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**PRE-PAY  
AND  
SAVE!**



**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, May 27-29, 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 ACTION NO.: 11-CI-01540 MID SOUTH CAPITAL PARTNERS, LP PLAINTIFF**  
As Assignee of Tax Ease Lien Investments 1, LLC VS. MIKE HOLLAND; PORTFOLIO RECOVERY ASSOCIATES, INC.; PIKE COUNTY and UNKNOWN SPOUSE OF MIKE HOLLAND, IF ANY; JAMES DWIGHT CHANEY; and DARLENE MARIE CHANEY

**LEGALS**

**DEFENDANTS**  
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered May 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, June 11, 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 \$6,694.85 plus interest, fees and cost, owed to Plaintiff, by Defendant, Mike Holland, 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: 3174 Poor Bottom Road, Pike County, KY; PIDN: 070-00-00-044.03. Being the same property conveyed to Mike Holland from Rosemary Justice and Jeffery Justice, spouses, by deed dated August 5, 1996 and of record in Deed Book 724, Page 688 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; current year property taxes; any right of redemption; and any assessments for public improvements levied against the

**LEGALS**

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 22nd day of May 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-725**  
Vanderbilt Mortgage and Finance, Inc. PLAINTIFF VS. Rose M. Deskins, Unknown Spouse of Rose M. Deskins Marilyn McKinney, Mid South Capital Partners, LP, Pike County, Kentucky DEFENDANTS

By virtue of Judgment and Order for Sale of the Pike Circuit Court, entered October \_\_\_\_\_, 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, June 11, 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, with surety, 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 rem, in the amount of \$75,058.28, together with interest and costs, said real estate being located in Pike County, Kentucky, and in

**LEGALS**

accordance with Master Commissioner Administrative Procedures Part IV, is described as follows: Map ID: 127-00-00-013.11; 165 Meathouse Road, Kimper, KY. Being the same property conveyed to Rose Deskins, by deed as recorded in Deed Book 942, Page 387, Pike County Clerks Office. Together with a 2009 Clayton Mobile Home, Serial No. CLR026345TNA B. 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 22nd day of May 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-01159**  
Community Trust Bank Inc. PLAINTIFF VS.

Franklin Dewayne Brewster, Unknown Spouse of Franklin Dewayne Brewster Jacqueline Sue Brewster, AKA Jacqueline Kennedy, and Unknown Spouse of Jacqueline Sue Brewster, AKA Jacqueline Kennedy DEFENDANTS  
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered March 21, 20025, 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, June 11, 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 \$73,173.29 plus interest at a rate of 6.625% from November 20, 2024, fees and cost, owed to Plaintiff, in rem, by Defendant, Franklin Brewster and Jacqueline Sue Brewster, 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: 894 Pecco Hollow Road, Belfry Ky 41514 MAP#: 156-00-00-048.08. That was conveyed on February 16, 2001, by and between Jackie Wayne Hackney and Carol Sue Hackney, his wife, to Jacqueline Sue Kennedy, single by deed recorded in deed book 798, page 670, in the Pike County Clerks office. This loan is further secured by a 2006 Clayton Mobile Home VIN#: CLR024256TNA B 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 22nd day of May 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 898-4661 Renewal #4**  
In accordance with KRS 350.055, notice is hereby given that ARC Kentucky Resources, LLC, 251 Tollage Creek Road, Pikeville, Kentucky 41501 has applied for renewal of a permit for an underground coal mining and reclamation operation located 2.5 miles northeast of Penny in Pike County. The proposed operation will disturb 6.8 surface acres within the permit boundary. The proposed operation is approximately 0.4 miles southeast from U.S. Route 119/23s junction with Rob Fork Road and located 0.4 miles southeast of Caney Creek. The proposed operation is located on the Dorton U.S.G.S. 7 ½ minute quadrangle map. The surface area to be disturbed is owned by ARC Kentucky Resources, LLC. The renewal application has been filed for public inspection at the Division for Mine Reclamation and Enforcement's Pikeville Regional Office, 121 Mays Branch Road, Pikeville, Kentucky 41501-9331. Written comments, objections, or requests for a permit conference must be filed with the Director, Division Mine of Permits, 300 Sower Boulevard, Frankfort, Kentucky 40601.

**MOUNTAIN WATER DISTRICT PIKEVILLE, KENTUCKY SMITH FORK ROAD WATERLINE RELOCATION PROJECT ADVERTISE-MENT FOR BIDS**  
Sealed Bids for the construction of the **Smith Fork Road Waterline Relocation Project** will be received by the Mountain Water District at the office of its **Attorney, Jim Vanover, Vanover, Hall, Bartley & Ward PSC Attorneys at Law, 225 Hambley Boulevard, Pikeville, KY 41501, until 2 PM local time on June 17, 2025**, at which time the Bids received will be publicly opened and read. The Project consists of construction services for the Mountain Water Districts proposed Smith Fork Road Waterline Relocation Project which will

consist of installation of 250 LF of 10 ductile iron pipe including creek crossing, three gate valves, and all related appurtenances located near Meta in Pike County, Kentucky. Bids will be received for a single prime contract. Bids shall be on a lump sum and unit price basis as listed in the Bid Form. This project is subject to the Build America, Buy America Act (BABAA) requirements under Title IX of the Infrastructure Investment and Jobs Act (IIJA), Pub. L. 117-58, §§ 70901-70953. Absent an approved waiver, all iron, steel, manufactured products, and construction materials used in this project must be produced in the United States. The Davis Bacon wage rates will apply to this project. The Issuing Office for the Bidding Documents is: **Environmental Design Consultants, Inc., 43 Village Street, Pikeville, KY 41501, Timothy M. Campoy, PE, 606-437-0100 ext. 308 office or email at tmcampoy@bell south.net.** Prospective Bidders may examine the Bidding Documents at the Issuing Office on Mondays through Fridays between the hours of **8AM - 4PM, by appointment only**, and may obtain copies of the Bidding Documents from the Issuing Office as described below. Bidding Documents also may be examined at the office of **Mountain Water District, 6324 Zebulon Highway, Pikeville, KY 41501**, on Mondays through Fridays between the hours of **9am - 4pm**. Copies of the Bidding Documents may be obtained from Lynn Imaging in either printed or digital pdf format upon payment to Lynn Imaging of a non-refundable deposit of **\$150.00**. One Hundred Fifty Dollars for each set. The date that the Bidding Documents are transmitted by Lynn Imaging will be considered the Bidders date of receipt of the Bidding Documents. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office. A pre-bid conference will be held on June 9, 2025, at 10 AM local time at the **Office of Mountain Water District 6324 Zebulon Highway, Pikeville, Kentucky.**

**Mountain Water District, 6324 Zebulon Highway, Pikeville, KY 41501**, on Mondays through Fridays between the hours of **9am - 4pm**. Copies of the Bidding Documents may be obtained from Lynn Imaging in either printed or digital pdf format upon payment to Lynn Imaging of a non-refundable deposit of **\$150.00**. One Hundred Fifty Dollars for each set. The date that the Bidding Documents are transmitted by Lynn Imaging will be considered the Bidders date of receipt of the Bidding Documents. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office. A pre-bid conference will be held on June 9, 2025, at 10 AM local time at the **Office of Mountain Water District 6324 Zebulon Highway, Pikeville, KY 41501**, on Mondays through Fridays between the hours of **9am - 4pm**. 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