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Contact: Deborah Chambers
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Mail: PO Box 802 • Pikeville, KY 41502
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To Our Readers

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.



LEGALS

NOTICE OF SALE COMMON-WEALTH OF KENTUCKY PIKE COUNTY CIRCUIT COURT DIVISION NO. 2 CIVIL ACTION NO. 24-CI-00738 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2001-AQ1, ASSET-BACKED PASS-THROUGH CERTIFICATES PLAINTIFF VS. CONNIE

LEGALS

RUTH ELLIS, PIKE COUNTY, AMERIQUEST MORTGAGE COMPANY, REPUBLIC FINANCE LLC, TROY CAPITAL, LLC AND UNKNOWN SPOUSE OF CONNIE RUTH ELLIS DEFENDANTS By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered November 24, 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, February 18, 2026, at the hour of 9:00 a.m., or thereafter, 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, which is being sold for enforcement of liens in the amount of judgment, for the unpaid principal amount of \$19,455.49 from February 1, 2023; with interest thereon from January 1, 2023 in the amount of \$2,385.74, in the grand total amount of no less than \$55,428.21 as of August 29, 2025, owed to Plaintiff, in rem, said real estate being located in Pike County, Kentucky, and in accordance with Master Commissioner Administrative Procedures Part IV, is described as follows: PARCEL ID #: 064-00-00-053.01 and 064-00-00-053.01M; 973 Lt Frk of Joe Creek Rd, Pikeville, KY 41501. Together with a 1974 GILES, 24 X 50. BEING THE SAME PROPERTY CONVEYED TO CONNIE RUTH ELLIS, BY DEED FROM EDWARD ELLIS AND EASTER ELLIS, HIS

LEGALS

WIFE, DATED MAY 31, 1986, AND RECORDED FEBRUARY 25, 1987 IN DEED BOOK 602, PAGE 69 OF THE PIKE COUNTY CLERK'S OFFICE AND PIKEVILLE, KENTUCKY. 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: ad valorem property taxes for the year of the sale Easements, restrictions, stipulations, any matters disclosed by an accurate survey or inspection of the property; any right of redemption; current year property 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 20th day of January 2026. **Stephen L. Hogg Master Commissioner P.O. Box 734 Pikeville, KY 41501 pikemaster commissioner@gmail.com**

NOTICE OF SALE COMMON-WEALTH OF KENTUCKY PIKE COUNTY CIRCUIT COURT DIVISION -I ACTION NO.: 25-CI-00775 The Appalachian Renewal Project, LLC PLAINTIFF VS. Matery, Inc. Alpha Land Reserves, LLC, Apex Capital, LLC and Pike County, Kentucky DEFENDANTS By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered November 25, 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, February 18, 2026, at the hour of 9:00 a.m., or thereafter, 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

LEGALS

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 \$1,954,445.41 plus interest of \$306.69 as of August 31, 2025 plus interest, fees and cost, owed to Plaintiff, by Defendant, Matery, Inc., 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; A tract or parcel lying on Bent Branch of Big Creek Map ID#: 121-00-00-024.01 Being the same property conveyed to Matery, Inc. By Deed dated September 8, 2017, recorded in Deed Book 1060, Page 183 in the Pike County Clerks Office. 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 20th day of January 2026. **Stephen L. Hogg Master Commissioner P.O. Box 734 Pikeville, KY 41501 pikemaster commissioner@gmail.com**

LEGALS

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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.

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