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May 12-14, 2026 • Page 5B • Appalachian News-Express

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.

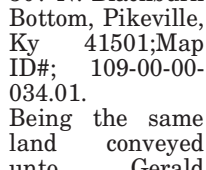


LEGALS

NOTICE OF SALE COMMON-WEALTH OF KENTUCKY PIKE CIRCUIT COURT DIVISION -I ACTION NO.: 22-CI-00415
Weaver Tax Link LLC PLAINTIFF
VS.
Gerald M. Hunt
Christa L. Hunt a/k/a Christa Louise Smith
Unknown Spouse of Gerald M. Hunt, Unknown spouse of Christa L. Hunt a/k/a Christa Louise Smith, Mid-South Capital Partner, LP,
Community Trust Bank, Pike County, Kentucky
DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit

LEGALS

Court, entered November 05, 2025 and Order 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, May 27, 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 surety bond, with approved surety, 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 \$7,083.95, plus interest from October 1, 2025, fees and cost, owed to Plaintiff, by Defendant, Gerald M. Hunt, 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; 307 N. Blackburn Bottom, Pikeville, Ky 41501; Map ID#: 109-00-00-034.01.
Being the same land conveyed unto Gerald Matthew Hunt and Christa Louise Hunt from Billy Lee Hunt, by deed dated October 16, 2000, and recorded in Deed Book 794 page 310, 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 announce-



LEGALS

ments made by the Master Commissioner on date of sale shall take precedence over printed matter contained herein.
This the 21st 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 -II ACTION NO.: 24-CI-01162
Carrington Mortgage Services, LLC PLAINTIFF
VS.
Unknown Spouse, if any of Eddie Kay Charles
LVNV Funding, LLC, Midland Funding, United State of America, Secretary of Housing and Urban Development
DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered March 16, 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 27, 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

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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 \$216,054.35 plus interest from February 16, 2026, fees and cost, owed to Plaintiff, by Defendant, Unknown Spouse if any of Eddie Kay Charles, 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; 147 Thompson Br. Pikeville, Ky 41501; Map ID#: 078-00-00-046.00.
Being the same property conveyed to David Lee Charles and Eddie Kay Charles, husband and wife, from David Lee Charles and Eddie Kay Charles f/k/a Kay Charles, husband and wife, by Deed dated 08/06/2014, recorded 08/29/2014, Deed Book 1016 Page 736, Document 326147, Pike County Clerks Records and being known as 147 Thompson Br. Pikeville, Ky 41501. The said David Lee Charles died December 17, 2020, Eddie Kay Charles thus became the sole vested title-holder in fee simple by right of survivorship of the property in question. Subsequently Eddie Kay Charles died on July 7, 2024.
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;

LEGALS

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 21st 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

LEGALS

ACTION NO.: 24-CI-00165
Community Trust Bank Inc. PLAINTIFF
VS.
Terri Lemaster, Terri Hanner, Unknown Spouse of Terri Lemaster, DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered, June 20, 2025, I shall proceed to offer for sale, at the door of the Pike County Courthouse, at Pikeville, Kentucky, to the highest bidder at public auction on Wednesday, May 27, 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

LEGALS

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

LEGALS

enforcement of liens in the amount of \$47,717.08, plus interest at a rate of 8.75%, from April 18, 2025, fees and cost, owed to Plaintiff, by Defendant, Terri Lemaster aka Terri Hanner, said real estate being located in Pike County, Kentucky, and in accordance with Master Commissioner Administrative Procedures Part IV, is described as follows:
The real property address is 22 Varney Road Church House Hollow, Belfry, KY 41214; Map #: 167-00-00-093.02.
BEING THE SAME PROPERTY conveyed to Terri Lemaster by Deed dated May 30, 2003 from Oliven Varney, widow and recorded May 30, 2003 in Deed Book 832, Page

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336 in Deed Book 832, Page 336 in the Pike County Clerks Office 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: Easements, restrictions, stipulations, any matters disclosed by an accurate survey or inspection of the property; any right of redemption; current year 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

LEGALS

enforcement of liens in the amount of \$47,717.08, plus interest at a rate of 8.75%, from April 18, 2025, fees and cost, owed to Plaintiff, by Defendant, Terri Lemaster aka Terri Hanner, said real estate being located in Pike County, Kentucky, and in accordance with Master Commissioner Administrative Procedures Part IV, is described as follows:
The real property address is 22 Varney Road Church House Hollow, Belfry, KY 41214; Map #: 167-00-00-093.02.
BEING THE SAME PROPERTY conveyed to Terri Lemaster by Deed dated May 30, 2003 from Oliven Varney, widow and recorded May 30, 2003 in Deed Book 832, Page

**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# 1152] entered in the above-captioned case on March 30, 2026 he will on **JUNE 11, 2026 at 1:00 P.M.** at the door of the Harlan County Courthouse facing Central St., in Harlan, Kentucky, offer for sale at public auction and outcry to the highest and best bidder the hereinafter described real property in Harlan and Bell Counties, more particularly described in the Order of Sale (the "Realty"):

FORMER BLACK STAR LAND & MINING PROPERTY

**KENTUCKY HIGHWAY 72, BLACKSTAR
HARLAN COUNTY PVA MAP #s 037-00-00-001.00; 037-00-00-001_01;
036-00-00-001.00**

**KENTUCKY HIGHWAY 72, BLACKSTAR, IN RELATION TO CERTAIN MINERAL INTERESTS IN WHOLE OR IN PART ONLY
HARLAN COUNTY PVA MAP #s 025-00-00-001.00; 027-00-00-001; 027-00-00-002**

**CHUNKLINK SPUR, PATHFORK
HARLAN COUNTY PVA MAP #049-00-00-001.00**

**CATRONS CREEK
HARLAN COUNTY PVA MAP #062-00-00-001.00**

**KY 987 BLAKESNAKE
BELL COUNTY PVA MAP # 179-00-00-020.00**

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 made payable to the "United States District Court for the Eastern District of Kentucky" 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
C. BISHOP JOHNSON
C. BISHOP JOHNSON, PLLC
PO Box 128
Pineville, KY 40977
Phone: (606) 337-6500
Fax: (606) 337-6100
Email: cbishopjohnson@bellsouth.net

*Note that the Realty is subject to an Order of the Court (R. 1081) with regard to remaining interests in a certain oil and gas Lease as described therein and as such Order is recorded in the Harlan County Clerk's Office at MC51 PG 230.

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