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Deadlines:

Tuesday-Thursday Edition: Monday @ 11AM
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Deadlines are same for placing, changing or stopping ad.
No changes for cancellations can be made after deadlines.

July 28-30, 2026 • Page 3B • 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 -II
ACTION NO.:
25-CI-01062**
Gisit Solutions, LLC, Not in its Individual Capacity
But Solely in its Capacity as Separate Trustee of GV Trust 2025-1 Plaintiff
VS.
Unknown Heirs/beneficiaries/legatees/devises of William Nusser (Deceased), Pike County, JPMORGAN, Chase Bank National Association Successor by Merger to Chase Bank USA, N.A. Kimberly Ray, Michael Nusser,

LEGALS

National Collegiate Student Loan Trust 2005-3, Rick Some, Susan Slone, United States of America, Secretary of Housing and Urban Development, Unknown Spouse of Kimberly Ray, Unknown Spouse of Michael Nusser, Unknown Spouse of Susan Slone, Unknown Spouse of William F Nusser, Unknown Spouse of William Nusser (Deceased) and William F Nusser, City of Pikeville Defendants
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered May 18, 2026, 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, August 12, 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

LEGALS

amount of \$136,799.69 plus interest at a rate of 5.4100% from March 23, 2026, fees and cost, 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 Address; 105 Yorktown Dr. Pikeville Ky 41501 Map ID#: 066-50-02-008.00 Being the same property conveyed to William Nusser by Deed dated February 1, 1993 and recorded February 1, 1993 in Book 672 Page 773 in the office of the Cler of Pike County, 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 27th day of July, 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.:
25-CI-00873
NEWREZ LLC
PLAINTIFF
VS.
DONALD L.
MESSER,
PIKE COUNTY,**

LEGALS

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, August 12, 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

LEGALS

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 Plaintiffs 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

LEGALS

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 27th day of July 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-00450**
Community Trust Bank Inc. PLAINTIFF
VS.

John Cecil, Aundrea N. Cecil, and Commonwealth of Kentucky Department of Revenue Division of Collections DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered June 24, 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, August 5, 2026, at the hour of 9:00 a.m., or thereabout, on the following terms: at the time of sale, the successful

LEGALS

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 \$712,048.12, plus interest at a rate of 8.875%, fees and cost, owed to Plaintiff, by Defendant, John Cecil, 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: 175 Fidler Drive, Pikeville Ky 41501; Map ID#: P06-00-03-004.00. This Being the same property conveyed to John L. Cecil and Aundrea N. Cecil, Married by Deed from Michael

LEGALS

Bacigalupi and Kelly Bacigalupi, married dated 09/29/2023 and recorded on 10/20/2023 in Book 1133, Page 174 instrument No. 1037244156, in Pike County Recorder's Office. 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 15th day of July 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
898-1075
Renewal 1**

In accordance with the provisions of KRS 350.055, notice is hereby given that Clintwood JOD, LLC, P.O. Box 100, Belcher, KY 41513 has applied for an application for a renewal of a surface

mine operation. The existing operation disturbs approximately 838.30 surface acres, and the total permit area is 838.30 acres. The operation is located near Woodman in Pike County. The operation is approximately 1 mile east from KY State Route 2059s junction with Lower Elk Creek Road/County Road 1875 and located 0.1 mile north of Lower Elk Creek. The operation is located on the Majestic and Hurley U.S.G.S. 7-1/2-minute quadrangle map. The operation will use the area mining method of mining. The surface area disturbed by this permit is owned by Fletcher Five Resources, LLC, Kinzer Business Reality, LTD, J.S. Cline Heirs (Thelma Seals, John K. Trivette, Patti Ria Blair, John Linton Venters, Robert Ray Venters III, William Sidney Trivette), Estate of Alan Blake Logue (Alan Blake Logue II, John H. Robinson, Harry L. Robinson, William C. Robinson, Ruth Bruning, Robert M. Crooks, Millicent May, Sydney S. Phillips), Estate of Robert G. Self (Leland Clay Self, Robert G. Self II, Thomas Self), Estate of Marjorie T. Self (Thomas Self), Estate of John S. Cline III (Gretchen C. Bogan), Yost Heirs (Alma Land Company, Martha Y. Ridenour, Estate of William E. Yost, Nancy Yost Blackburn), Picklesimer Heirs (Charles David Bales, Edward Paul Bales), RE



**Public Hearing
Announcement**

Date: Tuesday, September 8th, 2026
Time: 9:00 am
**Place: Myers Towers
Community Room, 2nd Floor
748 Hambley Blvd
Pikeville, KY 41501**

The purpose of the hearing is to obtain input from the city residents in reference to the Annual Plan Submission to be submitted to the U.S. Department of Housing and Urban Development for Fiscal Year 2027. Total funds being allocated for this year are estimated at \$780,000.00 for Operating Funds and \$600,00.00 for Capital Funds. All residents are encouraged to attend this hearing. A copy of the Annual Agency Plan will be available for review from 9:00 am to 4:00 pm prior to the public hearing at the address below. Parties can submit written comments prior to the public hearing to:

**Housing Authority of Pikeville
748 Hambley Blvd., Suite 100
Pikeville, KY 41501**

For further information please contact Newt Meade, Executive Director at (606) 432-8124 or NMeade@hapky.org.



**NOW HIRING
Professional
Engineer**

B & W Resources, Inc. is seeking a licensed Professional Engineer (P.E.) to join our team as a Mining Engineer in Eastern Kentucky. This position is primarily responsible for the preparation, coordination, and maintenance of mining permit applications and supporting engineering documentation for surface and underground coal mining operations.

Primary Responsibilities:

- Prepare, review, and revise state and federal mining permit applications and permit amendments.
- Develop reclamation plans and supporting engineering documents.
- Coordinate with operations personnel, surveyors, consultants, and regulatory agencies.
- Ensure compliance with applicable mining, environmental, and reclamation regulations.
- Provide engineering support for mine planning, mapping, and related projects.
- Maintain records and assist with regulatory inspections.

Qualifications:

- Current Professional Engineer (P.E.) license required.
- Experience with coal mining permitting and regulatory compliance.
- Working knowledge of Kentucky mining regulations and permitting requirements preferred.
- Proficiency with mine planning, mapping, CAD, and/or GIS software is desirable.
- Strong communication, organizational, and problem-solving skills.
- Valid driver's license.

B & W Resources, Inc. offers a competitive salary, comprehensive benefits package, and the opportunity to work with an experienced team dedicated to safe, efficient, and responsible mining operations.

Interested candidates should submit their résumé to **woody@bwcoal.com** or mail it to **B & W Resources, Inc., 300 Liperote Way, London, KY 40741.**
EOE

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