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PRE-PAY
AND
SAVE!



Deadlines:
Tuesday-Thursday Edition: Monday @ 11AM
Weekend Edition: Thursday @ 10AM
Deadlines are same for placing, changing or stopping ad.
No changes for cancellations can be made after deadlines.

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TO OUR READERS LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS

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-00141
Bank of Mingo PLAINTIFF VS.
Lisa Carol Hatfield, Unknown Spouse of Lisa Carol Hatfield, if any, Estate of Daniel Brian Hatfield, a/k/a Brian Hatfield; and Unknown Heirs, Devises, Legatees, Beneficiaries of Daniel Brian Hatfield, Deceased, and Their Unknown Spouses and Creditors; The Unknown Executor, Administrator, or Personal

Representative of The Estate of Daniel Brian Hatfield, a/k/a Brian Hatfield; Unknown Occupants of 191 Compton Road, Hardy Ky 41531 and Dials Branch, Lot 1 of Lot 5 Sherman Hatfield Farm, Lot 8 of Lot 5 Sherman Hatfield Farm and Part of Lot 5 Sherman Hatfield Farm, Ransom, Ky 41558, Craig Varney, Mark Phillip Smith and the Unknown Spouse, if any, of Mark Phillip Smith, Commonwealth of Kentucky Workforce Development Cabinet EX Division Unemployment Insurance, Capital One N.A. Corporation, County of Pike

DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered April 14, 2023 and Order entered September 09, 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 lienholder is the successful bidder; any other purchaser who does not pay cash in full, shall be required to execute a bond, with surety thereon acceptable to the Master Commissioner, 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 \$73,507.80 plus interest at a per diem of \$7.27 from February 22, 2022, fees and cost, owed to Plaintiff, by Defendant, Lisa Carol Hatfield, said real estate being located in Pike County, Kentucky, and in accordance with Master Commissioner Adminis-

trative Procedures Part IV, is described as follows: PARCEL I: Map#179-00-010.22; Address: Dials Branch, Lot 1 of Lot 5 Sherman Hatfield Farm, Ransom, Ky 41558 This being the same property conveyed to Daniel Brian Hatfield by Warranty Deed with Lien from Francis Hatfield, dated May 19, 1992, recorded in Deed Book 755, Page 460, in the Pike County Clerks Office. Parcel II: Map# 179-00-00-010.21; Address: Dials Branch, Lot 8 of Lot 5 Sherman Hatfield Farm, Ransom, Ky 41588 This being the same property conveyed to Brian Hatfield and Lisa Hatfield by Warranty Deed Lien from Francis Hatfield dated November 10, 2003, recorded in Deed Book 841 Page 647, in the Pike County Clerks Office. Parcel III: Map#179-00-00-010.09; Address: Head of Dials Branch, Part of Lot 5 Sherman Hatfield Farm, Ransom, Ky 41558 Being the same property conveyed to Brian Hatfield, by Wanda Hatfield, by Deed dated the 10th day of October, 207, by and between, as recorded in Deed Book 911, Page 734, in the Pike County Clerks Office. Parcel IV: Map#178-00-054.02; Address: 191 Compton Road, Hardy, Ky 41531. Tract One and Tract Two: Being the same property conveyed to Daniel Brian Hatfield by Deed from the Bank of Mingo, dated September 19, 2008, of record in Deed Book 930, Page 399, records off the Pike County Clerks Office. Together with a 2000 Fleetwood Double Wide, Vin AFLX-19AB03283HE13. 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 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 COMMON-WEALTH OF KENTUCKY PIKE CIRCUIT COURT DIVISION II ACTION NO.: 24-CI-00882
Community Trust Bank Inc. PLAINTIFF VS.
George Benny Cantrell Trust for the Benefit of George Benny Cantrell, II, George Benny Cantrell, II, Unknown Spouse of George Benny Cantrell, II, Linda Smith, Trustee of George Benny Cantrell for the Benefit of George Benny Cantrell, II, DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered November 21, 2024, 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 \$181,335.16 plus interest at a rate of 5.625 % from October 11, 2023, fees and cost, owed to Plaintiff, by Defendant, George Benny Cantrell, 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; 171 Vanover Lane, Pikeville, Ky 41501 Map#081-20-00-003.00 This being the same property conveyed to George Benny Cantrell, II, by Deed from George Benny Cantrell, II, single, dated 10/05/2016 and recorded on 10/06/2016 in Book 1043, Page 127, 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 COMMON-WEALTH OF KENTUCKY PIKE CIRCUIT COURT DIVISION - II ACTION NO.: 25-CI-00154
Community Trust Bank Inc. PLAINTIFF VS.
Anna Tackett, AKA Anna L. Tackett Unknown Spouse of Anna Tackett, AKA Anna L. Tackett, AKA Anna Lea Tackett Larry Tackett, AKA Larry A. Tackett, AKA Larry Tackett II, Guardco Security LLC, United States of America Department of Treasury Internal Revenue Service. DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered

July 30, 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, 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 \$304,812.40 plus interest at a rate of 3.5000% from January 30, 2025 on Count I and \$111,910.42 plus interest at a rate of 10.5000 % from January 30, 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; 101 Church Street Huddy Ky 41535 Map ID#: 168-30-06-011.60 Lot 106 Being in all respects the same real estate conveyed unto Anna Tackett, a married person, from Guardco Security LLC, A Kentucky Limited Liability

Company, but virtue of that certain deed bearing the 1st day of July, 2011, which said deed is of record in the Office of the Clerk of Pike County, Commonwealth of Kentucky, in Deed Book 973, at Page 473. Being in all respects the same real estate conveyed unto Anna Tackett, a married person, from Guardco Security LLC, A Kentucky Limited Liability Company, but virtue of that certain deed bearing the 1st day of July, 2011, which said deed is of record in the Office of the Clerk of Pike County, Commonwealth of Kentucky, in Deed Book 973, at Page 470. 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 1st day of October 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.: 26-CI-00215
U.S. Bank Company, National Association, as Trustee, as Successor-in-interest to U.S. Bank National Association, as Backed Securities I Trust 2004-HE5, Asset-Backed Certificates Series 2004-HE5 PLAINTIFF VS.
Larry Clayton Little, II, Rhonda Little, Mortgage Electronic Registration Systems, Inc, as Nominee for Meritage Mortgage Corporation, Cavalry SPV I, LLC, Atlantic Credie & Finance, Inc. Commonwealth of Kentucky, County of Pike

County, Kentucky, and in accordance with Master Commissioner Administrative Procedures Part IV, is described as follows: Property Address: 4396 Long Fork Road, Virgie, Ky 41572; MAP# 011-00-00-004.04 This being the same property conveyed to Larry Clayton Little, II and Rhonda Little, his wife by deed dated May 24, 2002, recorded in Deed Book 816, Page 546 in the Pike County Court Clerks 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 25th day of September 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-00259
Community Trust Bank Inc. PLAINTIFF VS.
Roger Lee May aka Roger L. May, Unknown Spouse of Roger Lee May and Discover Bank DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered