

LEGALS

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 \$116,980.63, plus interest at the current rate of 5.125% per year (\$14.80 per diem) from September 22, 2025, until paid plus further advances for taxes and insurance, and other possible fees and expenses, 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:
 Property Address: 3430 LONGFORK RD, VIRGIE, KY 41572; Parcel No. 002-20-00-004.00 00 and 022-20-00-005.00 00.
BEING THE SAME PROPERTY CONVEYED TO ALICE JOHNSON BY DEED DATED 11-15-2022 AND RECORDED 12/9/2022 IN BOOK 1122 PAGE 5, IN THE RECORDS OF THE PIKE COUNTY CLERK. ALICE JOHNSON DIED INTESTATE ON 5/31/25 AND ACCORDING TO THE PIKE DISTRICT/PROBATE COURT CASE NO. 25-P-0038. TITLE VESTED IN HER HEIRS AT LAW.
 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 7th day of April 2026.
Stephen L. Hogg
Master Commissioner
P.O. Box 734
Pikeville, KY 41501
pikemaster commissioner@gmail.com

LEGALS

NOTICE OF SALE COMMON-WEALTH OF KENTUCKY PIKE CIRCUIT COURT DIVISION I ACTION NO.: 25-CI-00873
NEWREZ LLC PLAINTIFF VS. DONALD L. MESSER, PIKE COUNTY, UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND UNKNOWN SPOUSE OF DONALD L. MESSER
DEFENDANTS
 By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered February 6, 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, May 6, 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 \$67,602.00 from December 1, 2024; with interest thereon from November 1, 2024 in the amount of \$5,651.40 as of January 19, 2026 accruing thereon at the rate of 6.8750% per annum (\$12.73 per diem); as well as late charges, amounts advanced by Plaintiff for taxes and insurance, and other charges and costs, including Plaintiff's attorney fees and costs incurred and accruing in this civil action, all in the grand total amount of no less than \$75,512.85 as of January 19, 2026, with post-judgment interest thereon to accrue at the rate of 6.8750% per annum until paid, owed to Plaintiff, by Defendant, Donald L. Messer, 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 #: 126-00-00-036.01;
 And more commonly known as; 4818 Dix Fork, Sidney, KY

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41564.
THIS IS THE SAME PROPERTY AS CONVEYED TO DONALD L. MESSER AND THELMA MOUNTS, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN THE REMAINDER TO THE SURVIVOR IN DEED DATED JULY 13, 1995, RECORDED IN BOOK 708, PAGE 600, THELMA MOUNTS HAVING DIED ON DECEMBER 25, 2012.
 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: All ad valorem real property taxes; Such right of redemption as may exist in favor of the property owners; Such right of redemption as may exist in favor of the United States; Assessments for public improvements levied against the property; and Any easements and restrictions of record. 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 2nd day of April 2026.
Stephen L. Hogg
Master Commissioner
P.O. Box 734
Pikeville, KY 41501
pikemaster commissioner@gmail.com

LEGALS

NOTICE OF SALE COMMON-WEALTH OF KENTUCKY PIKE CIRCUIT COURT DIVISION - II ACTION NO.: 25-CI-00830
PATRICIA OSBORNE PLAINTIFF VS. MACKIE COMPTON and PIKE COUNTY DEFENDANTS
 By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered March 11, 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, May 6, 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 \$36,000.00, plus interest at the judgment rate% date of default, \$5,377.43 and \$779.50 for county property taxes, fees and cost, owed to Plaintiff, by Defendant, Mackie Compton, 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: 8410 Highway 122, Virgie, Pike County, Kentucky 41572.
BEING the same property conveyed to Patricia Osborne, by deed from Leia Ray Osborne and Stanley Wayne Osborne, by deed dated November 21, 2012, and recorded in Deed Book 993, page 283, 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 20th day of March 2026.
Stephen L. Hogg
Master Commissioner
P.O. Box 734
Pikeville, KY 41501
pikemaster commissioner@gmail.com

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held on April 28, 2026 at the 2 p.m. (local time) at the Pike County Health Department. Failure to attend the mandatory pre-bid meeting will result in the rejection of the bidders bid. Any questions resulting from the pre-bid conference must be directed to karen@jigsawky.com no later than 12 noon on May 1, 2026. Responses will be provided by 5 p.m. on May 5, 2026. Any addenda resulting from the pre-bid meeting will be issued by close of business by May 5, 2026. Plans, specifications, and bid documents may be obtained by contacting Jim Cecil; Director of Administrative Services, at the Pike County Health Department, 119 River Drive, Pikeville, Kentucky 41501, telephone 606-509-5527, email jimmi.cecil@ky.gov. Bidders are responsible for obtaining all addenda prior to submitting a bid. All bidders must possess the appropriate Kentucky contractor licenses and comply with all applicable federal, state, and local regulations. The Pike County Health Department reserves the right to reject any and all bids, to waive informalities, and to accept the bid deemed most advantageous to the project. Any questions should be submitted to Attn: Jim Cecil; Director of Administrative Services, jimmi.cecil@ky.gov; telephone 606-509-5527.
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