Contact: Deborah Chambers

Phone: 606-437-4054

Email: classads@news-expressky.com

Mail: PO Box 802 · Pikeville, KY 41502

26,

Pike

Ken-

the

Fax: 606-437-4246

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Deadlines are same for placing, changing or stopping ad. No changes for cancellations can be made after deadlines.

August 5-7, 2025 • Page 3B • Appalachian News-Express

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AND

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Please read your ad the first dav 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

POLICIES

ran incorrectly.

The Appalachian News-Express reserves right to edit. properly classify, cancel or decline any ad. We will knowingly accept advertising that discriminates on the basis of sex, age, religion, race national origin or physical dis-

PUBLISHER'S NOTICE All real estate adver-

tising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise preference, limitation or crimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention to make any such preference, limitation or crimination." chil. dren 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 of discomplain



HUD toll-free at 1-

800-669-9777. The

toll-free number for

crimination,

LEGALS

NOTICE OF SALE COMMON-WEALTH OF KENTUCKY PIKE CIRCUIT COURT **DIVISION-I ACTION NO.:** 17-CI-01281 U.S. Bank Association as successor by merger to U.S Bank National

Association ND PLAINTIFF Kathy Phillip, Phillips, AKA Kathy Jean

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 Judg-

ment and Order

LEGALS

tv Courthouse, at

to

highest bidder at

public auction on

Wednesday, August 13, 2025, at

the hour of 9:00

a.m., or there-

about, on the fol-

lowing terms: at

the time of sale,

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

bidder; any other

does not pay cash

in full, shall be

required to exe-

cute a bond, to se-

cure the unpaid

balance of the

purchase price, in

accordance with

KRS 426.705 the

bond shall bear

interest at the

the

the date of the

until

shall

same

effect

be a lien on the

paid; the success-

ful bidder(s) shall

have the privilege

of paying all of

the balance of the

tion of the thirty

(30) day period,

the following de-

scribed real es-

tate along which

is being sold for

in

interest at a rate

owed

Plaintiff, by De-

Phillips, said real

estate being lo-

in

tucky, and in ac-

Master Commis-

dures Part IV, is

described as fol-

Property Address;

283 Upper Black-

Ky 41558 MAP# 180-00-00-

BEING the same

veyed to Kathy

vorced and unre-

who acquired ti-

tle by virtue of a

deed from Eugene Ray Phill-

lips, a divorced

and unremarried

person dated Au-

gust 23, 2010,

recorded Febru-

ary 24, 2014, at

Records

1010,

Pike

Ken-

shall

a.m.,

Official

Volume

County

the

er's

take

Page 409

tucky records.

The purchaser at

sale

free and clear of

the claims of the

parties to this ac-

tion but it shall

be sold subject to:

strictions, stipu-

lations, any mat-

ters disclosed by

an accurate sur-

vey or inspection

Easements,

commission-

real estate

enforcement

liens

amount

\$65,024.54

of 10.29%

2015, řees

February

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cated

County,

cordance

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berry,

085.00

property

Wolford,

married

Jean

cost.

call

Judgment

property

purchase

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Kathy

Pike

Ken-

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Adminis-

Ransom,

Phillips

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person

Proce-

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shall

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purchaser

successful

bidder(s)

successful

shall

Pike

Court,

February

Pikeville,

County,

tucky,

for Sale, of the of the property; Circuit any right of reentered demption; and assessments 2025, I shall propublic provements ceed to offer for sale, at the door levied against the of the Pike Counproperty.

LEGALS

Bidders will have comply to promptly with these terms. announce-Any ments 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**

Thomas Kevin Hopkins, Zelban Hopkins, Jessica Tackett, Unknown Heirs, Devisees and Legatees of

Alpha Hopkins, Unknown Heirs, Devisees and Legatees of Esta Robinson, Unknown Heirs,

Devisees and Legatees of Jed Robinson, Unknown Heirs,

Devisees and Legatees of Thomas Hopkins, Alpha Hopkins, Unknown Spouse of Jessica Tackett,

 $Unknown \ \underline{Spouse}$ of Thomas Kevin Hopkins, Unknown Spouse of Zelban Hopkins,

Unknown Spouse of Esta Robinson, Unknown Spouses of Unknown Heirs, Devisees and Legatees Alpha

Hopkins Unknown Spouses of Unknown Heirs, Devisees and Legatees Esta Robinson Unknown

Spouses of Unknown Heirs, Devisees and Legatees Jed Robinson, Unknown

Spouses of Unknown Heirs, Devisees 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 2024, I shall proceed to offer for sale, at the door of the Pike County Courthouse, at Pikeville, Pike County, Kento the

or there-

about, on the fol-

lowing terms: at

promptly these terms. highest bidder at public auction on Wednesday, August 13, 2025, at precedence over printed printed matter contained herein. the hour of 9:00

LEGALS

LEGALS

the time of sale,

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

bidder; any other

does not pay cash

in full, shall be

required to exe-

cute a bond, to se-

cure the unpaid

purchase price, in

KRS 426.705 the

interest at the

the

ment bears from

the date of the

until

shall

same

shall remain and

be a lien on the

paid; the success-

ful bidder(s) shall

have the privilege

of paying all of

the balance of the

prior the expira-

tion of the thirty

(30) day period,

the following de-

tate along which

is being sold for

in

interest at a rate

of 6.50000% from

owed

Plaintiff, by De-

fendant, Thomas Kevin Hopkins,

said real estate

located

scribed real

enforcement

\$61.031.99

December

2024, fees

liens

cost,

being

trative

lows:

4883

Pike

amount

and effect

Judgment

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purchase

shall bear

balance of

accordance

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purchaser

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paid,

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price

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successful

shall

the

the

bidder(s)

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/Devisees/

Beneficiaries/ Legatees of Rush F Hatfield) Deceased), Unknown Heirs/ Devisees, 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 Judg-

ment and Order

for Sale, of the

April 28, 2025, I

Circuit

entered

Pike

Court,

County, shall proceed to Kentucky, and in offer for sale, at accordance with the door of the Master Commis-County sioner Adminis-Courthouse, Proce-Pike Pikeville, dures Part IV, is County, Kendescribed as foltucky, to the highest bidder at Property Address; public auction on Wednesday, August 20, 2025, at bone Creek Road, Elkhorn City, Ky the hour of 9:00 41522; Parcel ID a.m., or there-100-40-01-009.00. about, on the following terms: at the time of sale, the successful

bidder(s)

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

bidder; any other

purchaser who

does not pay cash

in full, shall be

required to exe-

cute a bond, to se-

cure the unpaid

balance of the

purchase price, in

accordance with

KRS 426.705 the

bond shall bear

the

ment bears from

the date of the

until

shall

same

the

judg-

paid,

have

force

interest at

rate

sale

successful

shall

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 Kevin Thomas Hopkins, with an equal ownership interest of 33%, by virtue of an Affidavit of Descent recorded on May 18, 2023, in

430. The purchaser at 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, strictions, stipulations, any matters disclosed by an accurate survey or inspection of the property;

Book 1127, page

any right of redemption; any assessments public provements levied against the property. Bidders will have

comply ments made by the Master Commissioner on date of sale shall take

This the 30th day

of June 2025.

LEGALS

and effect as a Judgment and shall remain and be a lien on the property 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 the liens in amount \$100,554.26 plus interest at a rate of 4.25% April 1, 2025, fees and cost, owed to Plaintiff, by De-

fendant, Rush F. Hatfield. said real estate being located in Pike County, Kentucky, and in accordance Master Commissioner Administrative Procedures Part IV, is described as fol-

lows: Property Address 176 Kate Camp Br. Forest Hills,

Kv 41527 Parcel ID# 156-00-00-011.00 Being the same property veyed to Rush F. Hatfield and Rebecca L. Hatfield, his wife, their heirs assigns for-ever, by Deed ever, by Dated September 1976

recorded November 11, 1976 in Book 538 Page 365 in the Office of the Clerk of Pike County, Ky. commissionsale 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 survev or inspection of the property; any right of redemption; any assessments public

levied against the property. Bidders will have comply promptly

provements

these terms. announcements made by the Master Commissioner on date of sale shall take precedence over printed matter contained herein. printed This the 15th day of July 2025.

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

LEGALS

NOTICE OF SALE **COMMON-**WEALTH OF KENTUCKY PIKE CIRCUIT **COURT DIVISION I ACTION NO.:** 24-CI-01213 Kentucky Housing Corporation

PLAINTIFF Courtney Nicole McCown, Logan McCown

and Secretary of Housing and Urban Development

first lien holder is

bidder; any other

does not pay cash

in full, shall be

required to exe-

cute a bond, to se-

cure the unpaid

balance of the

purchase price, in

accordance with

KRS 426.705 the

bond shall bear

interest at the

rate the judg-

ment bears from

the date of the

paid,

have

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and

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Court-

said

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shall remain and

be a lien on the

paid: the success-

ful bidder(s) shall

have the privilege

of paying all of

the balance of the

prior the expira-

tion of the thirty

(30) day period,

the following de-

scribed real es-

tate along which

is being sold for

in

\$125,844.05, plus

interest at a rate

of 6.75% from

July 1, 2024, fees

and cost, owed to

Plaintiff, by De-

ney Nicole Mc-

Coin and Logan

real estate being

located in Pike

fendants,

McCown.

County,

enforcement

liens

amount

effect as a

sale

and

the

and

Judgment

property

purchase

purchaser

the

successful

who

DEFENDANTS By virtue of Judgment and Order ty Clerk. for Sale, of the Pike Circuit the Court, entered May 5, 2025, I sale shall proceed to offer for sale, at the door of the Pike County Courthouse, Pike Pikeville, Easements, County, Kentucky, the highest bidder at public auction on Wednesday, August 20, 2025, at of the the hour of 9:00 current therea.m., or property about, on the following terms: at demption; the time of sale, successful the public bidder(s) shall provements pay cash or make levied against the a deposit of 10%, property. with the balance Bidders will have payable within 30 days, except that comply promptly the deposit shall be waived if the

these terms. Any missioner on date of sale shall take precedence over printed This the 15th day of July 2025.

NOTICE OF SALE COMMON-WEALTH OF **KENTUCKY** PIKE CIRCUIT COURT **DIVISION II** ACTION NO.: 24-CI-01080 First National Bank of

Ondrea Joan Jones Unknown Spouse Jason Jones, Unknown Spouse of Matthew Jason

tucky, and in accordance with Master Commissioner Administrative dures Part IV, is described as follows: Property Address:

LEGALS

146 Bear Fork Street, Virgie, Street, Virgie, KY; MAP#: 036-10-07-048.00. Being the same property veyed to Courtney Nicole Cown and Logan McCown, wife and husband, by Deed dated June 11, 2024, in Deed

Book 1141, page 642, in the Office of the Pike Coun-The purchaser at commissionshall take real estate free and clear of the claims of the parties to this action but it shall be sold subject to: strictions, stipulations, any matters disclosed by an accurate survey or inspection

property; vear taxes: any right of reand any assessments

with announcements made by the Master Commatter

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

Williamson PLAINTIFF VS.

of Ondrea Joan Jones, Matthew Jones, Community Trust Bank, Inc.

By virtue of Judg-

LEGALS

DEFENDANTS

ment and Order for Sale, of the Circuit June 18, 2025, I shall proceed to offer for sale, at the door of the County Pike Courthouse, Pike Pikeville, County, Kentucky, 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, 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 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 judgment bears from the date of the until paid. sale shall and have the same force and effect as a Judgment shall remain and be a lien on the property until paid; the successful bidder(s) shall have the privilege the balance of the purchase prior the expiration of the thirty (30) day period, the following described real estate along which is being sold for enforcement liens amount \$65,052.54 plus interest at a rate of 8.125% per annum, fees and owed cost, Plaintiff, by Defendant, Ondrea Joan Jones, said real estate being located in Pike County, Kentucky, and in accordance with Master Commissioner Administrative dures Part IV, is described as follows: Property Address: 1088 Mullen Fork Road, Stone, Ky 41567

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Top Hourly Wage • Company Truck Gas Card • Paid Lodging CALL BILL: 304-415-4581

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MAP#157-00-00-

Being the same

veyed to Ondrea

049.00

property

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