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PRE-PAY
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.

TO OUR READERS LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS

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 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, October 8, 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 27th day of September 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-00087
Freedom Mortgage Corporation PLAINTIFF VS. Christopher S. Richards, DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered January 18, 2024 and Order entered August 15, 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, October 8, 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 for a 2011 tax bill of \$3,410.77 plus accrued interest in the amount of \$4,400.19, through July 2023, administrative fees of \$115.00, prelitigation attorneys fees of \$700.00, as well as court costs of \$1,490.73, and reasonable attorneys fees expended herein in the amount of \$2,00.00, the total Judgment as of this date being \$12,116.69 owed by 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, Ky 41501; Map ID: 096-00-00-047.07. Being the same property conveyed to Megan R. Akers from Jeremy S. Akers, by Deed dated December 1, 2019, recorded in Deed Book 1087 Page 713, 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; 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 27th 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 I ACTION NO.: 23-CI-00034
Mortgage Solutions of Colorado, LLC, DBA PLAINTIFF VS. Douglas Tackett Frances Tackett Midland Funding, LLC DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered November 16, 2023, 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, October 8, 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 \$195,047.32 plus interest at a rate of \$14.53 per diem (\$3.000% per annum) from September 18, 2023, fees and cost, owed to Plaintiff, by Defendant, Christopher S. Richards, 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: 425 Blaze Branch, Jenkins, Ky 41537; PIDN: 041-00-00-007.01. Being the same property conveyed from Ashley Hall Robinson F/K/A Ashley Hall and Jacob Robinson, her husband, to Christopher S. Richards, by Deed Recorded September 4, 2018, in Deed Book 1067, Page 521, Pike County Clerks 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; 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 10th day of September 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.: 23-CI-00384
Mortgage Solutions of Colorado, LLC, DBA PLAINTIFF VS. Douglas Tackett Frances Tackett Midland Funding, LLC DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered November 16, 2023, 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, October 8, 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 \$190,793.35 plus interest at a rate of 5.75% from August 10, 2023, fees and cost, owed to Plaintiff, by Defendant, Douglas Tackett, 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; 8675 Robinson Creek Rd, Virgie, Ky 41572 Parcel Number; 036-00-00-001.07 Being the same property conveyed to Douglas Curt Tackett and Frances Marie Tackett, from Darlene Clevenger, by Deed dated 06/24/2022, recorded 06/28/2022, Deed Book 1115, Page 703, Document 982136, Pike County Clerks records, and being known as 8675 Robinson Creek Road, Virgie, Ky 41572 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 27th 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 I ACTION NO.: 24-CI-00109
U.S. Bank National Association PLAINTIFF VS. 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 County Courthouse, at Pikeville, Pike 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, 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 \$23,393.42 plus interest at a rate of 11.65% from April 22, 2024, fees and cost, owed to Plaintiff, by Defendant, Ronald Eric Bradford, 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: 83 Osborne Fork Road, Virgie, Ky 41572; Tax ID No.: 010-10-00-028.00. Being the same property conveyed from Oliva D. Rose, F/K/A Olivia D. New-some and Jamie Rose, wife and husband to Ronald Eric Bradford, a married person by virtue of a deed