LEGALS

West Prestonsburg
PVA MAP NUMBER: 035-30-02-043.00
SOURCE OF TITLE: Being the same property conveyed to Ethel L. Wallen, widow, from James Roy Rice and Ivanell Rice, his wife, recorded on May 19, 1973 in Deed Book 212, Page 398 in the Floyd County Clerk's Office.Ethel L. Wallen died intestate on March 20, 1996, and pursuant to Affidavit of Descent recorded in Book 403, page 340, Betty Wallen Moore is her only heir.
A. The property address and map number contained herein are for convenience only. All property will be transferred pursuant to the legal descriptions contained within the Judgment referenced above.
B. The successful bidder shall pay the bid amount, in full, by cash or certified check, on the date of the sale or shall pay a nonrefundable deposit equal to 10% of the purchase price with the balance due in full within thirty (30) days. If the bid is not sufficient to pay the expenses of said sale, then along with the purchase price, the successful bidder shall pay additional sums required to cover said costs. On the date of said sale, the successful bidder, if only paying 10%, shall be required to execute a bond with good surety thereon. The surety must own land in Floyd County, Kentucky and have equity in the land that is double the bid amount. Said bond shall be for the unpaid purchase price and shall bear interest at the rate of 6% per annum from the date of sale until paid in full. Said bond shall mature in thirty (30) days and shall have the force and effect of a Judgment. A lien shall be retained upon the above described real estate as additional surety thereon. In the event the purchase price is not paid in full within thirty (30) days, then the property may be subject to immediate re-sell. In the event the Plaintiff is the successful bidder, said Plaintiff shall be entitled to a credit pursuant to the Judgment referenced above and not be required to produce a bond.
C. The purchaser shall be required to assume and pay the taxes or assessments upon the property for the current year and all subsequent years. All delinquent taxes for prior years shall be paid from the sale proceeds along with the payment of other assessments properly claimed or filed within the above referenced record. Any taxes or assessments for prior years which are validly owed and are not paid by the sale proceeds shall remain liens on the subject property and will be assumed by the purchaser.
D. The property described above is sold subject to any easements, restrictions, stipulations, defects, or encumbrances of record affecting said property; any assessments for public improvement; and any matters disclosed by an accurate survey or inspection of the property. The property is also sold subject to rights of redemption which may exist in favor of the United States of America, the Defendants and/or record owners of said property.
E. The property shall be sold "AS IS." The Court and the Master Commissioner shall not be deemed to have warranted the title of the subject property to the purchaser.
F. Any announcements made on the date of sale shall take precedence over printed matter contained and as published within the Floyd County Chronical and Times.
This 3rd day of March, 2026.

/s/ GREGORY A. ISAAC
Gregory A. Isaac
Floyd County Master Commissioner

COMMONWEALTH OF KENTUCKY FLOYD CIRCUIT COURT C. A. NO. 24-CI-00092

MID SOUTH CAPITAL PARTNERS, LP, PLANTIFF V. DANIEL B. RATLIFF; COMMONWEALTH OF KENTUCKY,COUNTY OF FLOYD; RTLF-KY, LLC; FIRST FINANCIALCREDIT, A KENTUCKY CORPORATION; UNKNOWN SPOUSE,IF ANY, OF DANIEL B. RATLIFF DEFENDANTS

NOTICE OF SALE

So as to comply with the Judgment and Order of Sale entered by the Floyd Circuit Court in the above styled action, and so as to raise the amounts as set forth therein, with a principal of $19,986.20, plus interest and other costs, please be advised that I, the Floyd County Master Commissioner, have been ordered by the Floyd Circuit Court to offer for sale to the highest and best bidder during a public auction to be held at the hour of 10:00 a.m., on the 19th day of March, 2026, in the Floyd Fiscal Courtroom (Old Circuit Courtroom) on the second floor of the old Floyd County Courthouse, 149 South Central Avenue, Prestonsburg, Kentucky, (behind the Floyd County Justice Center), and subject to the following terms and conditions, the following property identified as:
PROPERTY ADDRESS: 8 Airport Lane, Wayland, KY 41666
PVA MAP NUMBER: 029-40-13-026.00
SOURCE OF TITLE: Being the same property conveyed to Daniel B. Ratliff from Fannie Mae A/K/A Federal National Mortgage, by Deed dated August 24, 2012, recorded in Deed Book 590, Page 644, and Office of the Floyd County Clerk.
A. The property address and map number contained herein are for convenience only. All property will be transferred pursuant to the legal descriptions contained within the Judgment referenced above.
B. The successful bidder shall pay the bid amount, in full, by cash or certified check, on the date of the sale or shall pay a nonrefundable deposit equal to 10% of the purchase price with the balance due in full within thirty (30) days. If the bid is not sufficient to pay the expenses of said sale, then along with the purchase price, the successful bidder shall pay additional sums required to cover said costs. On the date of said sale, the successful bidder, if only paying 10%, shall be required to execute a bond with good surety thereon. The surety must own land in Floyd County, Kentucky and have equity in the land that is double the bid amount. Said bond shall be for the unpaid purchase price and shall bear interest at the rate of 6% per annum from the date of sale until paid in full. Said bond shall mature in thirty (30) days and shall have the force and effect of a Judgment. A lien shall be retained upon the above described real estate as additional surety thereon. In the event the purchase price is not paid in full within thirty (30) days, then the property may be subject to immediate re-sell. In the event the Plaintiff is the successful bidder, said Plaintiff shall be entitled to a credit pursuant to the Judgment referenced above and not be required to produce a bond.
C. The purchaser shall be required to assume and pay the taxes or assessments upon the property for the current year and all subsequent years. All delinquent taxes for prior years shall be paid from the sale proceeds along with the payment of other assessments properly claimed or filed within the above referenced record. Any taxes or assessments for prior years which are validly owed and are not paid by the sale proceeds shall remain liens on the subject property and will be assumed by the purchaser.
D. The property described above is sold subject to any easements, restrictions, stipulations, defects, or encumbrances of record affecting said property; any assessments for public improvement; and any matters disclosed by an accurate survey or inspection of the property. The property is also sold subject to rights of redemption which may exist in favor of the United States of America, the Defendants and/or record owners of said property.
E. The property shall be sold "AS IS." The Court and the Master Commissioner shall not be deemed to have warranted the title of the subject property to the purchaser.
F. Any announcements made on the date of sale shall take precedence over printed matter contained and as published within the Floyd County Chronical and Times.
This 3rd day of March, 2026.

/s/ GREGORY A. ISAAC
Gregory A. Isaac
Floyd County Master Commissioner

COMMONWEALTH OF KENTUCKY FLOYD CIRCUIT COURT C. A. NO. 19-CI-00880

MID SOUTH CAPITAL PARTNERS, LP, PLANTIFF V. DIANA LEWIS; JASON LEWIS; TERRY JARRELL; THE UNKNOWN SPOUSE, IF ANY, OF DIANA LEWIS; THE UNKNOWN SPOUSE, IF ANY, OF JASON LEWIS; THE UNKNOWN SPOUSE, IF ANY, OF TERRY JARRELL; KENTUCKY COURT OF JUSTICE, FLOYD COUNTY CIRCUIT CLERK; THE COMMONWEALTH OF KENTUCKY, COUNTY OF FLOYD; RTLF-KY, LLC; COMMONWEALTH OF KENTUCKY, DEPARTMENT FOR INCOME SUPPORT DEFENDANTS

NOTICE OF SALE

So as to comply with the Judgment and Order of Sale entered by the Floyd Circuit Court in the above styled action, and so as to raise the amounts as set forth therein, with a principal of $7,597.96, plus interest and other costs, please be advised that I, the Floyd County Master Commissioner, have been ordered by the Floyd Circuit Court to offer for sale to the highest and best bidder during a public auction to be held at the hour of 10:00 a.m., on the 19th day of March, 2026, in the Floyd Fiscal Courtroom (Old Circuit Courtroom) on the second floor of the old Floyd County Courthouse, 149 South Central Avenue, Prestonsburg, Kentucky, (behind the Floyd County Justice Center), and subject to the following terms and conditions, the following property identified as:
PROPERTY ADDRESS: 3049 Little Paint Creek, East Point, KY 41216
PVA MAP NUMBER: 021-00-00-018.00
SOURCE OF TITLE: Being the same property to Jason Lewis and Terry Jarrell, from Diana Lewis by Deed dated January 25, 1988, of record in Deed Book 317, page 360 in the Floyd County Clerk's Office with a life estate reserved for Diana Lewis
A. The property address and map number contained herein are for convenience only. All property will be transferred pursuant to the legal descriptions contained within the Judgment referenced above.
B. The successful bidder shall pay the bid amount, in full, by cash or certified check, on the date of the sale or shall pay a nonrefundable deposit equal to 10% of the purchase price with the balance due in full within thirty (30) days. If the bid is not sufficient to pay the expenses of said sale, then along with the purchase price, the successful bidder shall pay additional sums required to cover said costs. On the date of said sale, the successful bidder, if only paying 10%, shall be required to execute a bond with good surety thereon. The surety must own land in Floyd County, Kentucky and have equity in the land that is double the bid amount. Said bond shall be for the unpaid purchase price and shall bear interest at the rate of 6% per annum from the date of sale until paid in full. Said bond shall mature in thirty (30) days and shall have the force and effect of a Judgment. A lien shall be retained upon the above described real estate as additional surety thereon. In the event the purchase price is not paid in full within thirty (30) days, then the property may be subject to immediate re-sell. In the event the Plaintiff is the successful bidder, said Plaintiff shall be entitled to a credit pursuant to the Judgment referenced above and not be required to produce a bond.
C. The purchaser shall be required to assume and pay the taxes or assessments upon the property for the current year and all subsequent years. All delinquent taxes for prior years shall be paid from the sale proceeds along with the payment of other assessments properly claimed or filed within the above referenced record. Any taxes or assessments for prior years which are validly owed and are not paid by the sale proceeds shall remain liens on the subject property and will be assumed by the purchaser.
D. The property described above is sold subject to any easements, restrictions, stipulations, defects, or encumbrances of record affecting said property; any assessments for public improvement; and any matters disclosed by an accurate survey or inspection of the property. The property is also sold subject to rights of redemption which may exist in favor of the United States of America, the Defendants and/or record owners of said property.
E. The property shall be sold "AS IS." The Court and the Master Commissioner shall not be deemed to have warranted the title of the subject property to the purchaser.
F. Any announcements made on the date of sale shall take precedence over printed matter contained and as published within the Floyd County Chronical and Times.
This 3rd day of March, 2026.

/s/ GREGORY A. ISAAC
Gregory A. Isaac
Floyd County Master Commissioner

COMMONWEALTH OF KENTUCKY FLOYD CIRCUIT COURT C. A. NO. 25-CI-00419

COMMUNITY TRUST BANK, INC., PLANTIFF V. TERRY W. MULLINS, UNKNOWN SPOUSE OF TERRYW. MULLINS, ESTATE OF BRIAN BATES, AND UNKNOWN SPOUSES OF UNKNOWN HEIRS DEFENDANTS

NOTICE OF SALE

So as to comply with the Judgment In Rem and Order of Sale entered by the Floyd Circuit Court in the above styled action, and so as to raise the amounts as set forth therein, with a principal of $54,415.79, plus interest and other costs, please be advised that I, the Floyd County Master Commissioner, have been ordered by the Floyd Circuit Court to offer for sale to the highest and best bidder during a public auction to be held at the hour of 10:00 a.m., on the 19th day of March, 2026, in the Floyd Fiscal Courtroom (Old Circuit Courtroom) on the second floor of the old Floyd County Courthouse, 149 South Central Avenue, Prestonsburg, Kentucky, (behind the Floyd County Justice Center), and subject to the following terms and conditions, the following property identified as:
PROPERTY ADDRESS: 215 Holly Bush Branch, Prestonsburg, KY 41653
PVA MAP NUMBER: 036-00-00-027.00
SOURCE OF TITLE: Being the same property conveyed to Terry W. Mullins by Master Commissioner's Deed dated February 18, 2014 from Brian K. Bates and recorded July 28, 2014 in Deed Book 607, page 87 in the Floyd County Clerk's Office, Prestonsburg, KY.
ADDITIONAL INFORMATION: Including 2003 Cavalier Mobile Home, VIN# BC03AL0132533 AB
A. The property address and map number contained herein are for convenience only. All property will be transferred pursuant to the legal descriptions contained within the Judgment referenced above.
B. The successful bidder shall pay the bid amount, in full, by cash or certified check, on the date of the sale or shall pay a nonrefundable deposit equal to 10% of the purchase price with the balance due in full within thirty (30) days. If the bid is not sufficient to pay the expenses of said sale, then along with the purchase price, the successful bidder shall pay additional sums required to cover said costs. On the date of said sale, the successful bidder, if only paying 10%, shall be required to execute a bond with good surety thereon. The surety must own land in Floyd County, Kentucky and have equity in the land that is double the bid amount. Said bond shall be for the unpaid purchase price and shall bear interest at the rate of 7.25% per annum from the date of sale until paid in full. Said bond shall mature in thirty (30) days and shall have the force and effect of a Judgment. A lien shall be retained upon the above described real estate as additional surety thereon. In the event the purchase price is not paid in full within thirty (30) days, then the property may be subject to immediate re-sell. In the event the Plaintiff is the successful bidder, said Plaintiff shall be entitled to a credit pursuant to the Judgment referenced above and not be required to produce a bond.
C. The purchaser shall be required to assume and pay the taxes or assessments upon the property for the current year and all subsequent years. All delinquent taxes for prior years shall be paid from the sale proceeds along with the payment of other assessments properly claimed or filed within the above referenced record. Any taxes or assessments for prior years which are validly owed and are not paid by the sale proceeds shall remain liens on the subject property and will be assumed by the purchaser.
D. The property described above is sold subject to any easements, restrictions, stipulations, defects, or encumbrances of record affecting said property; any assessments for public improvement; and any matters disclosed by an accurate survey or inspection of the property. The property is also sold subject to rights of redemption which may exist in favor of the United States of America, the Defendants and/or record owners of said property.
E. The property shall be sold "AS IS." The Court and the Master Commissioner shall not be deemed to have warranted the title of the subject property to the purchaser.
F. Any announcements made on the date of sale shall take precedence over printed matter contained and as published within the Floyd County Chronical and Times.
This 3rd day of March, 2026.

/s/ GREGORY A. ISAAC
Gregory A. Isaac
Floyd County Master Commissioner

COMMONWEALTH OF KENTUCKY FLOYD CIRCUIT COURT C. A. NO. 23-CI-00532

LAKEVIEW LOAN SERVICING, LLC, PLANTIFF V. JOSHUA RAY TACKETT, ARTHUR CASEY TACKETT aka ARTHUR C. TACKETT, UNKNOWN SPOUSE OF ARTHUR CASEY TACKETT akaARTHUR C. TACKETT, AND LOW INCOME-HOUSING COALITION OF EAST KY, INC. DEFENDANTS

NOTICE OF SALE

So as to comply with the Judgment and Order of Sale entered by the Floyd Circuit Court in the above styled action, and so as to raise the amounts as set forth therein, with a principal of $150,374.43, plus interest and other costs, please be advised that I, the Floyd County Master Commissioner, have been ordered by the Floyd Circuit Court to offer for sale to the highest and best bidder during a public auction to be held at the hour of 10:00 a.m., on the 19th day of March, 2026, in the Floyd Fiscal Courtroom (Old Circuit Courtroom) on the second floor of the old Floyd County Courthouse, 149 South Central Avenue, Prestonsburg, Kentucky, (behind the Floyd County Justice Center), and subject to the following terms and conditions, the following property identified as:
PROPERTY ADDRESS: 272 Moore Branch, Beaver, KY 41604
PVA MAP NUMBER: 084-00-00-085.11
SOURCE OF TITLE: Being the same property conveyed to Joshua Ray Tackett, single, by Deed dated 9/23/2019 in Deed Book 648, Page 379, in the records of the Floyd County Clerk.
A. The property address and map number contained herein are for convenience only. All property will be transferred pursuant to the legal descriptions contained within the Judgment referenced above.
B. The successful bidder shall pay the bid amount, in full, by cash or certified check, on the date of the sale or shall pay a nonrefundable deposit equal to 10% of the purchase price with the balance due in full within thirty (30) days. If the bid is not sufficient to pay the expenses of said sale, then along with the purchase price, the successful bidder shall pay additional sums required to cover said costs. On the date of said sale, the successful bidder, if only paying 10%, shall be required to execute a bond with good surety thereon. The surety must own land in Floyd County, Kentucky and have equity in the land that is double the bid amount. Said bond shall be for the unpaid purchase price and shall bear interest at the rate of 4.625% per annum from the date of sale until paid in full. Said bond shall mature in thirty (30) days and shall have the force and effect of a Judgment. A lien shall be retained upon the above described real estate as additional surety thereon. In the event the purchase price is not paid in full within thirty (30) days, then the property may be subject to immediate re-sell. In the event the Plaintiff is the successful bidder, said Plaintiff shall be entitled to a credit pursuant to the Judgment referenced above and not be required to produce a bond.
C. The purchaser shall be required to assume and pay the taxes or assessments upon the property for the current year and all subsequent years. All delinquent taxes for prior years shall be paid from the sale proceeds along with the payment of other assessments properly claimed or filed within the above referenced record. Any taxes or assessments for prior years which are validly owed and are not paid by the sale proceeds shall remain liens on the subject property and will be assumed by the purchaser.
D. The property described above is sold subject to any easements, restrictions, stipulations, defects, or encumbrances of record affecting said property; any assessments for public improvement; and any matters disclosed by an accurate survey or inspection of the property. The property is also sold subject to rights of redemption which may exist in favor of the United States of America, the Defendants and/or record owners of said property.
E. The property shall be sold "AS IS." The Court and the Master Commissioner shall not be deemed to have warranted the title of the subject property to the purchaser.
F. Any announcements made on the date of sale shall take precedence over printed matter contained and as published within the Floyd County Chronical and Times.
This 3rd day of March, 2026.

/s/ GREGORY A. ISAAC

Gregory A. Isaac
Floyd County Master Commissioner

COMMONWEALTH OF KENTUCKYFLOYD CIR-