APPALACHIAN NEWS-EXPRESS
THE CONSCIENCE OF EASTERN KENTUCKY

CLASSIFIEDS

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Deadlines are same for placing, changing or stopping ad.
No changes for cancellations can be made after deadlines.

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.

EQUAL HOUSING OPPORTUNITY

Legals

NOTICE OF SALE
COMMONWEALTH OF KENTUCKY
PIKE CIRCUIT COURT
DIVISION II
ACTION NO.: 24-CI-00210
LOANDEPOT.-COM, LLC
PLAINTIFF
VS.
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
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered August 12, 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, April 8, 2026, 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 $89,300.91 plus interest at a rate of 7.1250 per annum from June 7, 2024, fees and cost, owed to Plaintiff, by Defendant, Cathy Workman, 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: 70 Walters Fork, Hatfield, Ky 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 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 23rd day of February 2026.
Stephen L. Hogg
Master Commissioner
P.O. Box 734
Pikeville, KY 41501
pikemaster commissioner @gmail.com

NOTICE OF SALE
COMMONWEALTH OF KENTUCKY
PIKE CIRCUIT COURT
DIVISION IIACTION NO.: 24-CI-00174
Mid South Capital Partners, LP
PLAINTIFF
VS.
Christopher Hicks, Kimberly Hicks, Commonwealth of Kentucky, County of Pike, Unknown Spouse if Any of Kimberly Hicks, Unknown Spouse if any of Christopher Hicks
DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered December 23, 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, April 8, 2026, 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, any 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 $23,257.78 plus interest, fees and cost, owed to Plaintiff, by Defendant, Christopher Hicks, 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:12428 Elkhorn Creek Road, Shelby Gap, Ky 41563; Map ID: 072-00-00-021.00.
Being the same property conveyed to Christopher Hicks and Kimberly Hicks, by Deed dated August 10, 2016, recorded in Deed Book 1041, Page 549 and 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 24th day of February 2026.
Stephen L. Hogg
Master Commissioner
P.O. Box 734
Pikeville, KY 41501
pikemaster commissioner @gmail.com

NOTICE OF SALE
COMMONWEALTH OF KENTUCKY
PIKE CIRCUIT COURT
DIVISION -I
ACTION NO.: 25-CI-00593
Lakeview Loan Servicing, LLC
PLAINTIFF
VS.
Danny L. Newsome
Karen L. Newsome
DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered February 06, 2026, 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, April 8, 2026, 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 $141,390.24 plus interest at a rate of 7.125% from August 7, 2025, owed to Plaintiff, by Defendant, Anna 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: 3129 Brushy Rd., Varney, Ky 41571
Parcel No.: 107-00-00-059.02
Being the same property conveyed to Danny L. Newsome and Karen L. Newsome, A married couple, by Deed dated 03/31/2023, recorded in Deed Book 1126, Page 237, Pike County Clerks Office.
1985 Kimberly Home MH KH40D3CL5396-GAA&B
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 February 2026.
Stephen L. Hogg
Master Commissioner
P.O. Box 734
Pikeville, KY 41501
pikemaster commissioner @gmail.com

NOTICE OF SALE
COMMONWEALTH OF KENTUCKY
PIKE CIRCUIT COURT
DIVISION - II
ACTION NO.: 26-CI-00030
Kentucky Housing Corporation
PLAINTIFF
VS.
Matthew C. Mullins and Sasha Danielle Mullins
DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered February 20, 2026, 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, April 8, 2026, 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

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UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF KENTUCKY
SOUTHERN DIVISION AT LONDON

HBKY, LLC,

Plaintiff,

Civ. No. 6:21-cv-00101-GFVT-HAI

v.

KINGDOM ENERGY RESOURCES, LLC, ET AL.,

Defendants.

NOTICE OF SALE & APPOINTMENT OF APPRAISERS

Comes the undersigned, Court appointed Special Master, and gives notice that pursuant to the Order of Sale [Doc# 1137] entered in the above-captioned case on February 25, 2026 he will on **MAY 1, 2026 at 11:00 A.M.** at the door of the Bell County Courthouse facing the United States Post Office on Walnut St., in Pineville, Kentucky, offer for sale at public auction and outcry to the highest and best bidder the hereinafter described real property in Bell and Knox Counties, Kentucky, more particularly described in the Order of Sale (the "Realty"):

FORMER LEFT FORK MINING PROPERTY, KENTUCKY HIGHWAY 66, LEFT FORK OF STRAIGHT CREEK, BELL COUNTY PVA MAP # 099-00-00-001.00

AND:

FORMER LEFT FORK MINING PROPERTY, ROARING FORK OF STINKING CREEK, KNOX COUNTY PVA MAP #192-00-00-001.00

The Realty is being sold to pay the principal judgment of $45,260,810.90, plus interest, costs, and fees and in accordance with the Order of Sale and terms therein, and subject to [Doc #335], including those terms related to credit bidding. **GENERAL SALE TERMS:** (1) A minimum bid which is greater than or equal to 67% of the appraised value of the Realty will be required in order to bid (the "Minimum"), with the Minimum to be paid to the undersigned by certified check or cashier's check by a bidder before any bid will be accepted (i.e., *a bidder must pay the Minimum in order to bid at the sale*), which shall be held by the undersigned until the sale has concluded and refunded to any unsuccessful bidder within 10 days of the sale; (2) the balance of any bid in excess of the Minimum shall be paid to the undersigned within 20 days after the sale, by a certified or cashier's check payable to the "United States District Court for the Eastern District of Kentucky"; and (3) if the successful bidder fails to timely pay the balance due, the certified or cashier's check for the Minimum shall be forfeited and shall be applied to cover the expenses of the sale, including any commissions due, with any amount remaining remitted to the Plaintiff and applied to reduce the Plaintiff's aforesaid judgment, and the Realty shall then be offered again for sale.

The Realty will be appraised by Kevin Bisceglia and Jonathan Evans, two disinterested, intelligent housekeepers actively engaged in or having at least one year of experience in the field of real estate. Their appraisals will be filed in the record once received by the undersigned and may be obtained from the undersigned.

Respectfully submitted,

/s/C. BISHOP JOHNSON
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