

LEGALS

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
pikemastercommissioner@gmail.com

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 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 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

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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 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 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
pikemastercommissioner@gmail.com

NOTICE OF SALE COMMON-WEALTH OF KENTUCKY PIKE CIRCUIT COURT

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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 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 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 the land contract 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, 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 Com-

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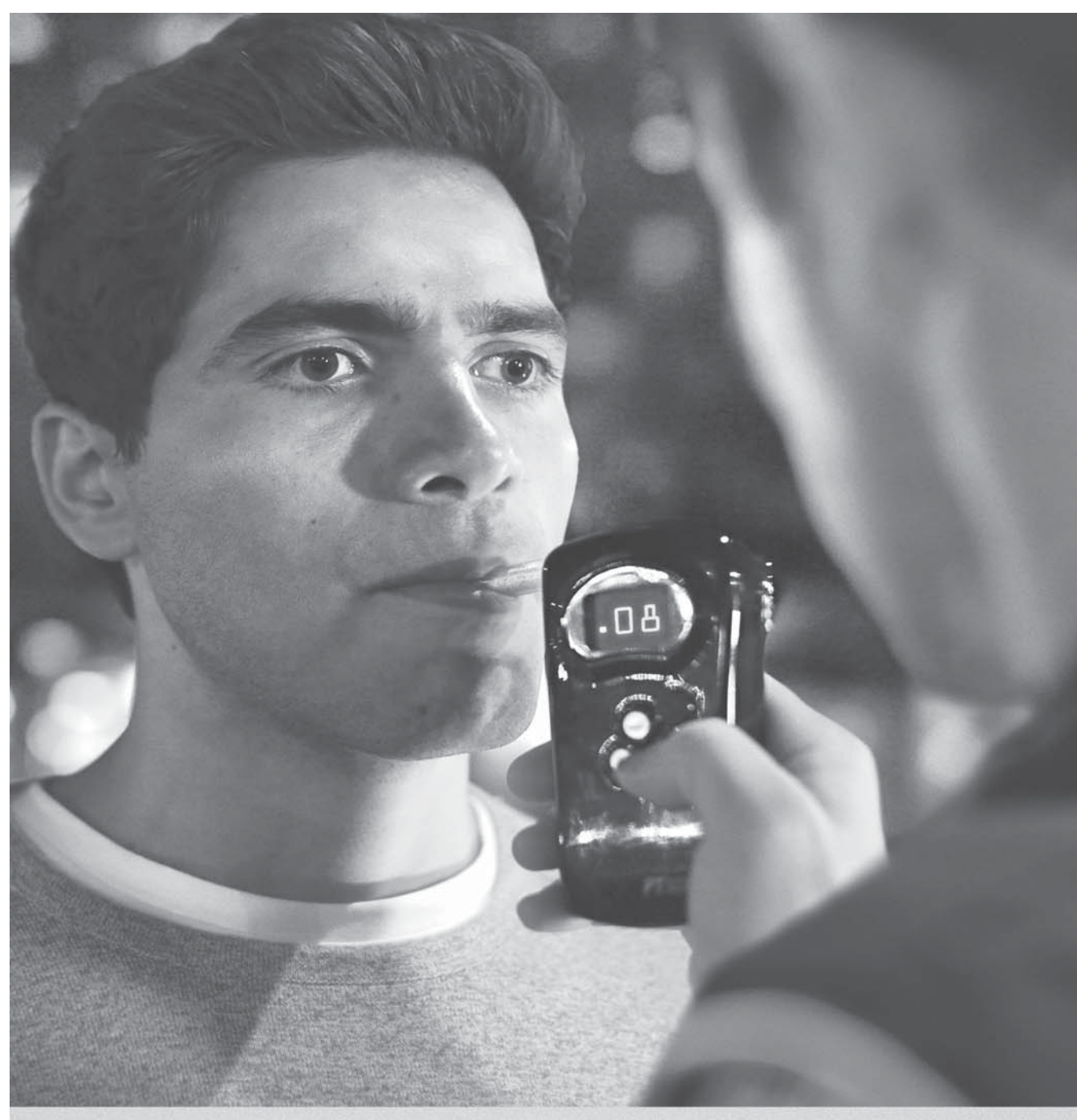
missioner on date of sale shall take precedence over matter contained herein. This the 20th day of March 2026.

Stephen L. Hogg
Master Commissioner
P.O. Box 734
Pikeville, KY 41501
pikemastercommissioner@gmail.com

PUBLIC NOTICE
Notice is hereby given that Tradewinds Development LLC, 55 Industrial Blvd., Pikeville, KY 41501, has filed an application with the Energy and Environment Cabinet to complete site development for a new commercial building. The property is located at 7241 N. Mayo Trail, Pikeville, KY 41501, approximately 0.4 miles west of the intersection of US23 and KY3218, along the Levisa Fork. Any comments or objections can be submitted via email to: DOWFloodplain@ky.gov
Kentucky Division of Water, Floodplain Management Section, 300 Sower Blvd. Frankfort, KY 40601. Call 502-564-3410 with questions.

EMPLOYMENT

CAREGIVER NEEDED
for Elderly Lady.
20 Hours a week.
\$22 Hour. 606-835-9614



YOU JUST BLEW \$10,000.

Buzzed. Busted. Broke.
Get caught, and you could be paying around \$10,000 in fines, legal fees and increased insurance rates.

Buzzed driving is drunk driving.
buzzeddriving.adcouncil.org

