of paying all of Pike the balance of the Court. purchase price prior the expiration of the thirty (30) day period, the following de-Pike scribed real estate along which is being sold for County, enforcement of tucky, liens in the total amount of \$13,080.92. together with interest, fees, and cost, owed to Plaintiff, Defendant, the Macrae Trucking, LLC, said real estate being located in Pike County, Kentucky, and in accordance with 10%, with Master Commisbalance Adminissioner Procetrative dures Part IV, is described as follows: The following described real property located in Pike County, Kentucky: PVA MAP ID NO. 166-00-00-022.03. Tract I and Tract Being the same property concordance veyed to MaCrae veyea ... Trucking, LL., MaCrae Rill Trucking, by Bill rate Reynolds, by deed dated July 25.2005. as recorded sale in Deed Book 874 and Page 446 in the the County Pike and Clerks Office. Judgment The purchaser at shall remain and τne commission sale shall property er's take real estate free and clear of the claims of the parties to this action but it shall be sold subject to: purchase Easements, re-strictions, stipulations, any matters disclosed by an accurate survey or inspection of the property; any right of reenforcement demption; current liens year taxes; and amount \$68,180.82 any assessments public for improvements levied against the cost. property. Bidders will have fendant, comply promptly with these terms. announce-County, Any ments made by the Master Comcordance missioner on date of sale shall take precedence over trative dures Part IV, is printed matter contained herein. described as fol-This the 29th day lows: of April 2025. Property: 98 Ad-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 -II ACTION NO.:** 24-CI-00978 MCLP Asset Company, Inc PLAINTIFF VS. Jennie L. Adkins, James Adkins, James K. Adkins, aka James Kevin Adkins, Michael Roger 200 Douglas Parkway • Pikeville, KY 41501 Adkins,

assignee to Citibank, Asset Acceptance property LLC, Midland Funding LLC DEFENDANTS Denise Bv virtue of Judgment and Order Roger for Sale, of the Circuit kins quired entered January 31, 2025, I shall proceed to offer for sale, at the door of the Pike Courthouse, at Pike County kins, dated 2002Ken-Book to the highest bidder at Kentucky public auction on records. Wednesday, May 28, 2025, at the property hour of 9:00 a.m., or thereabout, on Roger following unmarried terms: at the time of sale, the successful bidder(s) shall pay cash or Adkins, make a deposit of Denise the balance payable within 30 days, except that the band; deposit shall be Roger waived if the first lienholder is the successful bidder; any other purchaser who does not pay cash in 2003,full, shall be required to execute a bond, to secure the unpaid balance of the purchase price, in acwith KRS 426.705 the bond shall bear interest at the the judgment bears from the date of the until paid. shall have same force effect as a

Branch be sold subject to: Pikeville, Easements, strictions, stipu-Ky 41501 Parcel No.: 032lations, any mat-00-00-004.07 ters disclosed by Being the same an accurate survey or inspection conveyed to Jennie of the property; Lou Adkins, Terri any right of re-Adkins demption; current Mullins, Michael year taxes; and Adkins, any assessments James Kevin Adfor public who acprovements levied against the title by virtue of a(n) affiproperty. Bidders will have davit of heirship from the estate of to Michael Ray Adpromptly deceased. these terms. July 19, in Deed announce-Any ments made by 818 page the Master Com-498, Pike County, missioner on date of sale shall take precedence over Being the same printed contained herein. conveyed to Michael This the 29th day Adkins, of April 2025. Stephen L. who acquired title by Hogg virtue of a deed Master from Jennie Lou Commissioner unmar-P.O. Box 734 ried widow. Terri **Pikeville**, KY Ádkins 41501 Mullins and Tony pikemaster Mullins, her huscommissioner@ Michael gmail.com Adkins, unmarried; **NOTICE OF** James Kevin Ad-INTENTION kins and Myra O. TO MINE Adkins, his wife, **Pursuant To** dated May 21. Application recorded Number 898-1037 RN-1 (1) In accordance with

June 25, 2003, in Deed Book 833, 636, Pike Page County, Ken-350.055, notice is tucky records. hereby given that Being the same MC Mining, LLC, property conveyed to James 4126 State Highway 194 Kevins Adkins, Pikeville, KY 41501, has apsingle and Jennie L. Adkins, single plied for renewal who acquired title by virtue of a of a permit for a underground coal deed from Michael mining operation Roger Adkins, affecting single, acres located 0.5 dated October 15, miles southeast recorded 2003,April 12, 2004, in of Heenon in Pike Jeea DOOK 548. 348, Page Pike County. Kentucky records. Being the same property conveyed to Michael Roger Adkins, single, James Kevin Adkins, married and Jen-Adkins. nie L. single who acquired title by virtue of a deed from James Kevin Adkins, Married and Jennie L. Adkins, single, dated January 7, 2010, recorded January 7, 2010, in Deed Book 948, Page 139, Pike County, Kentucky records. Included is a Mobile Home. 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

Brooks. Linda Johnny And Mullins Diana Reed, Big Sandy Company, Alma Land Company, Shelby Jean Dworak, Agnes Truiillo. Guarld Cline, Patty Bobbie Cline. Jean And Charlie Norstrand, John-And Joann Charles, Ralph And Bonnie Maynard, Joyce Hageman. Dorothy Jo Kroll, Patty Maynard Charles And Bessie Maynard, Cecil And Bethel Setser, Martin And Celia Fish, Wanda Garnell Taylor, Land Resources & Rovalties LLC, Kathleen And Billy Cline, James Irvin And Wanda Muncy, Edith Corbett Muncy, Hurt, Linda Sue Brown. Janice Marie Hurt, Thomas Cowan Hurt, Johnny Scott Hurt, Elizabeth Marge Scott, Brian And Debra Scott, Cyndy And Stephen Austin, John D Webb, Lena Webb, Peg-Webb, Children of Peggy & Joseph Webb, Debra C Webb, Linda Sue And Samuel Hatcher, James T And Patricia Webb, Vir-oil E Webb, Clarence Michael Stapleton, Rodney Webb, Gary And Roberta Webb, William W Webb, Barbara And Clarence Crigger, Veronica Aianna Webb, Webb, John G Corlew, Walter T Hatcher III, Don



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NOTICE **OF SALE COMMON-**WEALTH OF **KENTUCKY** PIKE CIRCUIT COURT **DIVISION I ACTION NO.:** 23-CI-00131 NewRez LLC d/b/a Shellpoint Mortgage Servicing PLAINTIFF VS Rita C. Phipps, Community Trust Bank Inc DEFENDANTS By virtue of Judgment and Order for Sale, of the Pike Circuit Court. entered August 28, 2023 and Order entered, January 2, Order en-2025,tered, April 7. 2025, I shall proceed to offer for sale. at the door of the Pike County Courthouse, at

Pikeville.

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demption;

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sale

\$102,479.65 plus interest at a rate of 3.125% from November 2021,iees owed cost. Plaintiff, by Defendant, Rita C. Phipps, said real estate being located in County, tucky, and in accordance Master Commissioner Adminis-Procetrative dures Part IV, is described as follows: **Property Address:** 248 Twin Oaks Pikeville, Drive. Ky 41501; Parcel 093-00-00-No.: 094.00. Being the same property veyed to Rita C. Phipps, single woman who acguired title by virtue of a deed from Vickie Tryon, an unmarried woman, July 13, recorded July 16, 2021 at Deed Book 1103, Page 639, Pike County, Kentucky records.

be a lien on the until paid; the successful bidder(s) shall have the privilege of paying all of the balance of the price prior the expiration of the thirty (30) day period, the following de-scribed real estate along which is being sold for of the in of plus interest at a rate of 3%, fees and owed to Plaintiff, by De-Jennie L. Adkins, said real estate being located in Pike Kentucky, and in acwith Master Commissioner Adminis-Proce-

and



Count (2) The proposed Phillip L Hatchoperation is aper. proximately 0.25 miles south from highway 881s junction with Right Fork of Brushy Road. (3) The proposed operation is located on the Varney and Meta U.S.G.S. 7.5 minute quadrangle maps. The surface area to be disturbed is Jane owned by Combs Salyer, Brothers Invest-Company, ment Jeff Jones, William Reed. with the Director, Clifford Reed, Jr, Division of Mine Tim Reed, Trish And Jesse Carl

Frances Hatcher. and James A Scott. The applica-(4) tion has been filed for public inspection at the Division of Mine Reclamation and Enforcements, Pikeville Regional Office, 121Branch Mays Pikeville, Road, KY 41501. Writcomments. ten objections or requests for a permit conference must be filed

Hatcher

Henry



Science Building North, University of Kentucky, Lexington, KY 40546-0091.