

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!



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.*

June 2-4, 2026 • Page 3B • 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.



LEGALS

NOTICE OF SALE COMMON-WEALTH OF KENTUCKY PIKE CIRCUIT COURT DIVISION -I ACTION NO.: 22-CI-00433
 OneMain Financial Group, LLC
 PLAINTIFF
 VS.
 Elmer Stepp aka Elmer G. Stepp, Consec Finance Servicing Corp,
 Unknown Spouse, if any of Elmer Stepp aka Elmer G. Stepp
DEFENDANTS
 By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered May 5, 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, June 17, 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 \$63,684.91 plus interest from January 16, 2021, owed to Plaintiff, by Defendant, Elmer Stepp, 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; 1548 Mudlick Road, Hardy Ky 41531
 Map ID#: 178-00-00-025.01
 Being the same property conveyed to Elmer Stepp and Irene Stepp, from Parkplace Homes, LLC, by Deed dated 05/16/2005, recorded 05/17/2005, Deed Book 870, Page 197, Pike County Clerks Records, and being known as 1548 Mudlick Road Hardy, Ky 41531

Property Address; 2069 Mudlick Road, Hardy ky 41531
 Parcel Number; 179-00-00-011.01
 Being the same property conveyed to Elmer Jimmy Stepp and Irene Stepp, his wife, by Deed recorded 02/26/1998, Deed Book 749, Page 786, Pike County Clerks Records, and being known as 2069 Mudlick Rd., Hardy Ky 41531.
 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 May 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.: 24-CI-00507
 Community Trust Bank Inc.
 PLAINTIFF
 VS.
 Estate of Leslie Everett Todd, Through Executrix Tina S. Todd, Tina S. Todd, Tiffany Duncan, Unknown Spouse of Tiffany Duncan, Leslie E. Todd II, Jamie Todd, Shelby Porter, Shane Porter, Shauna Steele, Unknown Spouse of Shauna Steele
 Commonwealth of Kentucky, Department of Revenue Division of Collections
DEFENDANTS
 By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered November 8, 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, June 17, 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, 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 es-

tate, which is being sold for enforcement of liens in the amount of \$63,012.35 plus interest at a rate of 9.25% from May 7, 2023, fees and cost, owed to Plaintiff, by Defendant, Estate of Leslie Everett Todd, 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: 2593 Turkey Creek Road, Turkey Creek Ky 41514; Map#: 155-00-00-028.03.
 Being the same property conveyed to Leslie Everett Todd by deed dated March 7, 2007 from George A. Curry

and Jane Curry, his wife and recorded March 13, 2007 in Deed Book 901, Page 456 in the Pike County Clerks Office, Pikeville, Kentucky.

The said Leslie Evertt Todd deceased on or about July 15, 2023 as evidenced by his last will and testament recorded July 27, 2023 in

the Pike Clerks Office, Pikeville, Kentucky. As per the directions of the will, title vested in Tina Todd, Tiffany Duncan, Leslie Todd, Shelby

WE'RE GROWING & HIRING

BIZZACK

HEAVY EQUIPMENT PARTS PERSON
 Candidate must have at least 10 years of experience.

OFFICE PROFESSIONAL
 Candidate must be well versed in Excel and thrive in a fast-paced environment.

If you're dependable, motivated and ready for a great opportunity, now's the time to apply.

For more information on these positions, email ehall@bizzackconstruction.com or call Eric at 606-372-0181.

BIZZACK CONSTRUCTION LLC
 EOE

UNITED STATES DISTRICT COURT EASTERN DISTRICT OF KENTUCKY SOUTHERN DIVISION AT LONDON

HBKY, LLC,
 Plaintiff,
 Civ. No. 6:21-cv-00101-GFVT-HAI
 v.
 KINGDOM ENERGY RESOURCES, LLC, ET AL.,
 Defendants.

NOTICE OF SALE & APPOINTMENT OF APPRAISERS

Comes the undersigned, Court appointed Special Master, and gives notice that pursuant to the Order of Sale [Doc# 1152] entered in the above-captioned case on March 30, 2026 he will on **JUNE 11, 2026 at 1:00 P.M.** at the door of the Harlan County Courthouse facing Central St., in Harlan, Kentucky, offer for sale at public auction and outcry to the highest and best bidder the hereinafter described real property in Harlan and Bell Counties, more particularly described in the Order of Sale (the "Realty"):

FORMER BLACK STAR LAND & MINING PROPERTY

KENTUCKY HIGHWAY 72, BLACKSTAR
HARLAN COUNTY PVA MAP #s 037-00-00-001.00; 037-00-00-001_01; 036-00-00-001.00

KENTUCKY HIGHWAY 72, BLACKSTAR, IN RELATION TO CERTAIN MINERAL INTERESTS IN WHOLE OR IN PART ONLY
HARLAN COUNTY PVA MAP #s 025-00-00-001.00; 027-00-00-001; 027-00-00-002

CHUNKLINK SPUR, PATHFORK
HARLAN COUNTY PVA MAP #049-00-00-001.00

CATRONS CREEK
HARLAN COUNTY PVA MAP #062-00-00-001.00

KY 987 BLAKESNAKE
BELL COUNTY PVA MAP # 179-00-00-020.00

The Realty is being sold to pay the principal judgment of \$45,260,810.90, plus interest, costs, and fees and in accordance with the Order of Sale and terms therein, and subject to [Doc #335], including those terms related to credit bidding. **GENERAL SALE TERMS:** (1) A minimum bid which is greater than or equal to 67% of the appraised value of the Realty will be required in order to bid (the "Minimum"), with the Minimum to be paid to the undersigned by certified check or cashier's check made payable to the "United States District Court for the Eastern District of Kentucky" by a bidder before any bid will be accepted (i.e., **a bidder must pay the Minimum in order to bid at the sale**), which shall be held by the undersigned until the sale has concluded and refunded to any unsuccessful bidder within 10 days of the sale; (2) the balance of any bid in excess of the Minimum shall be paid to the undersigned within 20 days after the sale, by a certified or cashier's check payable to the "United States District Court for the Eastern District of Kentucky"; and (3) if the successful bidder fails to timely pay the balance due, the certified or cashier's check for the Minimum shall be forfeited and shall be applied to cover the expenses of the sale, including any commissions due, with any amount remaining remitted to the Plaintiff and applied to reduce the Plaintiff's aforesaid judgment, and the Realty shall then be offered again for sale.

The Realty will be appraised by Kevin Bisceglia and Jonathan Evans, two disinterested, intelligent housekeepers actively engaged in or having at least one year of experience in the field of real estate. Their appraisals will be filed in the record once received by the undersigned and may be obtained from the undersigned.

Respectfully submitted,
 /s/C. BISHOP JOHNSON
 C. BISHOP JOHNSON
 C. BISHOP JOHNSON, PLLC
 PO Box 128
 Pineville, KY 40977
 Phone: (606) 337-6500
 Fax: (606) 337-6100
 Email: cbishopjohnson@bellsouth.net

*Note that the Realty is subject to an Order of the Court (R. 1081) with regard to remaining interests in a certain oil and gas Lease as described therein and as such Order is recorded in the Harlan County Clerk's Office at MC51 PG 230.

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, June 9, 2026, at 1:00 p.m.** a Public Sale will be held at **109 Prater Place, Pikeville, Kentucky 41501**, to sell for cash the following collateral:
ONE (1) 2022 Kia K5
Vin# 5XXG64J29NG124942

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 at **109 Prater Place, 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 15th of May 2026.

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

(George P. Haydu)
 Collections Manager
 First National Bank of Williamson
 (304) 235-5300