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AND
SAVE!**

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CREDIT CARDS
ACCEPTED!**

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**AMERICAN
EXPRESS**

DISCOVER

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, July 8-10, 2025 • Page 9A • 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,

TO OUR READERS

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.:
21-CI-00536**

**Beverly Hampton
PLAINTIFF
VS.**

**Anna Jo Hysell
Robert Charles
Bates
DEFENDANTS**

By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered November 14, 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, July 23, 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, any 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, which is being sold for indivisibility, being located in Pike County, Kentucky, and in accordance with Master Commissioner Administrative Procedures Part IV, is described as follows: BEGINNING on a planted stone on line between Elmer and Jane Hampton and Johnny and Virgie Tackett; Thence a cross the bottom with fence and up hill a straight to a cedar; thence running up the line with Elmer Hamptons line to the top point cornering with line

of John S. Mullins heirs; thence down the hill with a small fork point to the foot of the point; thence down the hill a straight line to an apple tree near some graves; thence down the hill to a poplar standing on a bank; thence down the bank to an elm standing at the back of the bottom; thence across the bottom to an iron hub driven in the ground near the edge of the highway; thence a straight line to the center of the creek; thence up the center of the creek to opposite the beginning; thence to the beginning. So as to include all land within said boundary except the right of way for the state highway to the extent it has been previously conveyed. 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 mat-

ters disclosed by an accurate survey or inspection of the property; 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 June 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-00748**
Deutsche Bank National Trust Company as Trustee for the registered holders of Morgan Stanley ABS Capital I

Inc. Trust 2007-HE7 Mortgage PASS-THROUGH Certificates, Series 2007-HE7 PLAINTIFF VS. Christopher Abshire Stephanie Abshire, Commonwealth of Kentucky, Division of Unemployment Insurance DEFENDANTS By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered March 3,2025, 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, July 23, 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 pur-

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 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 \$79,071.94 plus interest at a rate of 2.0041%, fees

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

Utilites Included in Rent
*(heat, a/c, electric,
basic cable, water & trash)*

One Bedroom Apartment Homes

- 24-Hr Emergency Maintenance
- Controlled Access Entry • On-Site Laundry
- Community Room • Social Activities

All apartments are newly renovated!

APARTMENTS AVAILABLE
Call Today! (606) 639-8280
TTY: 1-800-648-6056
200 Douglas Parkway • Pikeville, KY 41501

Notice of Kentucky Power Company's Application

for Approval of an Amended Environmental Compliance Plan, Recovery of Additional Costs Through Amendment of the Company's Tariff E.S., and for All Regulatory Approvals Necessary to Continue Taking Capacity and Energy from its Coal-Fired Mitchell Plant After December 31, 2028

PLEASE TAKE NOTICE that Kentucky Power Company will file on or after June 30, 2025 an application with the Public Service Commission of Kentucky seeking approval of its amended environmental compliance plan to add Project 23 to Kentucky Power's existing environmental compliance plan (Compliance Plan) and seeking all required regulatory approvals for Kentucky Power to make the investments necessary to continue taking capacity and energy from its Mitchell Plant after December 31, 2028. Kentucky Power also will seek approval of amendments to its Tariff E.S. (Environmental Surcharge) to reflect the Compliance Plan and to implement a revised Environmental Surcharge to recover the costs of the Compliance Plan. Kentucky Power's application has been assigned case number 2025-00175.

Project 23 comprises the installation of a flue-gas desulfurization biological treatment system with ultrafiltration at the Mitchell Plant, which was installed and fully in-service as of August 4, 2024, and is currently being paid for entirely by Wheeling Power Company, the other 50% undivided owner of the plant. Project 23 is required for compliance with the Steam Electric Effluent Limitation Guidelines Rule issued by the United States Environmental Protection Agency in order to allow its Mitchell Plant to continue operating as a coal-fired generating facility after December 31, 2028.

The Environmental Surcharge rate changes monthly. The most recent Environmental Surcharge rate for the April 2025 expense month, which was billed in June 2025, was 6.0495% of revenue for residential customers and 10.2106% of revenue for all other classes. Using the April 2025 rate, the addition of Project 23 would result in an estimated increase in the Environmental Surcharge rate from 6.0495% to 8.1162% for residential customers and from 10.2106% to 13.6990% for all other classes.

Kentucky Power is proposing that the changes to the Environmental Surcharge associated with Project 23 go into effect with the January 2026 billing cycle, which begins December 31, 2025. The impact on the total monthly bill amount for residential customer classes is estimated to be an increase of 2.02%, and the impact on the total monthly bill amount for non-residential customer classes is estimated to be an increase of 1.99%. For the average residential customer using 1,189 kWh per month, the increase in the customer's total monthly bill is estimated to be \$3.68.

Information regarding the effect on customer bills by customer classification is presented in the table below:

Customer Classification	Annual \$ Increase for Class	Annual Percent Change	Annual Average Usage (kWh)*	Monthly Average Usage (kWh)*	Monthly Average Customer Demand (kW)*	Current Monthly Average Bill \$*	Proposed Monthly Average Bill \$	Monthly \$ Increase	Monthly Percent Increase
R.S.	\$5,772,231	2.02%	14,268	1,189	0	\$ 181.74	\$ 185.42	\$ 3.68	2.02%
S.G.S. - T.O.D.	\$7,331,585	1.99%	15,156	1,263	0	\$ 221.33	\$ 225.74	\$ 4.41	1.99%
M.G.S. - T.O.D.			50,556	4,213	2	\$ 642.10	\$ 654.88	\$ 12.78	
G.S.			19,560	1,630	6	\$ 283.24	\$ 288.88	\$ 5.64	
L.G.S.			826,176	68,848	216	\$ 9,973.75	\$ 10,172.26	\$ 198.51	
I.G.S.			37,781,100	3,148,425	5,411	\$ 250,003.87	\$ 254,979.76	\$ 4,975.89	
M.W.			219,096	18,258	27	\$ 2,523.03	\$ 2,573.24	\$ 50.22	
O.L.			684	57	0	\$ 16.45	\$ 16.78	\$ 0.33	
S.L.**			660	55	0	\$ 13.43	\$ 13.70	\$ 0.27	

* Based on 12-months ending May 2025

** Number of lamps, not customers

Any person by timely written request for intervention filed with the Public Service Commission may request leave to intervene in the Commission proceeding to review Kentucky Power's application. The motion shall be submitted to the Public Service Commission, 211 Sower Boulevard, P. O. Box 615, Frankfort, Kentucky 40602-0615, and shall establish the grounds for the request, including the status and interest of the party. If the Commission does not receive a written request for intervention within 30 days of the initial publication of this notice the Commission may take final action on the tariff filing.

Written comments on the Company's proposals may be submitted to the Public Service Commission by mail to the address listed above or via the Commission's website: <https://psc.ky.gov>. The rates and terms of service contained in this notice are the rates and terms of service proposed by Kentucky Power; the Commission may order rates to be charged and/or terms of service that differ from the proposed rates and terms of service contained in this notice.

Any person may examine the Company's application at Kentucky Power's offices located at 1645 Winchester Avenue, Ashland, Kentucky 41101; 12333 Kevin Avenue, Ashland, KY 41102; 1400 E. Main St. Hazard, KY 41701; and 3249 North Mayo Trail, Pikeville, KY 41501; or by visiting the Company's website: www.kentuckypower.com.

A copy of the Company's application and any related documents Kentucky Power may file with the Public Service Commission may be examined Monday through Friday from 8:00 a.m. through 4:30 p.m. at the offices of the Commission at the address listed above, or through the Commission's website: <https://psc.ky.gov>.

Kentucky Power Company
1645 Winchester Avenue
Ashland, KY 41101
1-800-572-1113

Public Service Commission
211 Sower Boulevard
Frankfort, KY 40602
502-564-3940