APPALACHIAN NEWS-EXPRESS
THE CONSCIENCE OF EASTERN KENTUCKY

CLASSIFIEDS

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Deadlines are same for placing, changing or stopping ad.
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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.

EQUAL HOUSING OPPORTUNITY

Legals

NOTICE OF SALE COMMONWEALTH 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, 2025, Order entered, April 7, 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, 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 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 $102,479.65 plus interest at a rate of 3.125% from November 1, 2021, fees and cost, owed to Plaintiff, by Defendant, Rita C. Phipps, 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: 248 Twin Oaks Drive, Pikeville, Ky 41501; Parcel No.: 093-00-00-094.00.
Being the same property conveyed to Rita C. Phipps, single woman who acquired title by virtue of a deed from Vickie Tryon, an unmarried woman, dated July 13, 2021, recorded July 16, 2021 at Deed Book 1103, Page 639, Pike County, Kentucky records.
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 29th day of April 2025.
Stephen L. Hogg
Master Commissioner
P.O. Box 734
Pikeville, KY 41501
pikemaster commissioner @gmail.com

NOTICE OF SALE COMMONWEALTH OF KENTUCKY PIKE CIRCUIT COURT DIVISION I ACTION NO.: 23-CI-00425
ADS Tax lien Company, LLC
PLAINTIFF
VS.
Pike County Fiscal Court, Commonwealth of Kentucky, Division of Unemployment Insurance
DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered May 6, 2024, 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, 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 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 $7,836.43 plus interest at a rate of 6%, fees and cost, owed to Plaintiff, said real estate being located in Pike County, Kentucky, and in accordance with Master Commissioner Administrative Procedures Part IV, is described as follows:
PIDN: 203-00-00-071.04; Property Address: 74 Phillips Br. St. Pike County, Kentucky.
Said property being subject to the easements, covenant and restrictions, as contained in the granting deed.
Being the same property conveyed to Pike County Fiscal Court by Deed dated February 5, 2021 as recorded in Deed Book 1098, Page 512, 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; 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 29th day of April 2025.
Stephen L. Hogg
Master Commissioner
P.O. Box 734
Pikeville, KY 41501
pikemaster commissioner @gmail.com

NOTICE OF SALE COMMONWEALTH 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 Pike Circuit Court, entered April 18, 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, 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 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 $13,080.92, together with interest, fees, and cost, owed to Plaintiff, by Defendant, Macrae Trucking, LLC, said real estate being located in Pike County, Kentucky, and in accordance with Master Commissioner Administrative Procedures 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 II
Being the same property conveyed to MaCrae Trucking, LLC, AKA MaCrae Trucking, by Bill Reynolds, by deed dated July 25, 2005, as recorded in Deed Book 874 Page 446 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 29th day of April 2025.
Stephen L. Hogg
Master Commissioner
P.O. Box 734
Pikeville, KY 41501
pikemaster commissioner @gmail.com

NOTICE OF SALE COMMONWEALTH 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 Adkins, Community Trust Bank, Inc., Worldwide Asset Purchasing, assignee to Citibank, Asset Acceptance LLC, Midland Funding LLC
DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered January 31, 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, 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 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 $68,180.82 plus interest at a rate of 3%, fees and cost, owed to Plaintiff, by Defendant, Jennie L. Adkins, said real estate being located in Pike County, Kentucky, and in accordance with Master Commissioner Administrative Procedures Part IV, is described as follows:
Property: 98 Adkins Branch Road, Pikeville, Ky 41501
Parcel No.: 032-00-00-004.07
Being the same property conveyed to Jennie Lou Adkins, Terri Denise Adkins Mullins, Michael Roger Adkins, James Kevin Adkins who acquired title by virtue of a(n) affidavit of heirship from the estate of Michael Ray Adkins, deceased, dated July 19, 2002 in Deed Book 818 page 498, Pike County, Kentucky records.
Being the same property conveyed to Michael Roger Adkins, unmarried who acquired title by virtue of a deed from Jennie Lou Adkins, unmarried widow, Terri Denise Adkins Mullins and Tony Mullins, her husband; Michael Roger Adkins, unmarried;
James Kevin Adkins and Myra O. Adkins, his wife, dated May 21, 2003, recorded June 25, 2003, in Deed Book 833, Page 636, Pike County, Kentucky records.
Being the same property conveyed to James Kevins Adkins, single and Jennie L. Adkins, single who acquired title by virtue of a deed from Michael Roger Adkins, single, dated October 15, 2003, recorded April 12, 2004, in Deed Book 848, Page 348, Pike County, Kentucky records.
Being the same property conveyed to Michael Roger Adkins, single, James Kevin Adkins, married and Jennie L. Adkins, 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 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 29th day of April 2025.
Stephen L. Hogg
Master Commissioner
P.O. Box 734
Pikeville, KY 41501
pikemaster commissioner@ gmail.com

NOTICE OF INTENTION TO MINE
Pursuant To Application Number 898-1037 RN-1
(1) In accordance with KRS 350.055, notice is hereby given that MC Mining, LLC, 4126 State Highway 194 West, Pikeville, KY 41501, has applied for renewal of a permit for a underground coal mining operation affecting 58.1 acres located 0.5 miles southeast of Heenon in Pike County.
(2) The proposed operation is approximately 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 owned by Jane Salyer, Combs Brothers Investment Company, Jeff Jones, William Reed, Clifford Reed, Jr, Tim Reed, Trish And Jesse Carl Brooks, Linda And Johnny Mullins, Diana Reed, Big Sandy Company, Alma Land Company, Shelby Jean Dworak, Agnes Trujillo, Guarld Cline, Patty Cline, Bobbie Jean And Charlie Norstrand, Johnny 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 & Royalties LLC, Kathleen And Billy Cline, James Irvin And Wanda Muncy, Edith Muncy, Corbett 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, Peggy Webb, Children of Peggy & Joseph Webb, Debra C Webb, Linda Sue And Samuel Hatcher, James T And Patricia Webb, Virgil E Webb, Clarence Michael Stapleton, Rodney Webb, Gary And Roberta Webb, William W Webb, Barbara And Clarence Crigger, Veronica Webb, Aianna Webb, John G Corlew, Walter T Hatcher III, Don Scott Hatcher, Phillip L Hatcher, Henry Frances Hatcher, and James A Scott.
(4) The application has been filed for public inspection at the Division of Mine Reclamation and Enforcements, Pikeville Regional Office, 121 Mays Branch Road, Pikeville, KY 41501. Written comments, objections or requests for a permit conference must be filed with the Director, Division of Mine Permits, 300 Sower Boulevard, Frankfort, KY 40601.
This is the final advertisement of the application. All comments, objections

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.

WELLMORE COAL CORPORATION DBA THE BLACK DIAMOND CO			
8981045	MI	6	4/21/2025
WELLMORE COAL CORPORATION DBA THE BLACK DIAMOND CO			
8984637	RN	1	4/10/2025

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