LEGALS

LEGALS ments made by the Master Commissioner on date of sale shall take precedence printed matter contained herein. This the 20th day of August 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-00210 LOANDEPO. COM, LLC **PLAINTIFF CATHY** WORKMAN AKA CATHY CHAPMAN AKA CATHY ADKINS AKA CATHY FLETCHER AKA CATHY SMITH, FRELIN WORKMAN. PIKE COUNTY, UNITED STATES DEPARTMENT OF JUSTICE, UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE AND UNKNOWN SPOUSE OF **CATHY** WORKMAN **DEFENDANTS** Bv virtue of Judgment and Order for Sale, of the Pike Circuit Court, August 12, 2024, I shall proceed to offer for sale, at the door of the Pike County Courthouse, at Pike Pikeville, County, Kentucky, highest bidder at public auction on Wednesday, September 2025, at the hour of 9:00 a.m., or thereabout, on following the 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 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 rate the judgment bears from the date of the sale until paid, have and shall the same force and effect as a Judgment and shall remain and be a lien on the until 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 amount of \$89,300.91 plus interest at a rate of 7.1250 per annum from June 7, 2024, fees and cost, owed Plaintiff, by De-Cathy fendant, Workman, said real estate being located in Pike Ken-County, tucky, and in ac-KRS 426.705 the cordance with Master Commisbond shall bear sioner Adminisinterest at the

LEGALS 41514: Parcel ID#: 107-00-00-015.01 & 170-00-00-016.02. Being the same property conveyed to Cathy Workman, a married woman by Deed from Joyce G. Sesco, a widow, dated November 22, 2017 and recorded November 30, 2017 in the county recorders office in Book 1057, Page 549. The purchaser at the commissiontake 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; any right of redemption; and any assessments public improvements levied against the property. Bidders will have to comply promptly these terms. announcements made by the Master Commissioner on date of sale shall take precedence over printed matter contained herein. This the 20th day of August 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.:** spects the same 25-CI-00154 Community Trust Bank Inc. PLAINTIFF VS. Anna Tackett, AKA Anna L. Tackett. Unknown Spouse of Anna Tackett, AKA Anna L. Tackett, AKA Anna Lea Tackett Larry Tackerr, AKA Larry A. Tackett, **AKA Larry** Tackett II. Guardo Security LLC, United States of America Department of Treasury Internal Revenue Service DEFENDANTS By virtue of Judgment and Order for Sale, of the Pike Circuit entered Court, July 30, 2025, I shall proceed to offer for sale, at the door of the Pike Courthouse, at Pike County, Kentucky, highest bidder at public auction on Wednesday, 24,September 2025, at the hour of 9:00 a.m., or thereabout, 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

rate the judg-

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described as fol-

Property address:

70 Walters Fork,

LEGALS 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 of the liens in amount of \$304,812.40 plus interest at a rate of 3.5000% from January 30, 2025 on Count I and \$111,910.42 plus interest at a rate of 10.5000 % from January 30, 2025 on Count II, fees and cost, owed to Plaintiff, by De-Anna fendant. Tackett, said real estate being lo-cated in Pike cated in County, Kentucky, and in accordance with Master Commissioner Adminis-Procetrative dures Part IV, is described as follows: Property Address: 101 Church Street Huddy Ky 41535; 06-011.60. Lot 106 said Commonwealth

Map ÍD#: 168-30missioner on date Being in all reof sale shall take spects the same precedence over real estate conprinted contained herein. veyed unto Anna Tackett, a mar-This the 20th day ried person, from Guardco Security LLC, A Kentucky Limited Liability Company, bu virtue of that certain deed bearing the 1st day of July, 2011, which deed is of record in the Office of the Clerk of Pike County, of Kentucky, in Deed Book 973, at Page 473. Lot 107 Being in all re-

Tackett, a married person, from Guardco Security LLC, A Kentucky Limited Liability Company, bu virtue of that certain deed bearing the 1st day of July, 2011, which said deed is of record in the Office of the Clerk of Pike County, Commonwealth of Kentucky, in Deed Book 973, at Page 470. 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; any right of redemption; current year taxes; and any assessments public for improvements levied against the property. Bidders will have comply promptly these terms. announce-Any ments made by the Master Com-

LEGALS

real estate con-

veved unto Anna

of August 2025. Stephen L. Hogg **Master Com**missioner P.O. Box 734 Pikeville, KY 41501 pikemaster commissioner @gmail.com **NOTICE** OF SALE

matter

COMMON-WEALTH OF **KENTUCKY** PIKE CIRCUIT COURT

DIVISION-I ACTION NO.: 19-CI-00347 U.S. Bank National Association

LEGALS

LEGALS

PLAINTIFF T.C. Leasing Inc. Pike County, Thomas Bevins, as Heir to the Estate of James Bevins, George Bevins, as Heir to Estate of the Bevins, James Martha Bevins, as Heir to the Estate of James Bevins, Jerry Bevins, as Heir to Estate of the James Bevins. Stella Bevins, as Heir to the Estate of James Bevins, Emma B. Johnson, as Heir to Estate of the James Bevins, Unknown Heirs, Devisees, Legatees, Beneficiaries of Lonnie Bevins and their unknown creditors the unknown executor, administrator or personal representative of the Estate of Lonnie Bevins. Unknown Heirs, Devisees, Legatees, Beneficiaries of Preston Bevins and their unknown creditors the unknown executor, admin-istrator or personal representative of the Estate Preston Bevins, Unknown Heirs, devisees, legatees, admin-istrator or personal representative of the Estate of Irene Morgan, Wyatt, Priscilla as Heir to the Estate of Irene Morgan, Rodney Morgan, as Heir to the Estate of Irene Morgan, Richard Morgan, as Heir to the Estate of Irene Mor-

gan, Tammy Alli-

son, as Heir to

Roger Dale Mor-

gan II. as Heir to

Estate of

Morgan.

the

Irene

the Estate of paying all of Irene Morgan, the balance of the Heirs, Unknown purchase prior the expira-Devisees, Lega-Beneficiation of the thirty tees, ries of Preston (30) day period, the following de-Bevins and their unknown crediscribed real estate along which tors the unknown executor, adminis being sold for istrator or perenforcement sonal representaliens tive of the Estate amount of Del N. Morgan \$31,985.19 DEFENDANTS interest at a rate By virtue of Judgof 7.85% from Aument and Order gust 1, 2018, fees and cost, owed to for Sale, of the Plaintiff, by De-Pike Circuit Court, entered fendant, August 6, 2025, I Leasing, shall proceed to said real estate offer for sale, at being located in the door of the Pike Pike Kentucky, and in County Courthouse, at accordance with Pike Pikeville, Master Commis-County, Kensioner Administo tucky, the trative Procehighest bidder at dures Part IV, is public auction on described as fol-Wednesday, lows: September Property Address; 4292 East Shel-2025, at the hour of 9:00 a.m., or Road. biana Pikeville, thereabout, Ky the following 41501 Parcel No. 082terms: at the time of sale, the successful bidder(s) 30 - 01 - 001.00Being the same shall pay cash or property conveyed to Irene make a deposit of 10%, with the Mortgage. Bv balance payable within 30 days, virtue of the Last Will and Testament of Woodrow except that the deposit shall be Morgan, waived if the first ceased, recorded lien holder is the June 18, 1998, in successful bidder; Book GG, Page 490, as deemed any other purchaser who does admitted to probate Case 98-Pnot pay cash in full, shall be re-00334, filed June quired to execute 18, 1998, Pike a bond, to secure County Records. the unpaid bal-The purchaser at ance of the purcommissionthe chase price, in acsale shall er's cordance with take real estate KRS 426.705 the free and clear of bond shall bear the claims of the interest at the parties to this acthe judgtion but it shall rate ment bears from be sold subject to: the date of the Easements, restrictions, stipuuntil paid, sale shall lations, any matand have ters disclosed by the same force and effect as a an accurate sur-Judgment and vey or inspection shall remain and of the property; be a lien on the any right of reproperty until demption; and assessments paid; the successany

levied against the property. Bidders will have price promptly with these terms. announce-Any ments made by the Master Commissioner on date of of sale shall take the precedence over printed matter contained herein. plus This the 20th day of August 2025. Stephen L. Hogg Master T.C. Commissioner Inc., P.O. Box 734 Pikeville, KY 41501 County, pikemaster commissioner @gmail.com **NOTICE**

LEGALS

OF BOND RELEASE Pursuant to Application Number 898-4141 accordance with the provi-KRS of sions 350.093, notice is hereby given that Landmark Min-Company, P.O. Box Pikeville, Kentucky 41501, has applied for a for a Phase 2 bond release for Increment 1 of Permit Number 898-4141 was last issued on September 25, 2024. The application covers an area of approximately 12.36acres located 1.0 mile west Robinson Creek in Pike County. The permit area is approximately 1.0 mile west from Bear Fork Roads junction with US 23 and located 1.0 mile \mathbf{of} Bear west Fork.The bond now in effect for increment 1 is a letter

credit

proximately 25%

the original

\$37,000,00.

for

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LEGALS bond amount of \$43,700.00 is included in this application for release. Reclamation work performed includes: backfilling, grading, seeding and tree planting. This work was completed Fall 2009. Written ments, objections, and requests for a

public or informal conference must be filed with the Director of the Division of Mine Reclamation and Enforcement, 300 Sower Blvd. Frankfort, KY 40601 by October 24, 2025. A public hearing on the application been scheduled for October 27, 2025 at 10:00 am at the Division of Reclama-Mine tion and Enforcement's Pikeville Regional Office Mays Branch Pikeville, Road, KY 41501. hearing will be cancelled if no request for a hearing or informal conference is received by October 24, 2025.

Advertisement for Bids

University Pikeville The Tanner Colof Dental lege Medicine Sycamore 147Street KY Pikeville, 41501 The University of Pikeville is accepting bids for the construction the Tanner College of Dental Medicine (TCDM), which will consist of a five-story structure with a parking level be-

low. The major

ments are class-

room space, ad-

ele-

program

CONTINUED FROM PREVIOUS PAGE

City of Coal Run Village, Kentucky STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE-GOVERNMENTAL FUNDS-**BUDGET VERSUS ACTUAL-GENERAL FUND**

Year Ended June 30, 2025

ful bidder(s) shall

have the privilege

	Budget		Actual	Budget Variances
	Original	Final		
REVENUES				
Property taxes and occupational fees \$	1,075,750 \$	1,155,750 \$	1,157,975 \$	2,225
Intergovernmental	17,006	127,006	29,684	(97,322)
Service charges	51,779	66,779	67,042	263
Interest earned	300	300	1,841	1,541
Total revenues	1,144,835	1,349,835	1,256,542	(93,293)
EXPENDITURES				
General government	330,146	353,146	346,621	6,525
Public safety	436,944	519,944	491,687	28,257
Public works	301,900	367,900	429,400	(61,500)
Parks and community development	85,500	99,500	120,907	(21,407)
Capital outlay		19,000	18,990	10
Debt service	50,000	50,000	46,092	3,908
Total expenditures	1,204,490	1,409,490	1,453,697	(44,207)
EXCESS (DEFICIENCY) OF REVENUES OVER				
EXPENDITURES	(59,655)	(59,655)	(197,155)	(137,500)
TRANSFERS			20,000	20,000
FUND BALANCE, BEGINNING	132,376	132,376	201,075	68,699
FUND BALANCE, ENDING \$	72,721 \$	72,721 \$	23,920 \$	(48,801)

City of Coal Run Village, Kentucky STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE-GOVERNMENTAL FUNDS-**BUDGET VERSUS ACTUAL-SPECIAL REVENUE FUNDS**

Year Ended June 30, 2025

		Budget			
		Original	Final	Actual	Budget Variances
REVENUES	_		-		
Intergovernmental	\$	100,172 \$	305,172 \$	301,377 \$	(3,795)
Interest earned			J. 50	4,433	4,433
Total revenues	_	100,172	305,172	305,810	638
EXPENDITURES					
Public safety			21,000	20,341	659
Public works		-	329,000	305,678	23,322
Capital outlay	_				-
Total expenditures	_		350,000	326,019	23,981
EXCESS (DEFICIENCY) OF REVENUE EXPENDITURES	S OVER	100,172	(44,828)	(20,209)	24,619
TRANSFERS				(20,000)	(20,000)
FUND BALANCE, BEGINNING		355,149	223,659	228,218	4,559
FUND BALANCE, ENDING	\$ =	455,321 \$	178,831 \$	188,009 S	9,178

A copy of the complete 2024 - 2025 Audit Report, including financial statements and supplemental information is on file at Coal Run City Hall, and is available for public inspection during normal business hours of Monday through Friday, 9: 00 a.m. - 4:00 p.m. A copy may be obtained at a fee of ten cents per page.