

**Contact: Deborah Chambers**

**Phone: 606-437-4054**

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

**Mail: PO Box 802 • Pikeville, KY 41502**

**Fax: 606-437-4246**

**PRE-PAY  
AND  
SAVE!**

ALL MAJOR  
CREDIT CARDS  
ACCEPTED!

VISA

mastercard

AMERICAN  
EXPRESS

DISCOVER

**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.

March 10-12, 2026 • Page 5B • 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 -I ACTION NO.: 17-CI-01281**

U.S. Bank National Association PLAINTIFF as successor by merger to U.S. Bank National Association ND VS. Kathy Phillip, AKA Kathy Jean Phillips, AKA Kathy Jean Phillips Wolford, Johnny Jude, as Vendee, Capital One Bank (USA), National Association, Black Acre Enterprises, LLC, Heather Jude, as Vendee DEFENDANTS By virtue of Judgment and Order

**LEGALS**

for Sale, of the Pike Circuit Court, entered February 26, 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, March 25, 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 \$65,024.54 plus interest at a rate of 10.29% from February 15, 2015, fees and cost, owed to Plaintiff, by Defendant, Kathy Phillips, 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; 283 Upper Blackberry, Ransom, Ky 41558 MAP# 180-00-00-085.00 BEING the same property conveyed to Kathy Jean Phillips Wolford, a divorced and unremarried person who acquired title by virtue of a deed from Eugene Ray Phillips, a divorced and unremarried person dated August 23, 2010, recorded February 24, 2014, at Official Records Volume 1010, Page 409 Pike County, Kentucky 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 17th day of February 2026.

**LEGALS**

vey 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 17th day of February 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.: 23-CI-00384**

Mortgage Solutions of Colorado, LLC, DBA Mortgage Solutions Financial PLAINTIFF VS. Douglas Tackett Frances Tackett Midland Funding, LLC DEFENDANTS By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered November 16, 2023, 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, March 25, 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; 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 \$190,793.35 plus interest at a rate

**LEGALS**

of 5.75% from August 10, 2023, fees and cost, owed to Plaintiff, by Defendant, Douglas 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; 8675 Robinson Creek Rd, Virgie, Ky 41572 Parcel Number; 036-00-00-001.07 Being the same property conveyed to Douglas Curt Tackett and Frances Marie Tackett, from Darlene Clevevenger, by Deed dated 06/24/2022, recorded 06/28/2022, Deed Book 1115, Page 703, Document 982136, Pike County Clerks records, and being known as 8675 Robinson Creek Road, Virgie, Ky 41572 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 February 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-00418**

Cecil Wayne Cooper PLAINTIFF VS. UNKNOWN HEIRS, LEGATEES, OR DEVISEES OF RODNEY SMITH; UNKNOWN HEIRS, LEGATEES, OR DEVISEES OF SHARON SMITH; COMMON-WEALTH OF KENTUCKY, COUNTY OF PIKE DEFENDANTS By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered December 10, 2025, I shall proceed to offer for sale, at the door of the Pike County Courthouse, at Pikeville, Pike

**LEGALS**

County, Kentucky, to the highest bidder at public auction on Wednesday, March 25, 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 \$5,118.79 plus interest at a rate of 6.000%, fees and cost, owed to Plaintiff, 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; 700 Pond Creek Road, Huddy Map#168-40-01-021.00 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

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

**AMENDED NOTICE OF SALE COMMON-WEALTH OF KENTUCKY PIKE CIRCUIT COURT DIVISION - I ACTION NO.: 25-CI-00781**

Vanderbilt Mortgage and Finance, Inc. PLAINTIFF VS. Kuri Danielle Brook Ratliff, Unknown Spouse of Kuri Danielle Brook Ratliff, Robert Shane Ratliff, Unknown Spouse of Robert Shane Ratliff, Unknown Spouse of Jeremy Gibson, Commonwealth of Kentucky, Finance and Administration Cabinet, Department of Revenue, Individual Income Tax Section, Credit Acceptance Corporation, Commonwealth of Kentucky, County of Pike, Erel Cantrel DEFENDANTS By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered December 22, 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, March 25, 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

**LEGALS**

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 29th day of January 2026.

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

**AMENDED NOTICE OF SALE COMMON-WEALTH OF KENTUCKY PIKE CIRCUIT COURT DIVISION - I ACTION NO.: 25-CI-00781**

Vanderbilt Mortgage and Finance, Inc. PLAINTIFF VS. Kuri Danielle Brook Ratliff, Unknown Spouse of Kuri Danielle Brook Ratliff, Robert Shane Ratliff, Unknown Spouse of Robert Shane Ratliff, Unknown Spouse of Jeremy Gibson, Commonwealth of Kentucky, Finance and Administration Cabinet, Department of Revenue, Individual Income Tax Section, Credit Acceptance Corporation, Commonwealth of Kentucky, County of Pike, Erel Cantrel DEFENDANTS By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered December 22, 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, March 25, 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

**LEGALS**

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 \$108,482.21 plus interest at a rate of 6.000% from December 13, 2025, owed to Plaintiff, by Defendant, Kuri Ratliff, 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; 1395 Broad Bottom, Pikeville, Ky 41501 Map ID 031-00-00-081.02 Being the same property conveyed to Kuri Danielle Brooke Ratliff, f/k/a Kuri Danielle Brooke Gibson and Robert Shane Ratliff, dated October 14, 2019, recorded in Deed Book 1084, Page 134, Pike County Clerks Office. For further source of title, reference is made to Deed Book 1078, Page 12, Pike County Clerks Office. Reference is also made to that Easement recorded in Deed Book 1084, Page 138 Pike County Clerks Office. 2018 Clayton Mobile Home Vin No CAP031825TNA B

**LEGALS**

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 30th day of January 2026.

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

**NOTICE OF BOND RELEASE**

In accordance with KRS 350.093, notice is hereby given that Wellmore Coal Corporation, 1073 Riverview Street, Grundy, VA 24614 has applied for Phase I Bond Release on Increment No.s 22 and 23 of **Permit Number 898-0851**, which was last issued on August 31, 2029. Increment No. 22 covers an area of approximately 45.4 acres, and Increment No. 23 covers an area of approximately 52.9 acres located 2.1 miles northeast of Steele in Pike County. The operation is approximately 1.1 miles east of Jones Fork Roads junction with KY 366 and located 0.1 miles north of Jones Fork. The Latitude is 37° 23' 37". The Longitude is 82° 1027". The bond now in effect for Increment No. 22 is a Surety Bond in the amount of one hundred forty-eight thousand dollars (\$148,000.00). Approximately sixty percent

**LEGALS**

(60%) of the bond of one hundred forty-eight thousand dollars (\$148,000.00) is included in the application for release. Reclamation work performed on Increment No. 22 includes backfilling, final grading, seeding, and tree planting completed in October 2021. The bond now in effect for Increment No. 23 is a Surety Bond in the amount of one hundred forty-one thousand dollars (\$141,000.00). Approximately sixty percent (60%) of the bond of one hundred forty-one thousand dollars (\$141,000.00) is included in the application for release. Reclamation work performed on Increment No. 23 includes backfilling, final grading, seeding, and tree planting completed in October 2021. Written comments, objections, and requests for a public hearing or informal conference must be filed with the Director, Division of Field Services, 300 Sower Blvd. 2nd Floor, Frankfort, Kentucky 40601, by April 17, 2026. A public hearing on the application has been scheduled for April 20, 2026, at 10:00 a.m. at the Department for Natural Resource's Pikeville Regional Office located at 121 Mays Branch Road, Pikeville, Kentucky 41501. The hearing will be canceled if no request for a hearing or informal conference is received by April 17, 2026.

**PUBLIC NOTICE**

Notice is hereby given that Alex Ratliff, 16171 KY Hwy 80E Elkhorn City, KY 41522, has filed an application with the Energy and Environment Cabinet to place a fill in the right descending floodplain of Russell Fork. The property is located at 16171 KY Hwy 80E Approx. 1.7 miles from Elkhorn City on the Russell Fork. Any comments or

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

**Utilites Included in Rent**  
(heat, a/c, electric, basic cable, water & trash)

**One Bedroom Apartment Homes**  
• 24-Hr Emergency Maintenance  
• Controlled Access Entry • On-Site Laundry  
• Community Room • Social Activities

All apartments are newly renovated!

**APARTMENTS AVAILABLE**  
Call Today! (606) 639-8280  
TTY: 1-800-648-6056  
200 Douglas Parkway • Pikeville, KY 41501

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on **Tuesday March 24th, 2026, at 1:00 p.m.** a Public Sale will be held at **AA Repo 438 Adams Road Pikeville, Kentucky 41501**, to sell for cash the following collateral:

**ONE (1) 2021 Can-Am Defender  
Vin# 3JBUWAX41MK000072**

Said collateral is being held to secure an obligation under the terms of a Security Agreement held by The First National Bank of Williamson, at Williamson, West Virginia, as secured party, and may be viewed (**One hour prior to sale**) at **AA Repo 438 Adams Road Pikeville, Kentucky 41501**. Said collateral is being sold in an "AS IS" condition with no warranty attached thereto. The undersigned reserves the right to bid.

Notice dated this the 25th of February 2026.

**THE FIRST NATIONAL BANK OF WILLIAMSON**  
MAIN OFFICE – 68 E. SECOND AVENUE  
WILLIAMSON, WEST VIRGINIA 25661

*George P. Haydu*  
(George P. Haydu)  
Collections Manager