LEGALS

September 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, October 21, 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 14,227.10, plus interest at a rate of 4.875%, fees and cost, owed to Plaintiff, by Defendant, Roger May, 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; 10 Cantrell Road Mouthcard Ky 41548
Map ID#; 175-00-00-005.00
This being the same property conveyed to Roger May, single, by Deed from Community Trust Bank, Inc. A Kentucky Corporation, dated 02/11/2014 and recorded on 04/03/2014 in Book 1011, Page 655, instrument No. 322678 in the Pike County Recorders 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 28th day of September 2026.

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

NOTICE OF SALE COMMONWEALTH OF KENTUCKY PIKE CIRCUIT COURT DIVISION -I ACTION NO.: 26-CI-00291

Community Trust Bank Inc. Individually and Acting as agent for Federal Home Loan Mortgage Corporation, in their own right
PLAINTIFF
VS.
Timothy Lucas, Deceased
Tina C. Lucas and Unknown Spouse of Tina C. Lucas
DEFENDANTS

By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered September 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, October 21, 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 $76,793.55 plus interest at a rate of 5.00% as if March 16, 2026, fees and cost, owed to Plaintiff, by Defendant, Timothy Lucas, 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; 1203 Broadbottom Road, Pikeville, Ky 41502
MAP#031-00-00-076.01
That was conveyed on Nov 30, 2009, Benie Lynn Fannin Hammond, Divorced and not remarried, to Timothy Alan Lucas and Tina Chanelle Justice Lucas, his wife, by Deed Recorded in Deed Book 948, Page 93 in the Pike County Court Clerks Office as described in the attached description, which is hereby incorporated by reference as is fully copied at length.
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 28th day of September 2026.

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

NOTICE OF SALE COMMONWEALTH OF KENTUCKY PIKE CIRCUIT COURT DIVISION - II ACTION NO.: 26-CI-00352

US Bank Trust Company, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust
PLAINTIFF
VS.
Rodney Lee Williamson
Michelle Williamson, Unknown Spouse of Danny R. Williamson, Unknown Spouse of Linda D. Williamson, Midland Funding LLC, LVNV Funding LLC
DEFENDANTS

By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered July 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, October 14, 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 $33,198.80 with interest at the current rate of 8.000 percent, 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; 107 Williamson Drive, Huddy, Ky 41535
Map ID#; 168-00-00-007.27
Being the same property conveyed to Ridney Lee Williamson by Deed of Conveyance from Danny R. Williamson and Linda Williamson of record in Deed Book 8278, Page 427, Clerks Office for Pike County, Kentucky, Dated December 12, 2022 and recorded on February 28, 2003.
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 9th day of September 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 898-4668 Renewal #7

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 of permit no. 898-4668. The proposed operation is located 2.50 miles Northeast of Penny in Pike County. The proposed operation will disturb 229.92 surface acres within the permit boundary.
The proposed operation is approximately 0.40 miles southeast from US 23's junction with Rob Fork Road and located 0.4 miles southeast of Caney Creek.
The proposed operation is located on the Dorton U.S.G.S. 7 1/2 minute quadrangle map. The proposed operation will use the underground method of mining. The surface area to be disturbed is 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 41501-9331. 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.

NOTICE OF INTENTION TO MINE
Pursuant to Application Number 898-9169 Renewal No. 2

In accordance with KRS 350.055, notice is hereby given that Old Keene Coal LLC 100 Mallard Drive, Richmond, KY 40475 has applied for a renewal of permit number 898-9169. The operation is a surface coal mining and reclamation operation. The operation will disturb 119.05 surface acres.
The operation will use the surface method of mining. The proposed permit area is approximately 5.3 miles south of Ky. Hwy. 194's junction with KY 632 at Phelps, Kentucky and located 0.3 miles north of the Left fork of Peter Creek.
The operation is located on the Jamboree U.S.G.S. 7 minute quadrangle map. The surface area to be disturbed by this permit is owned by S & K Properties Complex, LLC. The operation will affect an area within 100 feet of county road 194. The operation will not involve a relocation or closure of the public road.
The application has been filed for public inspection at the Department for Surface Mining Reclamation and Enforcement's 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 of Mine Permits, 300 Sower Blvd, Frankfort, Kentucky 40601.

ADVERTISEMENT FOR BIDS

Separate Sealed Bids for BAIRD AVENUE ROADWAY AND SIGNAL IMPROVEMENTS for The City of Pikeville will be received by The City of Pikeville, 243 Main Street Pikeville, KY 41501 until 10:00 AM EASTERN DAYLIGHT TIME, 9:00 AM CENTRAL DAYLIGHT TIME on NOVEMBER 5, 2026. The bids will then be opened and publicly read aloud. The project scope includes the construction of approximately 459 LF of roadway improvements and pedestrian signal improvements.
Bids will be received for a single prime contract. Bids shall be on a lump sum and unit price as listed in the Bid Form. The Contract will be awarded to the responsive and responsible bidder who offers the lowest bid price subject to the approval of the Owner. The Owner reserves the right to reject any or all bids or waive any informality in the bid.
Copies may be obtained at Lynn Imaging, 328 Old Vine Street, Lexington, KY, 40507, (859) 255-1021. Charges for all documents obtained will be made at the cost of reproduction. Lynn Imaging may be contacted for a quote of this cost.
All inquiries and questions prior to the bid opening shall be directed to Chris Mischel, Palmer Engineering Company, telephone number (859) 389-9293. Only questions answered by formal written Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect. Bidders are cautioned that personal communication with The City of Pikeville regarding the bid prior to bid opening will result in rejection of the bid. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office.
Each submitted bid is subject to the conditions provided in the Information for Bidders. No BIDDER may withdraw his Bid within ninety (90) consecutive calendar days after the actual date of the opening thereof.
All contractors and subcontractors must be prequalified with the Kentucky Transportation Cabinet. Prime contractors and DBE subcontractors must be prequalified at the time of bid opening, all others subcontractors must be prequalified when accepting subcontracts. The contractor will be required to provide a Bid Bond for 5% of the construction bid with the bid submittal.

