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Tuesday-Thursday Edition: Monday @ 11AM
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*Deadlines are same for placing, changing or stopping ad.
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September 9-11, 2025 • Page 4B • Appalachian News-Express

TO OUR READERS **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.

NOTICE OF SALE COMMON-WEALTH OF KENTUCKY PIKE CIRCUIT COURT DIVISION II ACTION NO.: 24-CI-00210 LOANDEPO. COM, LLC PLAINTIFF VS. CATHY WORKMAN AKA CATHY CHAPMAN AKA CATHY ADKINS, AKA CATHY FLETCHER AKA CATHY SMITH, FRELIN WORKMAN, PIKE COUNTY, UNITED STATES DEPARTMENT OF JUSTICE, UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE AND UNKNOWN SPOUSE OF CATHY WORKMAN DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered August 12, 2024, 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, September 24, 2025, at the hour of 9:00 a.m., or thereafter, 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 \$57,107.07 plus interest at a rate of 4.4697447 or 10.50% from May 13, 2025, fees and cost, owed to Plaintiff, by Defendant, Big Sandy Realty Company, Inc., said real estate being located in Pike County, Kentucky, and in accordance with Master Commissioner Administrative Procedures Part IV, is described as follows: Property: 551 Coon Branch, Pikeville, Ky 41501; Map#: 051-00-00-056.01. Being the same property conveyed to Big Sandy Realty, 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 Clerks Office. Also includes 1995 Flee STNRD4 HS (Serial Number NFLS27AB10323 SR12). 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; current year taxes; and any assessments for public improvements levied against the property. Bidders will have to comply promptly with these terms.

NOTICE OF SALE COMMON-WEALTH OF KENTUCKY PIKE CIRCUIT COURT DIVISION II ACTION NO.: 24-CI-00197
Community Trust Bank Inc. PLAINTIFF VS. Big Sandy Realty Company, Inc., Chris Jones, Gold Key Properties, LLC 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 Pikeville, Pike County, Kentucky, to the highest bidder at public auction on Wednesday, September 24, 2025, at the hour of 9:00 a.m., or thereafter, 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. Lot 107 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; current year taxes; 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 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 I ACTION NO.: 19-CI-00347
U.S. Bank National Association PLAINTIFF VS. T.C. Leasing Inc. Pike County, Thomas Bevins, as Heir to the Estate of James Bevins, George Bevins, as Heir to the Estate of James Bevins, Martha Bevins, as Heir to the Estate of James Bevins, Jerry Bevins, as Heir to the Estate of James Bevins, Stella Bevins, as Heir to the Estate of James Bevins, Emma B. Johnson, as Heir to the Estate of James Bevins, Unknown Heirs, Devisees, Legatees, Beneficiaries of Lonnie Bevins and their unknown creditors the unknown executor, administrator or personal representative of the Estate of Lonnie Bevins, Unknown Heirs, Devisees, Legatees, Beneficiaries of Preston Bevins and their unknown creditors the unknown executor, administrator or personal representative of the Estate of Irene Morgan, Priscilla Wyatt, as Heir to the Estate of Irene Morgan, Rodney Morgan, as Heir to the Estate of Irene Morgan, Richard Morgan, as Heir to the Estate of Irene Morgan, Tammy Allison, as Heir to the Estate of Irene Morgan, Roger Dale Morgan II, as Heir to the Estate of Irene Morgan, Unknown Heirs, Devisees, Legatees, Beneficiaries of Preston Bevins and their unknown creditors the unknown executor, administrator or personal representative of the Estate of Del N. Morgan DEFENDANTS
By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered August 6, 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, September 24, 2025, at the hour of 9:00 a.m., or thereafter, 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 \$31,985.19 plus interest at a rate of 7.85% from August 1, 2018, fees and cost, owed to Plaintiff, by Defendant, T.C. Leasing, Inc., 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; 4292 East Shelbyana Road, Pikeville, Ky 41501 Parcel No. 082-30-01-001.00 Being the same property conveyed to Irene Mortgage, By virtue of the Last Will and Testament of Woodrow Morgan, deceased, recorded June 18, 1998, in Book GG, Page 490, as deemed admitted to probate Case 98-P-00334, filed June 18, 1998, Pike County Records. 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 20th day of August 2025.

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

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 BOND RELEASE Pursuant to Application Number 898-4141
In accordance with the provisions of KRS 350.093, notice is hereby given that Landmark Mining Company, Inc., P.O. Box 460, Pikeville, 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 12.36 acres located 1.0 mile west of Robinson Creek in Pike County. The permit area is approximately 1.0 mile west from Bear Fork Roads junction with US 23 and located 1.0 mile west of Bear Fork. The bond now in effect for increment 1 is a letter for credit for \$37,000.00. Approximately 25% of the original bond amount of \$43,700.00 is included in this application for release. Reclamation work performed includes: backfilling, grading, seeding and tree planting. This work was completed Fall 2009. Written comments, 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, KY 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



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