Contact: Deborah Chambers

Phone: 606-437-4054

Email: classads@news-expressky.com

Mail: PO Box 802 · Pikeville, KY 41502

Fax: 606-437-4246

CREDIT CARDS ACCEPTED!

LEGALS



DISC VER

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.

September 23-25, 2025 • Page 4B • Appalachian News-Express

PRE-PAY

AND

SAVE!

To Our Readers

PLEASE CHECK YOUR AD 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 is-

POLICIES The Appalachian News-Express the reserves right to edit.

sued for davs ad

ran incorrectly.

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 advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise 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 crimination." milial includes children under the age of 18 living with parents or legal cusodian 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 crimination, call HUD toll-free at 1-



800-669-9777. The

toll-free number for

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

LEGALS

DIVISION-I ACTION NO.: 17-CI-01281 U.S. Bank National Associa-

tion as successor by merger to U.S. Bank National Association ND **PLAINTIFF**

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

LEGALS

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

rate the judg-

ment bears from

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

prior the expira-

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

tucky, and in ac-

Master Commis-

dures Part IV, is

described as fol-

Property Address;

283 Upper Black-

MAP# 180-00-00-

BEING the same

veyed to Kathy

vorced and unre-

who acquired ti-

tle by virtue of a

deed from Eu-

gene Ray Phill-

lips, a divorced

and unremarried

person dated Au-

ary 24, 2014, at

23,

recorded

Official

Page 409

tucky records.

The purchaser at

sale

take real estate

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

of the property;

any right of re-

Easements,

commission-

Volume

County

er's

enforcement

\$65,024.54

of 10.29%

2015, fees

February

fendant,

estate

cated

County,

cordance

sioner

trative

berry, Ky 41558

085.00

Jean

property

Wolford.

married

cost,

liens

amount

interest at

sale

and

the

and

shall

Judgment

property

purchase

successful

who

the

paid, have

force

as a

until

price

of

of

the

plus

from

and

to

Kathy

Ken-

with

Adminis-

Ransom,

con-

Phillips

a di-

person

2010, Febru-

Records

1010,

Pike

Ken-

shall

rate

sale

and

the

and

Judgment

property

same

shall remain and

be a lien on the

effect as a

force

and

Proce-

being lo-in Pike

remain and

and

bidder(s)

the

purchaser

successful

shall

Court, entered demption: and February any assessments 2025, I shall profor public imceed to offer for provements levied against the sale, at the door of the Pike Counproperty. Bidders will have ty Courthouse, at Pikeville, comply Pike County, promptly with Kento these terms. tucky, the highest bidder at Any public auction on Wednesday, October 8, 2025, at

announcements made by the Master Commissioner on date of sale shall take precedence over matter printed contained herein. This the 10th day September 2025. Stephen L.

LEGALS

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.:**

22-CI-01034 Mid South Partners, LP **PLAINTÍFF** Megan R. Akers, Commonwealth

of Kentucky, County of Pike, Unknown Heirs of Gaylord Friend, Commonwealth of Kentucky,

Division of Unemployment Insurance. Capital One Bank (USA) NA, The Educational

Resources Institute. Inc, Inc. DH Capital Management Institute, Inc.,

Bobby Justice, Unknown Spouse, If Any, Of Megan R. Akers

DEFENDANTS

By virtue of Judgment and Order for Sale, of the Circuit Court, entered July 31, 2023, I shall proceed to offer for sale, at the door of the Pike County Courthouse, Pike Pikeville, County, Kentucky, to the highest bidder at public auction on Wednesday, October 8, 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 does not pay cash in full, shall be required to execute a bond, with thereon surety acceptable to the Master Commissioner, to secure the unpaid balance of the purchase price, in accordance

NOTICE with KRS 426.705 the **COURT** bond shall bear interest at the the judgment bears from the date of the Freedom Mortgage until paid, shall have

23-CI-00087 Corporation **PLAINTIFF** VS. Christopher S.

By virtue of Judg-

LEGALS

LEGALS

purchase

\$4 400 19

feess

through

costs

\$1,490.73.

paid; the successment and Order ful bidder(s) shall have the privilege Pike paying all of Court, the balance of the Order price prior the expiration of the thirty (30) day period, the following described real estate along which Pikeville, being sold for en-County, forcement of liens to tucky, for a 2011 tax bill of \$3,410.77 plus accrued interest in the amount of July 2023, administra-\$115.00, prelitigation attorneys the fees of \$700.00, bidder(s) as well as court and reasonable attornets fees expended herein in the purchaser

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

paying all

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

\$195,047.32 plus

interest at a rate

per annum) from

Plaintiff, by De-

fendant, Christo-

pher S. Richards,

said real estate

being located in

and in accordance

Procedures Part

IV, is described

Property Address:

Commissioner

Administrative

owed

(\$3.000%

\$14.53

September

cost,

Pike

with

Kentucky,

as follows:

2023, fees

enforcement

liens

amount

effect as a

judg-

paid,

have

force

and

until

price

the

18.

and

County,

Master

Blaze

to

rate

sale

and

the

and

Judgment

property

purchase

amount \$2,00.00, the total Judgment as of this date being \$12,116.69 owed Defendant. Megan Akers, 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:

281 Kendrick Fork. Pikeville. 41501; Map 096-00-00-ID: 047.07. Being the same

property conveyed to Megan R. Akers from Jeremy S. Akers, by Deed dated December 2019, recorded in Deed Book 1087 Page 713, in the Office of the Pike

County Clerk.

The purchaser at commissionthe shall er's sale 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; any assessments

and public improvements levied against the property. Bidders will have

comply promptly with these terms. announcements made by the Master Commissioner on date of sale shall take precedence over

printed matter contained herein. This the 27th day of August 2025. Stephen L. Hogg

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

OF SALE COMMON-WEALTH OF KENTUCKY PIKE CIRCUIT **DIVISION I ACTION NO.:**

Richards, DEFENDANTS

for Sale, of the Circuit entered January 18, 2024 property entered August 15, 2025, I shall pro-F/K/A ceed to offer for sale, at the door Robinson, of the Pike Counhusband ty Courthouse, at Christopher Richards, Pike Ken-Deed September the highest bidder at public auction on Wednesday, October 8, 2025, at the hour of 9:00 a.m., or thereabout, on the folsale lowing terms: at the time of sale, successful shall pay cash or make a deposit of 10%, with the balance Easements, payable within 30 days, except that the deposit shall be waived if the first lienholder is successful bidder; any other who does not pay cash in full, shall be required to exepublic cute a bond, with provements surety thereon acceptable to the property. Master Commissioner, to secure to promptlythe unpaid balance of the purthese terms. chase price, in accordance ments made by KRS 426.705 the the Master Combond shall bear missioner on date interest at the

> Stephen L. Hogg Master Pikeville, KY 41501

NOTICE OF SALE COMMON-WEALTH OF **KENTUCKY** PIKE CIRCUIT **COURT DIVISION II ACTION NO.:** 23-CI-00384

> DBA Mortgage Solutions

Douglas Tackett Frances Tackett Midland Funding, LLC **DEFENDANTS**

ment and Order for Sale, of the Pike Court. November 16, 2023, I shall proceed to offer for LEGALS

Branch, Jenkins, Kv 41537: PIDN: 041-00-00-007.01. Being the same veyed from Ashley Hall Robinson Ashley Hall and Jacob her S. by Recorded the 2018, in Deed Book 1067, Page 521, Pike County Clerks Records. The purchaser at the 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 of the property; any right of redemption; current year taxes; and any assessments levied against the and Bidders will have the comply with announce-

of sale shall take precedence over printed matter contained herein. This the 10th day September Commissioner P.O. Box 734

@gmail.com

Mortgage Solutions of Colorado, LLC, **PLAINTIFF** Financial

property By virtue of Judg-Frances

Circuit entered sale, at the door

of the Pike County Courthouse, at Pikeville, Pike County, Kento the highest bidder at public auction on Wednesday, October 8, 2025, at the hour of 9:00 a.m., or thereabout, on the following terms: at the time of sale, 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 rate the judgment bears from the date of the sale until paid, have shall same force effect and 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 prior the expiration of the thirty (30) day period, the following described real estate along which is being sold for enforcement liens in amount \$190,793.35 plus pikemaster commissioner interest at a rate of 5.75% from August 10, 2023, and fees cost. owed to Plaintiff, Defendant, Pike

Douglas Tackett, said real estate being located in County, Kentucky, and in accordance with Master Commissioner Administrative Procedures Part IV, is lows: $867\bar{5}$ Ky 41572

described as fol-Property Address; Robinson Creek Rd, Virgie, Parcel Number; 036-00-00-001.07 Being the same conveyed to Douglas Curt Tackett and Marie Tackett, from Darlene Clevenger, by Deed dated 06/24/2022,

LEGALS

recorded

06/28/2022, Deed Book 1115, Page 703, Document 982136, Pike County Clerks records, and beknown ing as Robinson Creek Road, Virgie, Ky 41572 The purchaser at the commissionshall 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 survev or inspection of the property; any right of redemption; and any assessments

public provements levied against the property. Bidders will have to comply

promptly with these terms. announcements made by the Master Commissioner on date of sale shall take precedence over printed matter contained herein.

This the 27th day of August 2025. Stephen L. Hogg Master Commissioner P.O. Box 734 Pikeville, KY 41501

price

the

nikemaster commissioner @gmail.com NOTICE OF SALE COMMON-WEALTH OF KENTUCKY

PIKE CIRCUIT COURT **DIVISION I ACTION NO.:** 24-CI-00109 U.S. Bank National Association PLAINTIFF

Ronald Eric Bradford, Rayshell Bradford, Select Portfolio Servicing, Inc. DEFENDANTS By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered May 16, 2024, I shall proceed to offer for sale, at the door of the

Pike

Courthouse,

to

highest bidder at

public auction on

Wednesday, Octo-

Pikeville,

County,

tucky,

ber 8, 2025, at

LEGALS

the hour of 9:00

a.m., or there-

about, 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 lienholder is the successful bidder; any other purchaser does not pay cash in full, shall be required to execute a bond, with surety acceptable to the Master Commissioner, to secure the unpaid balance of the purchase price, in accordance KRS 426.705 the bond shall bear interest at the iudgrate ment bears from the date of the sale until paid, shall have and 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 tate along which is being sold for enforcement the liens in amount of \$23,393.42 plus interest at a rate of 11.65% from April 22, 2024, fees and cost, owed to Plaintill, Defendant, Ronald Eric Bradford, said real estate being located in Pike County, Kentucky, and in accordance Master Commis-

sioner Adminis-

dures Part IV, is

described as fol-

Property Address:

83 Osborne Fork

Road, Virgie, Ky

Being the same

veyed from Oliva

some and Jamie

Rose, wife and

Bradford, a mar-

ried person by

virtue of a deed

Eric

Tax

010-10-00-

Proce-

trative

lows:

41572;

028.00.

property

D. Rose,

Olivia D.

husband

Ronald

No.:

County

Pike

Ken-

the

Notice is hereby given that on Tuesday, October 14, 2025, at 1:00 p.m. a Public Sale will be held at First National Bank 109 Prater Place Pikeville, Kentucky 41501, to sell for cash the following collateral:

Said collateral is being held to secure an obligation under the terms of a Security Agreement held by The First National Bank of Williamson, at Williamson, West Virginia, as secured party, and may be viewed (Anytime prior to sale) at First National Bank 109 Prater Place Pikeville, Kentucky 41501. Said collateral is being sold in an "AS IS" condition with no warranty attached thereto. The undersigned reserves the right

MAIN OFFICE - 68 E. SECOND AVENUE WILLIAMSON, WEST VIRGINIA 25661

> (George P. Haydu) Collections Manager First National Bank of Williamson

NOTICE OF PUBLIC SALE

ONE (1) 20220 Chevrolet Colorado VIN# 1GCHSCEA3L1152076

Notice dated this the 17 September 2025. THE FIRST NATIONAL BANK OF WILLIAMSON

(304) 235-5300

CARL D. PERKINS Rent based on 30% of adjusted income. Elderly admission preference.

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

All apartments are newly renovated!

APARTMENTS AVAILABLE Call Today! (606) 639-8280 **TTY:** 1-800-648-6056 200 Douglas Parkway • Pikeville, KY 41501