

Contact: Deborah Chambers
Phone: 606-437-4054
Email: classads@news-expressky.com
Mail: PO Box 802 • Pikeville, KY 41502
Fax: 606-437-4246

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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.*

August 19-21, 2025 • Page 4B • Appalachian News-Express

TO OUR READERS **LEGALS** **LEGALS** **LEGALS** **LEGALS** **STATEWIDES**

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.


EQUAL HOUSING OPPORTUNITY

LEGALS

NOTICE OF SALE COMMON-WEALTH OF KENTUCKY PIKE CIRCUIT COURT DIVISION II ACTION NO.: 24-CI-00898

Carrington Mortgage Services, LLC PLAINTIFF
VS.
Joshua Paul Hagerman, Herman J Hagerman, Meggan M Hagerman, Unknown Spouse, if any, of Herman J Hagerman DEFENDANTS

By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered July 10, 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, September 3, 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, 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 \$43,417.98 plus interest at a rate of 4.00000% from April 1, 2024, fees and cost, owed to Plaintiff, in rem, by Defendants, 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: 415 Big Hackneys Crk. Mouthcard Ky 41548; Parcel Number: 185-00-00-016.00. Being the same property conveyed to Joshua Paul Hagerman, single and Herman Hagerman, married, from Jonathon Ray Good and Kayle R. Good, husband and wife, by Deed dated 06/26/2015, recorded 07/02/2015, Deed Book 1026, Page 653, Pike County Clerks Records, and being known as 415 Big Hackneys Crk, Mouthcard, Ky 41548. 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 5th day of August 2025.

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

NOTICE OF BOND RELEASE Pursuant to Application Number 898-0870

In accordance with the provisions of KRS 350.055, notice is hereby given that Viking Acquisition Group, LLC., 525 North Tryon Street, Suite 1600, Charlotte, North Carolina 28202 has applied for Phase I, II and III bond release on Increment Numbers 1, 4, 6 and 7 and a Phase II & III bond release on Increment Numbers 2 and 3 on Permit Number 898-0870 which was last issued on August 09, 2016. The application covers an area of approximately 207.69 acres and is located approximately 1.25 miles southeast of Hartley in Pike County. The operation is located approximately 4.50 miles southwest of the junction of Ky Route 1469 and Ky Route 610. The permit area is located on Turkeypen Branch of Indian Creek of Long Fork of Shelby Creek. The operation is located on the Wheelwright U.S.G.S. 7 ½ minute quadrangle map. The bond now in effect for Increment Number 1 is a surety bond in the amount of \$68,500, of which one hundred percent (100%) is being requested for release. The bond now in effect for Increment Number 2 is a surety bond in the amount of \$22,300, of which one hundred percent (100%) is being requested for release. The bond now in effect for Increment Number 3 is a surety bond in the amount of \$31,600, of which one hundred percent (100%) is being requested for release. The bond now in effect for Increment Number 4 is a surety bond in the amount of \$85,400 of which one hundred percent (100%) is being requested for release. The bond now in effect for Increment Number 6 is a surety bond in the amount of \$29,200, of which one hundred percent (100%) is being requested for release. The bond now in effect for

Increment Number 7 is a surety bond in the amount of \$11,600, of which one hundred percent (100%) is being requested for release. Reclamation work performed includes grading, seeding and mulching and was completed in December of 2011. **This is the final advertisement of this application.** Written comments, objections, and requests for a public hearing or informal conference must be filed with the Director, Division of Permits, 300 Sower Boulevard, Frankfort, Kentucky 40601-6571 by Thursday, September 18, 2025. A public hearing on the application has been scheduled for Friday, September 19, 2025 at 10:00 A.M. at the Division of Mine Reclamation and Enforcement, Pikeville Regional Office, 121 Mays Branch Road, Pikeville, Kentucky 41501-9331. The hearing will be cancelled if no request for hearing or informal conferences is received by Thursday, September 18, 2025.

NOTICE OF BOND RELEASE Pursuant to Application Number 898-0874

In accordance with the provisions of KRS 350.055, notice is hereby given that Viking Acquisition Group, LLC., 525 North Tryon Street, Suite 1600, Charlotte, North Carolina 28202 has applied for Phase I, II and III bond release on Increment Numbers 2, 4, 5, 6 and 7 on Permit Number 898-0874 which was last issued on October 18, 2012. The application covers an area of approximately 299.94 acres and is located approximately 1.25 miles southwest of Hartley in Pike and Floyd Counties. The operation is located approximately 4.50 miles southwest of the junction of Ky Route 1469 and Ky Route 610. The permit area is located on Marshall Branch of Long Fork of Shelby Creek. The operation is located on the Wheelwright U.S.G.S. 7 ½ minute quadrangle map. The bond now in effect for Increment Number 2 is a surety bond in the amount of \$22,300, of which one hundred percent (100%) is being requested for release. The bond now in effect for Increment Number 4 is a surety bond in the amount of \$85,400 of which one hundred percent (100%) is being requested for release. The bond now in effect for Increment Number 6 is a surety bond in the amount of \$29,200, of which one hundred percent (100%) is being requested for release. The bond now in effect for

release. The bond now in effect for Increment Number 5 is a surety bond in the amount of \$46,800, of which one hundred percent (100%) is being requested for release. The bond now in effect for Increment Number 6 is a surety bond in the amount of \$38,000 of which one hundred (100%) is being requested for release. The bond now in effect for Increment Number 7 is a surety bond in the amount of \$35,600, of which one hundred percent (100%) is being requested for release. Reclamation work performed includes grading, seeding and mulching and was completed in December of 2011. **This is the final advertisement of this application.** Written comments, objections, and requests for a public hearing or informal conference must be filed with the Director, Division of Permits, 300 Sower Boulevard, Frankfort, Kentucky 40601-6571 by Thursday, September 18, 2025. A public hearing on the application has been scheduled for Friday, September 19, 2025 at 10:00 A.M. at the Division of Mine Reclamation and Enforcement, Pikeville Regional Office, 121 Mays Branch Road, Pikeville, Kentucky 41501-9331. The hearing will be cancelled if no request for hearing or informal conferences is received by Thursday, September 18, 2025.

EMPLOYMENT

HELP WANTED

Looking for front office person. Start time 7am. Will work anywhere from 24-40 hours a week. Job involves filing, answering phones, paper work, customer service, and cleaning. Email resume to contracting@premiumky.com or call 606-437-7485.

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

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BATH & SHOWER UPDATES in as little as ONE DAY! Affordable prices - No payments for 18 months! Lifetime warranty & professional installs. Senior & Military Discounts available. Call: 1-833-770-0957

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Frankfort Office Space for rent: Second floor with four large office areas, restroom. Office desks furnished. Located ½ mile from I-64 Lawrenceburg exit 53A. Electric, water, gas, utilities and internet included. \$2,200 per month. Call Bonnie Howard, Kentucky Press Association, 502-223-8821.

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DEBT HELP

Inflation is at 40 year highs. Interest rates are way up. Credit Cards. Medical Bills. Car Loans. Do you have \$10k or more in debt? Call NATIONAL DEBT RELIEF and find out how to pay off your debt for significantly less than what you owe! FREE quote: Call 1-844-262-5602

DONATIONS (VEHICLES)

Donate your car, truck, boat, RV and more to support our veterans! Schedule a FAST, FREE vehicle pickup and receive a top tax deduction! Call Veteran Car Donations at 1-833-984-2146 today!

GOT AN UNWANTED CAR?? DONATE IT TO PATRIOTIC HEARTS. Fast free pick up. Patriotic Hearts' programs help veterans find work or start their own business. Call 24/7: 1-833-485-3141.

Get a break on your taxes! Donate your car, truck, or SUV to assist the blind and visually impaired. Arrange a swift, no-cost vehicle pickup and secure a generous tax credit for 2025. Call Heritage for the Blind Today at 1-877-581-3053 today!

FOOD SERVICES

Omaha Steaks Wines. 12 world class wines (and bonus gifts) for ONLY \$79.99 (plus s/h.) Save \$160! 12 new wine selections plus a FREE \$25 Omaha Steaks E-reward card every three months. Cancel anytime. 100% guarantee! Call 1-844-740-5945 and mention code AGJF002 or visit www.GetOSWine.com/sipl69

HEALTH

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