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August 11-13, 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-00076
Lakeview Loan
Servicing, LLC
PLAINTIFF
VS.

Julie A. Anderson
George H.
Standifur Jr.
DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered April 10, 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 26, 2026, at

LEGALS

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 \$92,032.05 plus interest at a rate of 6.75000% from November 26, 2025, fees and cost, owed to Plaintiff, by Defendant, Julie Anderson, 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: 161 W 5th St. Elkhorn City, Ky 41522
Parcel Number: 0EC-20-21-008.00 Lots 13 and 14
Being the same property conveyed to Julie A. Anderson, from John E. Aragon, executor of the Estate of Nina Jean Aragon, by Deed dated 07/29/2022, recorded 08/08/2022, Deed Book 1117 Page 296, Document 9822164, Pike County Clerks Records, and being known as 161 W 5th St. Elkhorn City, Ky 41522

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

LEGALS

of sale shall take precedence over printed matter contained herein. This the 4th day of August 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-00529**
Freedom Mortgage Corporation
PLAINTIFF
VS.
Thaddeus L. Pinson
Vanessa R. Pinson, James David Copley, David Carl Wright, Melissa Wright
DEFENDANTS

By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered February 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 26, 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 \$197,714.60 plus interest at a rate of 5.875% from February 6, 2026, fees and cost, owed to Plaintiff, by Thaddeus Pinson, said real estate being located in Pike County, Kentucky, and in accordance with Master Commissioner Administrative Procedures Part IV, is described as follows:

Tract 1: 1598 Pigeonroost

LEGALS

Rd, Canada, KY 41519; PVA Map/Parcel No. 157-00-00-006.15. Being the same property as conveyed to Thaddeus L. Pinson, et ux, by Deed dated 09/03/2021, as recorded, in Book 1105, Page 765, Pike County, Kentucky. Tract 2: The Remainder interest in the following described property, as reserved to David Carl Wright and Melissa Wright in and to the following described property for as long as they live: Beginning at a roof bold at the corner of the that tract of property deeded to David C. Wright of record in Deed Book 837, Page 389, thence running uphill one hundred sixty three (163) feet to a fence, thence turning right one hundred eighty (180) feet to a fence post, thence turning right and running downstream one hundred eighty (180) feet to a roof bold and the point of beginning more less 0.67 acres.

Being the same property as conveyed to Thaddeus L. Pinson, et ux, by Deed dated 09/03/2021, as recorded, in Book 1105, Page 765, 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 6th day of August 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-00716**
Community Trust Bank Inc.
PLAINTIFF
VS.
Cecil Howell
Patsy Howell,
UNIFUND CCR, LLC
DEFENDANTS
By virtue of Judgment and Order

LEGALS

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, August 26, 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 \$69,037.53 plus interest at a rate of 10.75000% from August 1, 2025 on Count I and \$81,753.55 plus interest at a rate of 6.75000 % from August 1, 2025 on Count II, 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: 3235 & 3195 Island Creek Road, Pikeville, Ky Map ID#: 051-00-00-025.00 This being the same property conveyed to Cecil Howell, by Probate from the Estate of Peral Howell, Deceased, dated 12/23/1998 in Will Book HH, Page 351n In the 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

LEGALS

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 30th 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-00865**
ADAMS Properties, LLC
PLAINTIFF
VS.

D C Mrs. Lula 1 Moore c/o Mrs E B Kerr, LLP Ram Tax Lien Fund II, Jimmy Reynolds, Unknown Heirs of DC Mrs Lula 1 Moore, Unknown Spouses of DC Mrs Lula 1 Moore,

County of Pike DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered August 12, 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 26, 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

LEGALS

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 2019 tax bill, number 029340 in the amount of \$457.21, tax bill 029644 for the year of 2020 in the amount of \$410.67, tax bill 026774 for the year of 2021 in the amount of \$379.23, tax bill 0027126 for the year of 2023 in the amount of \$360.21 plus interest at a rate of 12.000%, fees and cost, owed to Plaintiff, by Defendant, D C Mrs. Lula 1 Moore, said real estate being located in Pike County, Kentucky, and in accordance with Master Commissioner Administrative Procedures Part IV, is described as follows: Map ID#: 097-00-00-061.00 and being more particularly described in Deed Book Y, Page 214, on record in the Pike County Court 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 27th day of July 2026.

**Stephen L. Hogg
Master
Commissioner
P.O. Box 734
Pikeville, KY**

LEGALS

**41501
pikemaster
commissioner
@gmail.com**

**NOTICE OF
INTENTION
TO MINE
Pursuant to
Application
Number
898-0933,
Renewal No. 3**

In accordance with KRS 350.055, notice is hereby given that IBCS Mining Inc., Kentucky Division, 9986 Wild Cherry Drive, Union, KY 41901 has applied for renewal of a permit for a surface coal mining and reclamation operation affecting 71.40 acres located 0.7 miles northeast of Coleman in Pike County.

The operation is approximately 0.5 miles southeast from KY 632's junction with KY 3419 and located 0.1 miles north of Bear Branch of Smith Fork. The operation is located on the Jamboree U.S.G.S. 7 ½ minute quadrangle maps at latitude is 37° 29' 13" and longitude 82° 11' 12". The surface area is owned by Southern Coal Corporation and Kentucky Berwind Land Company. The operation will use the surface and auger mining methods of surface mining. The application has been filed for public inspection at the Division of Mine Reclamation and Enforcement's Pikeville Regional Office, 121 Mays Branch Road, Pikeville, KY 41501.

Written comments, objections or requests for a permit conference must be filed with the Director, Division of Mine Permits, 300 Sower Blvd 2nd Floor, Frankfort, KY 40601.

**NOTICE OF
INTENTION
TO MINE
Pursuant to
Application
898-1147
Original**

In accordance with KRS 350.055, notice is hereby given that KYZ Energy, LLC, P.O. Box 5005 PMB # 116, Rancho Santa FE, CA 92067

has applied for a permit for a surface coal mining and reclamation operation affecting 54.8 surface acres and will underlie 58.6 acres. The total area within the permit boundary will be 113.4 acres located 0.75 miles North of Belfry in Pike County. The proposed operation is approximately 0.01 miles West from Cow Branch Road's junction with U.S. Highway 119 and located 0.02 miles South of Cow Branch. The proposed operation is located on the Williamson U.S.G.S. 7 1/2 minute quadrangle map. The operation will use the contour strip mining, remining of coal refuse fill, coal waste disposal, and auger/highwall miner methods of mining. The surface area is owned by Helen Williamson Smith. The operation will underlie land owned by Helen Williamson Smith. The application has been filed for public inspection at the Department for Natural Resources, Division of Mine Reclamation and Enforcement's Pikeville Regional Office, 121 Mays Branch Road, Pikeville, KY 41501-9331. Written comments, objections, or requests for a permit conference must be filed with the Director, Division of Permits, 300 Sower Blvd, Frankfort, Kentucky 40601.

**NOTICE OF
INTENTION
TO MINE
Pursuant to
Application
Number
898-4666
Renewal #6**

In accordance with KRS 350.055, notice is hereby given that ARC Kentucky Resources, LLC, 251 Tollage Creek, Pikeville, Kentucky 41501 has applied for renewal for an underground coal mining operation located 2.4 miles Southeast of Hellier in Pike County. The proposed operation will disturb 64.71 sur-

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