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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, June 3-5, 2025 • Page 3B • 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 BOND
RELEASE
Pursuant to
Application
Number
898-0892**

In accordance with KRS 350.093, notice is hereby given that Revelation Energy, LLC, being reclaimed by Indemnity National Insurance Company, 200 North Upper St., Lexington, Kentucky 40507, has applied for Phase I, II, & III bond release on increment 3 of permit number 898-0892, which was last issued on January 4, 2019. The application covers an area of approximately 394.0 acres located 1.0 mile west of Phelps in Pike County.

LEGALS

The permit area is approximately 1.3 miles north-west from KY 632 junction with KY 194 and located 1.2 miles north of the Right Fork of Peter Creek. The bond now in effect for Increment 3 is a Surety bond in the amount of \$130,000.00. Approximately 100% of the original bond amount of \$130,000.00 is included in the application for release. Reclamation work performed for the Phase I, II, & III bond release includes: backfilling, grading, seeding, and tree planting. This work was completed in October 2008. **This is the final advertisement of the application.** Written comments, objections, and requests for a public hearing or informal conference must be filed with the Director of the Division of Mine Reclamation and Enforcement, 300 Sower Boulevard, Frankfort, Kentucky 40601, by July 3, 2025. A public hearing on the application has been scheduled for July 7, 2025 at 10:00am at the Division of Mine Reclamation and Enforcement's Pikeville Regional Office located at 121 Mays Branch Road, Pikeville, KY 41501. The hearing will be cancelled if no request for a hearing or informal conference is received by July 3, 2025.

**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
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 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**

LEGALS

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 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.

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LEGALS

**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 the amount of \$75,058.28, together with interest and costs, said real estate being located in Pike County, Kentucky, and in 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**

LEGALS

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.

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**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**

LEGALS

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
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41501
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**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

LEGALS

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 1/2 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 Enforcements 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. **This is the final advertisement of this application;** all comments, objections or requests for a permit conference must be received within 30 days of this date.

**PUBLIC
NOTICE**

The Pike County Board of Education Transportation Department is now taking applications for Contract Drivers for the 2025-2026 school year. Applications and specifications may be picked up at the transportation office between the hours of 8:00 a.m. to 4:30 p.m. Monday through Friday. You must have a valid Kentucky Driver's License. Closing date for applications will be July 21st, 2025.

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



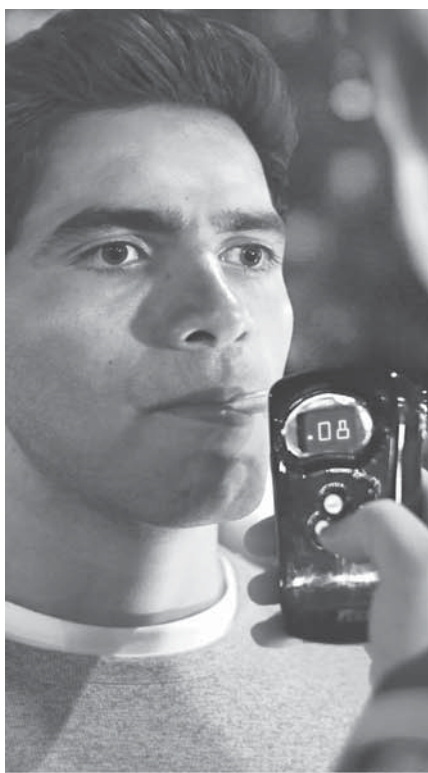
CARL D. PERKINS
Rent based on 30% of adjusted income.
Elderly admission preference.

Utilites Included in Rent
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One Bedroom Apartment Homes
• 24-Hr Emergency Maintenance
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All apartments are newly renovated!

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TTY: 1-800-648-6056
200 Douglas Parkway • Pikeville, KY 41501



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be paying around \$10,000
in fines, legal fees and
increased insurance rates.**

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