Legals

as Heir to the Estate of Irene Morgan, Tammy Allison, as Heir to the Estate of Irene Morgan, Roger Dale Morgan II, as Heir to the Estate of Irene Morgan, Unknown Heirs, Devisees, Legatees, Beneficiaries of Preston Bevins and their unknown creditors the unknown executor, administrator or personal representative of the Estate of Del N. Morgan
DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered August 6, 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, July 22, 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 $31,985.19 plus interest at a rate of 7.85% from August 1, 2018, fees and cost, owed to Plaintiff, by Defendant, T.C. Leasing, 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; 4292 East Shelbiana Road, Pikeville, Ky 41501
Parcel No. 082-30-01-001.00
Being the same property conveyed to Irene Mortgage, By virtue of the Last Will and Testament of Woodrow Morgan, deceased, recorded June 18, 1998, in Book GG, Page 490, as deemed admitted to probate Case 98-P-00334, filed June 18, 1998, Pike County Records.
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 16th day of June 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 CIRCUIT COURT DIVISION - I ACTION NO.: 24-CI-00893
Pennymac Loan Servicing, LLC
PLAINTIFF
VS.
Codi M. Ward, Savannah Billiter Formerly Savannah Ward, Amanda Ward Unknown Spouse of Savannah Billiter Formerly Savannah Ward, Equitable Financial Services by and Through its assignee converging Capital, LLC
DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered June 3, 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, July 22, 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 $233,466.92 plus interest at a rate of 6.75000% from April 30, 2026, fees and cost, owed to Plaintiff, by Defendant, Codi M. Ward, 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; Lot 7 of the Dancolford, Inc. Subdivision on Paytons Creek.
Being the same property conveyed from Sharon G. Keathley, a single person to Codi M. Ward and Savanah Ward, husband and wife as joint tenants with right of survivorship, by virtue of a deed dated June 21, 2013 and recorded June 25, 2013 at Deed Book 1001, Page 44 of the Pike County, Kentucky real estate records.
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 17th day of June 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 CIRCUIT COURT DIVISION - II ACTION NO.: 25-CI-01090
Towd Point Mortgage Trust 2022-3, U.S. Bank Trust Company National Association as Indenture Trustee
PLAINTIFF
VS.
Lydia Jane McCoy aka Lydia Jane Deskins Unknown Spouse, if any, of Lydia Jane McCoy aka Lydia Jane Deskins, Unknown Occupant, if any
DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered April 27, 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, July 22, 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 $137,584.96 plus interest at a rate of 5.000% from May 25, 2026 plus interest, fees and cost, owed to Plaintiff, in rem, by Defendant, Lydia Jane McCoy aka Lydia Jane Deskins, 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: 520 Old Hardy Rd, Belfry, Ky 41514; Map ID#: 166-50-11-004.00.
Being the same property conveyed to Vernon McCoy and Lydia Jane Deskins from Vernon McCoy, a single person, by Deed dated 05/04/1990, recorded 05/08/1990, Deed Book 635, Page 566, Pike County Clerks Records and being known as 520 Old Hardy Rd., Belfry, Ky 41514. The said Vernon McCoy died on July 16, 2026, pursuant to the survivorship clause of the aforementioned deed, all interest, right and title became solely vested to Lydia Jane Deskins upon the death of Vernon McCoy.
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 8th day of June 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 CIRCUIT COURT DIVISION - I CASE NO. 25-CI-00811
Nationstar Mortgage LLC
Plaintiff
vs.
Unknown Heirs, Devisees and Legatees of Alice Ann Johnson, Deceased , Johnny Johnson, Executor/ administrator of the Estate of Alice Ann Johnson, Deceased, Johnny Johnson, Unknown Spouse of Johnny Johnson, If Any, Name Unknown, Lisa Marrs, Unknown Spouse of Lisa Marrs, If Any, Name Unknown, Christine Neville, Unknown Spouse of Christine Neville, If Any, Name Unknown, and Republic Finance LLC
Defendants
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered March 23, 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, July 22, 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 $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 16th day of June 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 CIRCUIT COURT DIVISION - II ACTION NO.: 26-CI-00121
Community Trust Bank Inc.
PLAINTIFF
VS.
Timmy Taylor AKA Tim Taylor, Cassie Taylor, Commonwealth of Kentucky Department of Revenue Division of Collections, Jefferson Capital Systems, LLC and Midland Funding, LLC
DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered May 28, 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, July 22, 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 $101,177.27 plus interest at a rate of 9.125% from February 4, 2026, 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; 1231 Forest Hills Road, Forest Hills, KY 41527; Map ID#; 155-00-00-060.03.
BEING a part of the same property conveyed to Tim Taylor and Stephanie Taylor by deed from Christine Justice, dated January 9, 1997, recorded in Deed Book 731, Page 544, Pike County Clerks Office; BEING THE SAME PROPERTY conveyed to Tim Taylor, married by quitclaim deed dated March 9, 2011 from Stephanie Taylor, divorced and not remarried and recorded March 30, 2011 in Deed Book 969, Page 579 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; 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 8th day of June 2026.

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

NOTICE OF INTENTION TO MINE
Pursuant to Application Number 898-8204 Renewal #7
In accordance with KRS 350.055, notice is hereby given that ARC Kentucky Resources, LLC, P. O. Box 1169, Pikeville, Kentucky 41502 has applied for renewal of a permit for a loading facility and stockpile coal processing facility, affecting 38.25 acres located 5.0 miles northeast of Dorton in Pike County.
The proposed operation is at Rob Fork roads junction with US23 and located on Rob Fork of Caney Creek.
The operation is located on the Dorton U.S.G.S. 7 1/2 minute quadrangle map. The operation will affect surface owned by ARC Kentucky Resources, LLC.
The renewal application has been filed for public inspection at the Division for Mine Reclamation and Enforcements Pikeville Regional Office, 121 Mays Branch Road, Pikeville, Kentucky 41501.
Written comments, objections, or requests for a permit conference must be filed with the Director, Division Mine of Permits, 300 Sower Boulevard, Frankfort, Kentucky 40601.
This is the final advertisement of this application; all comments, objections or requests for a permit conference must be received within 30 days of this date.

Advertisement for Quotes
The University of Pikeville
(UPIKE) is accepting quotes to furnish, install, and relocate Clinical Equipment in the Tanner College of Dental Medicine
(TCDM), 106 N. Elm, Pikeville, Kentucky. This will potentially be a two-phased installation/relocation based on the construction timeline.
This project will be funded with funds from the United States Department of Agriculture (USDA) and therefore is subject to the Federal laws and regulations associated with that program and, where applicable, the Required Federal Contract provisions (Refer to Appendix II to 2 CFR Part 200 Contract Provisions for Non-Federal Entity Contracts Under Federal Awards).
The Owner also requests E&I or state contract pricing when and where applicable.
Each proposer is required to adhere to all The Owners requirements, including the requirement to possess or obtain all applicable insurance.
This project is subject to the Build America, Buy America Act (BABAA) requirements under Title IX of the Infrastructure Investment and Jobs Act (ILIA), Pub-.177-58. Absent an approved waiver, all iron, steel, manufactured products, and construction materials used in this project must be produced in the United States, as further outlined by the Office of Management and Budgets regulation. (reference 2 CFR 200) on the application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure.
To obtain a copy of the Request for Quote (RFQ) and equipment items, please email Tiffany Thacker at tiffanythacker @upike.edu
Quotes will be received through Monday, August 3, 2026, by Noon (12pm, EST) to Tiffany Thacker, tiffanythacker @upike.edu.

MOUNTAIN WATER DISTRICT INVITATION TO BID
Mountain Water District will receive sealed bids for annual gravel/stone and hauling services until 10:00am, on Tuesday, July 21st, 2026, at the office of Jim Vanover,
Vanover, Hall & Bartley, 225 Hambley Blvd, Pikeville, Kentucky, 41501.
Bids may be mailed via UPS, FedEx, or via the US Postal Service to this address, or may be hand delivered to this address by the deadline as well.
Specifications and Bid Forms may be obtained upon request by calling 606-631-9162, ext. 303 or requested via email at mwright@mtwater.org.
Bidder should submit a separate bid in a sealed envelope labeled 2026 Annual Gravel/Stone and Hauling Bid.
Mountain Water District reserves the right to reject any and all bids.
Tammy Olson
General Manager

MOUNTAIN WATER DISTRICT INVITATION TO BID
Mountain Water District will receive sealed bids for Annual Pavement Bid 2026 until 10:30am, on Tuesday, July 21st, 2026, at the office of Jim Vanover,
Vanover, Hall & Bartley, 225 Hambley Blvd, Pikeville, Kentucky, 41501.
Bids may be mailed via UPS, FedEx, or via the US Postal Service to this address, or may be hand delivered to this address by the deadline as well.
Specifications and Bid Forms may be obtained upon request by calling 606-631-6165, or requested via email at mwright@mtwater.org.
Bidder should submit a separate bid in a sealed envelope labeled 2026 Annual Pavement Bid.
Mountain Water District reserves the right to reject any and all bids.
Tammy Olson
General Manager

SURPLUS BID NOTICE
The Mountain Water District is now accepting sealed bids for the sale of the following surplus vehicles:
• VEH # 144 - 2014 Ford F-150 Regular Cab 4WD Truck VIN # 1FTMF1EM0EFC09535
Bid Reserve of $1,500.00; will be sold "As Is"
• VEH # 145 - 2014 Ford F-150 Regular Cab 4WD Truck VIN # 1FTMF1EM2EFC09536
Bid Reserve of $1,500.00; will be sold "As Is"
• VEH # 148 - 2016 Ford F-250 Utility Bed 4WD Truck VIN # 1FDBF2B61GEB96898
Bid Reserve of $1,800.00; will be sold "As Is"
Bids will be accepted until 11:00am, Tuesday, July 21, 2026 at the office of Vanover, Hall, Bartley & Ward, located at 225 Hambley Blvd Pikeville, KY. For further information, mechanical or service schedule information, contact Jamey Keathley at 606.631.9162.
The Mountain Water District reserves the right to reject any or all bids.
Tammy Olson
General Manager

PUBLIC NOTICE
Notice is hereby given that Pamela Cantrell, 67 Mossy Bottom Second St., Pikeville, KY 41501, has filed an application with the Energy and Environment Cabinet to place a mobile home in the left descending floodplain of the Levisa Fork. The property is located at 67 Mossy Bottom Second Street in the Village of Coal Run limits on the Levisa Fork.
Any comments or objections shall be directed to: Kentucky Division of Water, Floodplain Management Section, 300 Sower Boulevard, Frankfort, Ky. 40601, phone (502) 564-3410.