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Deadlines:

Tuesday-Thursday Edition: Monday @ 11AM Weekend Edition: Thursday @ 10AM

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LEGALS

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September 30 - October 2, 2025 • Page 5B • 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 issued for davs ad

POLICIES The Appalachian News-Express

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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 cuswomen 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



HUD toll-free at 1-

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toll-free number for

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call

NOTICE OF SALE

LEGALS

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

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

Circuit

Pike

LEGALS

Court, entered February 2025, I shall proceed to offer for sale, at the door of the Pike County Courthouse, at Pikeville, Pike County, Kento tucky, 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 successful bidder; any other purchaser does not pay cash in full, shall be required to execute a bond, to se-

cure the unpaid balance of purchase price, in accordance with KRS 426.705 the bond shall bear interest at the the judgrate ment bears from the date of the until paid, sale shall have same force effect as a

the and 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 of the liens in amount of \$65,024.54 plus

interest at a rate of 10.29% February 2015, řees and owed to cost, Plaintiff, by De-Kathy fendant, Phillips, said real estate being lo-cated in Pike cated in County, Kentucky, and in accordance with Commis-Master Adminissioner Procetrative

dures Part IV, is described as fol-Property Address; 283 Upper Blackberry, Ransom, Ky 41558

MAP# 180-00-00-085.00 BEING the same property conveyed to Kathy Phillips a đi-Wolford, vorced and unreperson married who acquired title by virtue of a deed from Eugene Ray Philla divorced and unremarried person dated August 23, 2010, Februrecorded ary 24, 2014, at Official RecordsVolume 1010,

Page 409 Pike County Kentucky records. The purchaser at the commissionsale shall er's 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 sur-

vey or inspection

of the property;

any right of re-

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Judgment

property

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shall remain and

be a lien on the

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LEGALS

demption: and any assessments for public improvements levied against the property. Bidders will have comply promptly with these terms.

Any 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. 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 who 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 bal-

ance of the purchase price, in accordance with KRS 426.705 the bond shall bear interest at the the judgment bears from the date of the until paid,

Freedom Mortgage Corporation PLAINTIFF VS. Christopher S. Richards, DEFENDANTS

By virtue of Judg-

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purchase

\$4 400 19

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costs

\$1,490.73.

amount

Megan

Pike

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paid; the successment and Order ful bidder(s) shall have the privilege Pike of 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 \$2,00.00, the total Judgment as purchaser

of this date being \$12,116.69 owed Defendant. Akers, said real estate being located in County, Kentucky, and in with Master Commis-Adminis-Procedures Part IV, is described as fol-Property address:

sale

and

the

and

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%

and

County,

Master

Blaze

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

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• Community Room • Social Activities

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1 TTY: 1-800-648-6056

200 Douglas Parkway • Pikeville, KY 41501

to

\$14.53

September

cost,

Pike

with

Kentucky,

as follows:

2023, fees

enforcement

liens

amount

price

the

purchase

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 the commissionsale shall er's 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 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 NOTICE OF SALE COMMON-WEALTH OF KENTUCKY PIKE CIRCUIT **COURT DIVISION I ACTION NO.:** 23-CI-00087

Circuit

for Sale, of the entered January 18, 2024 entered August 15, 2025, I shall proceed to offer for sale, at the door of the Pike County Courthouse, at Pike Kenthe 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 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 successful bidder; any other who does not pay cash in full, shall be required to execute a bond, with surety thereon acceptable to the Master Commissioner, to secure to the unpaid balance of the purchase price, in accordance KRS 426.705 the bond shall bear interest at the rate

the judgment bears from printed the date of the paid, until shall have same force effect as a Hogg Judgment and shall remain and Master be a lien on the property until paid; the success-

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

Mortgage Solutions of DBA PLAINTIFF Mortgage Solutions

Douglas Tackett Frances Tackett

Midland Funding, LLC DEFENDANTS By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered November

2023, I shall pro-

LEGALS

Branch, Jenkins, Kv 41537: PIDN: 041-00-00-007.01. Being the same property veyed from Ashley Hall Robinson F/K/A Ashley Hall and Jacob Robinson, her husband Christopher S. Richards, by Deed Recorded September 2018, in Deed Book 1067, Page 521, Pike County Clerks Records. The purchaser at the 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, strictions, stipulations, any matters disclosed by an accurate survey or inspection of the property;

LEGALS

any right of redemption; current year taxes; and any assessments public provements levied against the

property. Bidders will have

these terms. announcements made by the Master Commissioner on date of sale shall take

September

41501 pikemaster @gmail.com

Financial

ceed to offer for sale, at the door

Pikeville, County, to the bidder(s) purchaser cute a bond, to sebalance 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,

comply

promptlywith

precedence over matter contained herein. This the 10th day

Stephen L. Commissioner P.O. Box 734 Pikeville, KY commissioner

Colorado, LLC,

Creek Rd, Virgie, Ky 41572 Parcel Number; 036-00-00-001.07

Being the same property veyed to Douglas Curt Tackett and Frances Marie Tackett, Darlene venger, by Deed dated 06/24/2022,

of the Pike Counrecorded ty Courthouse, at 06/28/2022, Deed Pike Book 1115, Page Ken-703, the 982136, highest bidder at County public auction on records, and be-Wednesday, Octoing ber 8, 2025, at Creek Road, Virgie, Ky 41572 the hour of 9:00 a.m., or thereabout, on the fol-The purchaser at lowing terms: at the the time of sale, take shall free and clear of pay cash or make the claims of the a deposit of 10%. parties to this acwith the balance payable within 30 days, except that the deposit shall be waived if the first lien holder is

tion but it shall be sold subject to: Easements, strictions, stipulations, any matters disclosed by successful an accurate surbidder; any other vev or inspection of the property; who does not pay cash any right of rein full, shall be demption; and required to exeany assessments public cure the unpaid provements levied against the

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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

\$190,793.35 plus

interest at a rate

of 5.75% from Au-

gust 10, 2023,

and

owed to Plaintiff,

Douglas Tackett,

said real estate

being located in

Kentucky, and in

accordance with

Master Commis-

sioner Adminis-

dures Part IV, is

described as fol-

Property Address;

Defendant.

County,

Proce-

Robinson

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lows:

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amount

and

the

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shall

Judgment

property

purchase

Bidders will have to comply promptly with these terms. announcements made by the Master Com-

property.

missioner 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 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 Court, May 16, 2024, I shall proceed to offer for sale, at

Pike

Pikeville,

County,

tucky,

83 Osborne Fork Road, Virgie, Ky 41572;Circuit No.: entered 028.00. Being the same property veyed from Oliva the door of the D. Rose, County Olivia D. Courthouse, some and Jamie Pike Rose, wife and

Ken-

husband

Bradford, a mar-

ried person by

virtue of a deed

Ronald

Tax IĎ

Eric

010-10-00-

LEGALS ber 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 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 Bradford, said real estate being located in Pike County, Kentucky, and in accordance Master Commissioner Administrative Procedures Part IV, is described as follows: Property Address:

NOTICE OF PUBLIC SALE

to

highest bidder at

public auction on

Wednesday, Octo-

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 of Williamson 109 Prater Place Pikeville, Kentucky 41501, to sell for cash the following collateral:

ONE (1) 2020 Chevrolet Colorado VIN# 1GCHSCEA3L1152076

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 of Williamson 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 to bid.

Notice dated this the 17 September 2025.

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

> (George P. Haydu) Collections Manager First National Bank of Williamson (304) 235-5300

THE FIRST NATIONAL BANK OF WILLIAMSON All apartments are newly renovated!