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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.

July 29-31, 2025 • Page 4B • Appalachian News-Express

TO OUR READERS

PLEASE  
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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 -I ACTION NO.: 17-CI-01281**  
U.S. Bank National Association as successor by merger to U.S. Bank National Association ND PLAINTIFF  
VS.  
Kathy Phillip, AKA Kathy Jean Phillips, AKA Kathy Jean Phillips Wolford, Johnny Jude, as Vendee, Capital One Bank (USA), National Association, Black Acre Enterprises, LLC, Heather Jude, as Vendee  
DEFENDANTS  
By virtue of Judgment and Order

LEGALS

for Sale, of the Pike Circuit Court, entered February 26, 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, August 13, 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 \$65,024.54 plus interest at a rate of 10.29% from February 15, 2015, fees and cost, owed to Plaintiff, by Defendant, Kathy Phillips, 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; 283 Upper Blackberry, Ransom, Ky 41558 MAP# 180-00-00-085.00

BEING the same property conveyed to Kathy Jean Phillips Wolford, a divorced and unmarried person who acquired title by virtue of a deed from Eugene Ray Phillips, a divorced and unmarried person dated August 23, 2010, recorded February 24, 2014, at Official Records Volume 1010, Page 409 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

LEGALS

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 30th 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 I ACTION NO.: 23-CI-00823**  
US Bank National Association PLAINTIFF  
VS.

Thomas Kevin Hopkins, Zelban Hopkins, Jessica Tackett, Unknown Heirs, Devises and Legatees of Alpha Hopkins, Unknown Heirs, Devises and Legatees of Esta Robinson, Unknown Heirs, Devises and Legatees of Jed Robinson, Unknown Heirs, Devises and Legatees of Thomas Hopkins, Alpha Hopkins, Unknown Spouse of Jessica Tackett, Unknown Spouse of Thomas Kevin Hopkins, Unknown Spouse of Zelban Hopkins, Unknown Spouse of Esta Robinson, Unknown Spouses of Unknown Heirs, Devises and Legatees Alpha Hopkins Unknown Spouses of Unknown Heirs, Devises and Legatees Thomas Hopkins, Citizens Bank N.A., Successor in Interest to Charter One Bank, FSB, Successor in interest Superior Bank, FSB  
DEFENDANTS  
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered December 20, 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, August 13, 2025, at the hour of 9:00 a.m., or thereabout, on the following terms: at

LEGALS

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 \$61,031.99 plus interest at a rate of 6.50000% from December 17, 2024, fees and cost, owed to Plaintiff, by Defendant, Thomas Kevin Hopkins, 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; 4883 Marrowbone Creek Road, Elkhorn City, Ky 41522; Parcel ID 100-40-01-009.00. Being the same property conveyed to Jessica Tackett, with an equal ownership interest of 33%, Zelban Hopkins, with an equal ownership interest of 33% and Thomas Kevin Hopkins, with an equal ownership interest of 33%, by virtue of an Affidavit of Decent recorded on May 18, 2023, in Book 1127, page 430.

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 30th 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-01080**  
First National Bank of Williamson PLAINTIFF  
VS.  
Ondrea Joan Jones

Unknown Spouse of Ondrea Joan Jones, Matthew Jason Jones, Unknown Spouse of Matthew Jason Jones, Community Trust Bank, Inc.

**DEFENDANTS**  
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered June 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, August 13, 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 \$65,052.54 plus

interest at a rate of 8.125% per annum, fees and cost, owed to Plaintiff, by Defendant, Ondrea Joan Jones, 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; 1088 Mullen Fork Road, Stone, Ky 41567 MAP#157-00-00-049.00  
Being the same property conveyed to Ondrea Joan Jones, by Mark R. Williams and Marsha K. Williams, his wife by Deed dated, February 16, 2022, as recorded in Deed Book 1124 Page 389 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 30th 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 I ACTION NO.: 24-CI-00165**  
Community Trust Bank Inc. PLAINTIFF  
VS.

Terri Lemaster, Terri Hanner, Unknown Spouse of Terri Lemaster, DEFENDANTS  
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered, June 20, 2025, I

shall proceed to offer for sale, at the door of the Pike County Courthouse, at Pikeville, Kentucky, to the highest bidder at public auction on Wednesday, August 13, 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 \$47,717.08, plus interest at a rate of 8.75%, from April 18, 2025, fees and cost, owed to Plaintiff, by Defendant, Terri Lemaster aka Terri Hanner, said real estate being located in Pike County, Kentucky, and in accordance with Master Commissioner Administrative Procedures Part IV, is described as follows: The real property address is 22 Varney Road Church House Hollow, Belfry, KY 41214; Map #: 167-00-00-093.02. BEING THE SAME PROPERTY conveyed to Terri Lemaster by Deed dated May 30, 2003 from Oliven Varney, widow and recorded May 30, 2003 in Deed Book 832, Page 336 in Deed Book 832, Page 336 in the Pike County Clerks Office Pikeville, Kentucky. 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 30th day of June 2025.

**Stephen L. Hogg Master Commissioner P.O. Box 734 Pikeville, KY 41501 pikemaster commissioner@gmail.com**

PUBLIC  
NOTICE

The Pike County School System will make available the following reports at www.pike.kyschools.us by July 25, 2025:  
**24-25 Unaudited Annual Financial Report**  
**24-55 Unaudited Balance Sheet**  
**24-25 Vendor Invoice List**  
The Annual Financial Report and Balance Sheet will be updated after the audit is complete.

PUBLIC  
NOTICE

Notice is hereby given that Keith McPeck, PO Box 269 Dorton, KY 41520, has filed an application with the Energy and Environment Cabinet to constructing of a RV Park and UTV Park. The property is located at 50 Kelly Mountain Rd. Approx. 1 mile from intersection of Dorton-Jenkins HWY and SR 197 on Elkhorn Creek. Any comments or objections can be submitted via email to: DOWFloodplain@ky.gov Kentucky Division of Water, Floodplain Management Section, 300 Sower Boulevard,

Frankfort, Ky. 40601, phone (502) 564-3410 with questions.

PUBLIC  
NOTICE  
PIKE COUNTY SCHOOL SYSTEM NON-DISCRIMINATION POLICY STATEMENT

Students, their parents, employees, and potential employees of the Pike County School System are hereby notified that the Pike County School System does not discriminate on the basis of race, color, national, origin, age, religion, martial status, sex, or disability in employment programs, vocational programs, or activities set forth in compliance with the Office of Civil Rights, Title VI, VII, Title IX, ADA and Section 504.

The Pike County School System offers the following Career & Technical (CTE) education programs in the local high schools for students in grades 9-12: Business and Marketing, Computer Science, Education and Training, Engineering and Family and Consumer Science. The Area Technical Centers (ATCs) offer grades 10-12 students opportunities in the following programs: Construction Technology, Computer Sciences, Health Sciences, Manufacturing Technology and Transportation. Any person having inquiries concerning Pike County School Systems compliance with the Office of Civil Rights Law, Title VI, Title VII, Title IX, ADA, and Section 504 is directed to contact the Superintendent of the Pike County School System at 316 South Mayo Trail, Pikeville, Kentucky 41501 or (606)433-9200. This information is available in other formats as needed.

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REAL ESTATE FOR RENT

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