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August 5-7, 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 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

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

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 Esta Robinson 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

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 Descent 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-01074**

Newrez :C D/B/A Shellpoint Mortgage Servicing PLAINTIFF VS. Unknown Heirs/Devises/Beneficiaries/Legatees of Rush F Hatfield (Deceased), Unknown Heirs/Devises, Lehatees/Beneficiaries of Rebecca Hatfield AKA Leota Rebecca Hatfield (Deceased), Pike County, Charles Wayne Hatfield, Unknown Spouse of Charles Hatfield, Unknown Spouse of Rebecca Hatfield, AKA Leota Rebecca Hatfield (Deceased) and Unknown Spouse of Rush Hatfield (Deceased)
DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered April 28, 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 20, 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 \$100,554.26 plus interest at a rate of 4.25% from April 1, 2025, fees and cost, owed to Plaintiff, by Defendant, Rush F. Hatfield, 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 176 Kate Camp Br. Forest Hills, Ky 41527
Parcel ID# 156-00-00-011.00
Being the same property conveyed to Rush F. Hatfield and Rebecca L. Hatfield, his wife, their heirs assigns forever, by Deed Dated September 15, 1976 and recorded November 11, 1976 in Book 538 Page 365 in the Office of the Clerk of Pike County, Ky. 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 15th day of July 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-01213**
Kentucky Housing Corporation PLAINTIFF VS.

Courtney Nicole McCown, Logan McCown and Secretary of Housing and Urban Development
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, August 20, 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 \$125,844.05, plus interest at a rate of 6.75% from July 1, 2024, fees and cost, owed to Plaintiff, by Defendants, Courtney Nicole McCoin and Logan McCown, said real estate being located in Pike County,

tucky, and in accordance with Master Commissioner Administrative Procedures Part IV, is described as follows: Property Address: 146 Bear Fork Street, Virgie, KY; MAP#: 036-10-07-048.00. Being the same property conveyed to Courtney Nicole McCown and Logan McCown, wife and husband, by Deed dated June 11, 2024, in Deed Book 1141, page 642, in the Office of the Pike County Clerk. 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 15th day of July 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

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