## **Contact: Deborah Chambers**

Phone: 606-437-4054

**Email:** classads@news-expressky.com

Mail: PO Box 802 · Pikeville, KY 41502

LEGALS

ments made by

the Master Com-

missioner on date

of sale shall take

precedence over

contained herein.

This the 20th day

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-00210

LOANDEPO.

COM, LLC

PLAINTIFF

**CATHY** 

WORKMAN

AKA CATHY

**CHAPMAN** 

AKA CATHY

ADKINS,

of August 2025.

announce-

matter

these terms.

Any

printed

Fax: 606-437-4246

**CREDIT CARDS** ACCEPTED!



DISC VER

## **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.

September 9-11, 2025 • Page 4B • Appalachian News-Express

LEGALS

offer for sale, at

the door of the

highest bidder at

public auction on

2025, at the hour

of 9:00 a.m., or

terms: at the time

of sale, the suc-

shall pay cash or

make a deposit of

within 30 days,

except that the

deposit shall be

waived if the first

lien holder is the

successful bidder;

chaser who does

not pay cash in

full, shall be re-

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a bond, to secure

the unpaid bal-

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chase price, in ac-

KRS 426.705 the

interest at the

ment bears from

the date of the

until

shall

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shall remain and

be a lien on the

paid; the success-

ful bidder(s) shall

have the privilege

of paying all of

the balance of the

prior the expira-

tion of the thirty

(30) day period,

the following de-

scribed real es-

tate along which

is being sold for

in

\$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 De-

Tackett, said real

estate being lo-

tucky, and in ac-

Master Commis-

dures Part IV, is

described as fol-

Property Address:

Street Huddy Ky

41535; Map ID#: 168-30-

Being in all re-

spects the same

real estate con-

veyed unto Anna

Tackett, a mar-

ried person, from

Guardco Security

LLC, A Kentucky

Limited Liability

Company, bu virtue of that cer-

tain deed bearing

 $06 - \bar{0}11.60$ .

Lot 106

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Judgment

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any other

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Courthouse,

Wednesday,

September

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the

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balance

Pikeville,

County,

tucky,

Pike

proceed to

County

Pike

Ken-

the

on

following

bidder(s)

payable

PRE-PAY

**AND** 

**SAVE!** 

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

the reserves 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 dis-

## **PUBLISHER'S** NOTICE

All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise 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 crimination." milial includes children under the age of 18 living with parents or legal cusodian 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 of discomplain crimination, call



HUD toll-free at 1-

800-669-9777. The

toll-free number for

LEGALS

NOTICE OF SALE **COMMON-**WEALTH OF **KENTUCKY** PIKE CIRCUIT COURT **DIVISION - II ACTION NO.:** 

24-CI-00197 Community Trust Bank Inc. PLAINTIFF

Big Sandy Realty Company, Inc., Chris Jones, Gold Key Properties,

and Bluegrass Land Co., LLP **DEFENDANTS** By virtue of Judgment and Order for Sale, of the Pike Circuit Court,entered August 5, 2025, I shall proceed to

offer for sale, at the door of the Pike County Courthouse, at

to

Pikeville.

County,

tucky,

Pike

Ken-

the

LEGALS

highest bidder at public auction on

Wednesday, September 2025, at the hour of 9:00 a.m., or thereabout, on following the terms: at the time of sale, the successful bidder(s) shall pay cash or make a deposit of 10%, with balance payable except that the deposit shall be

within 30 days, 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 KRS 426.705 the bond shall bear interest at the rate

the judgment bears from the date of the sale until paid, shall have and the same force and effect as a Judgment and shall remain and be a lien on the property

prior the expira-

tion of the thirty

(30) day period,

the following de-

scribed real es-

tate along which

is being sold for

in

\$57,107.07 plus

interest at a rate

of 4.4697447 or

10.50% from May

13, 2025, fees and

Plaintiff, by De-

said real estate

being located in

Kentucky, and in

accordance with

Master Commis-

dures Part IV, is

described as fol-

Map#: 051-00-00-

Being the same

Inc. From Robert

Cole and Thornia

Cole, his wife by

Deed dated the

8th day of August, 2006, of

record in Deed

Book 892, Page

593, Pike County

(Serial Number

NFLS27AB10323

The purchaser at

take real estate

free and clear of

the claims of the

parties to this ac-

tion but it shall

be sold subject to:

strictions, stipu-

lations, any mat-

ters disclosed by

an accurate sur-

vey or inspection

of the property;

any right of re-

demption; current

year taxes; and

any assessments

public

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Bidders will have

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Property:

Pikeville,

Coon

41501:

056.01.

property

Sandy

AKA CATHY **FLETCHER** until AKA CATHY paid; the success-SMITH, FRELIN ful bidder(s) shall WORKMAN. have the privilege PIKE COUNTY, of paying all of UNITED the balance of the STATES purchase price

> OF JUSTICE, UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE AND UNKNOWN SPOUSE OF

**CATHY** 

**DEPARTMENT** 

WORKMAN **DEFENDANTS** By virtue of Judgment and Order for Sale, of the Circuit Court, entered August 12, 2024, I shall proceed to offer for sale, at the door of the Pike County Courthouse, Pike Pikeville, Ken-County, tucky, highest bidder at public auction on

Wednesday,

24, September 2025, at the hour of 9:00 a.m., or thereabout, 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, any other pur-

except that the deposit shall be waived if the first lien holder is the successful bidder; chaser 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 until paid, sale and shall have the same force and effect as a

tion of the thirty

(30) day period,

the following de-

scribed real es-

tate along which

is being sold for

Judgment 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 price prior the expira-

enforcement July 30, 2025, I of the shall in

LEGALS

liens amount of \$89,300.91 plus interest at a rate of 7.1250 per annum from June 7, 2024, fees and owed cost. to Plaintiff, by De-Cathy fendant. Workman. said real estate being located in Pike County, Kentucky, and in accordance with Master Commis-Adminissioner trative Procedures Part IV, is described as fol-

Property address: 70 Walters Fork, Hatfield, 41514: Parcel ID#: 107-00-00-015.01 & 170 - 00 - 00 - 016.02. Being the same property veyed to Cathy Workman, a married woman by Deed from Joyce G. Sesco, a widow, dated November 22, 2017 and

recorded November 30, 2017 in the county recorders office in Book 1057, Page 549.

The purchaser at the commissiontake 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 public ievied against the property. Bidders will have comply

promptly these terms. announcements made by the Master Commissioner on date of sale shall take precedence over printed matter contained herein. This the 20th day of August 2025.

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

Anna Tackett, AKA Anna L. Tackett, Unknown Spouse of Anna Tackett, AKA Anna L. Tackett, AKA Anna Lea

Tackett Larry Tackerr, AKA Larry A. Tackett, AKA Larry Tackett II, Guardo Security LLC,

United States of America Internal

Department of Revenue Service DEFENDANTS By virtue of Judgment and Order for Sale, of the Pike Circuit

Court,

LEGALS

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. Lot 107

Being in all respects the same real estate conveved unto Anna Tackett, a married person, from Guardco Security LLC, A Kentucky Limited Liability Company, 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

commissionthe sale shall er's 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; current vear taxes: and any assessments for public improvements levied against the 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 20th day

Pike

Pike

Pikeville,

County,

Wednesday,

September

thereabout,

a bond, to secure

the unpaid bal-

ance of the pur-

chase price, in ac-

KRS 426.705 the

bond shall bear

with

cordance

tucky,

to

Court,

of August 2025. 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.:** 

19-CI-00347 U.S. Bank National Association **PLAINTIFF** 

T.C. Leasing Inc. Pike County, Thomas Bevins, as Heir to the Estate of James GeorgeBevins, Bevins, as Heir to the Estate of Bevins, James Martha Bevins. as Heir to the Estate of James Bevins, Jerry Bevins, as Heir to the Estate of James Bevins, Stella Bevins, as LEGALS

of James Bevins. interest at the Emma B. Johnrate son, as Heir to ment bears from the Estate of the date of the James Bevins, Unknown Heirs, and Devisees, Legathe tees, Beneficiaand effect as a ries of Lonnie Judgment Bevins and their shall remain and be a lien on the unknown creditors the unknown property executor, adminpaid; the successful bidder(s) shall istrator or perhave the privilege sonal representative of the Estate of paying all of of Lonnie Bevins, the balance of the Unknown Heirs. purchase Devisees, Lega-tees, Beneficiaprior the expiration of the thirty ries of Preston (30) day period, Bevins and their the following deunknown crediscribed real estors the unknown tate along which executor, adminis being sold for istrator or perenforcement sonal representaliens tive of the Estate amount \$31,985.19 Preston Bevins, Unknown interest at a rate of 7.85% from Au-Heirs, devisees, gust 1, 2018, fees legatees, adminand cost, owed to istrator or per-Plaintiff, by Desonal representative of the Estate fendant, of Irene Morgan, Leasing, Wyatt, Priscilla said real estate as Heir to the Esbeing located in tate of Irene Mor-Pike gan, Rodney Mor-Kentucky, and in gan, as Heir to accordance with the Estate of Master Commis-Irene Morgan, sioner Richard Morgan, trative dures Part IV, is as Heir to the Estate of Irene Mordescribed as folgan, Tammy Allilows: son, as Heir to Property Address; 4292 East Shel-Estate Morgan, biana Roger Dale Mor-Pikeville, gan II, as Heir to 41501 Parcel No. 082the Estate of 30-01-001.00 Morgan, Irene Being the same Unknown Heirs, Devisees, Legaproperty Beneficiaveyed to tees, ries of Preston Mortgage, Bevins and their virtue of the Last Will and Testaunknown credi-

tors the unknown ment of Woodrow Morgan, executor, administrator or perceased, June 18, 1998, in sonal representative of the Estate Book GG, Page of Del N. Morgan 490, as deemed admitted to DEFENDANTS bate Case 98-P-By virtue of Judgment and Order 00334, filed June for Sale, of the 18, 1998, Pike Circuit County Records. The purchaser at entered August 6, 2025, I shall proceed to offer for sale, at take real estate the door of the free and clear of County the claims of the Courthouse, parties to this acat Pike tion but it shall Kenbe sold subject to: the Easements, strictions, stipuhighest bidder at public auction on lations, any matters disclosed by an accurate sur-2025, at the hour vev or inspection of 9:00 a.m., or

following the demption; terms: at the time any assessments of sale, the sucpublic cessful bidder(s) provements shall pay cash or levied against the make a deposit of property. Bidders will have 10%, with the balance payable within 30 days, to comply promptly except that the these terms. deposit shall be announce-Any waived if the first ments made by the Master Comlien holder is the successful bidder; missioner on date any other pur-chaser who does of sale shall take not pay cash in full, shall be required to execute

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shall

same

precedence over printed matter contained herein. This the 20th day of August 2025. Stephen L.

Ĥogg Master Commissioner P.O. Box 734 Pikeville, KY 41501 pikemaster commissioner

@gmail.com **NOTICE** OF BOND RELEASE Pursuant to Application Number

898-4141 In accordance with the provisions of KRS 350.093, notice is hereby given that Landmark Min-Company, ing P.O. Box Inc.. Pikeville, 460. Kentucky 41501, has applied for a for a Phase 2 bond release for Increment 1 of Permit Number 898-4141 which was last issued on September 25, 2024. The application covers an area of approximately acres located 1.0 mile west Robinson Creek in Pike County. The permit area is approximately mile from Bear Fork

with US 23 and located 1.0 mile of Bear west Fork. The bond now in effect for increment 1 is a letter credit \$37,000.00. Approximately of the original bond amount \$43,700.00 is included in this application for release. Reclamation work performed includes: backfilling, grading, seeding and

planting.

work was

junction

2009. Written ments, objections, and requests for a public or informal conference must be filed with the Director of the Division of Mine Reclamation and Enforcement, 300 Sower Blvd. Frankfort, 40601 by October 24, 2025. A public hearing on the application has been scheduled for October 27, 2025 at 10:00 am at the Division of Mine Reclamation and Enforcement's Pikeville

Regional Office

CARL D. PERKINS Rent based on 30% of adjusted income. Elderly admission preference.

with

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One Bedroom Apartment Homes

• 24-Hr Emergency Maintenance • Controlled Access Entry • On-Site Laundry • Community Room • Social Activities

All apartments are newly renovated!

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Carbide Industries in Louisville, Kentucky is seeking an

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INDUSTRIAL JOURNEYMAN

Heir to the Estate

\$43.02 - \$45.52 per hour. Sign-On Bonus. Relocation