

LEGALS

posit 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 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 12% 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 July, 2025.

/s/ GREGORY A. ISAAC

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Gregory A. Isaac
Floyd County
Master Commissioner

COMMON-WEALTH OF KENTUCKY FLOYD CIRCUIT COURT C. A. NO. 23-CI-00228

BELKINS CAPITAL LLC, PLAINTIFF V. KAREN LYNN MITCHELL; UNKNOWN SPOUSE, IF ANY, OF KAREN LYNN MITCHELL; AND COMMON-WEALTH OF KENTUCKY, FLOYD COUNTY 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 \$3,598.42, 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 17th day of July, 2025, 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: All the oil and natural gas estate owned by Karen Lynn Mitchell in Floyd County, Kentucky; including, but not limited to, the undivided oil and natural gas estate previously owned by Crit Mitchell, Jr. and devised to Karen Lynn Mitchell, as recorded in Will Book Y, Page 389 in the Floyd County Clerk's Office; together with all oil and natural gas subject to the lease from Crit Mitchell, Jr. to Interstate Natural Gas Company, dated April 30, 1996, and recorded in Deed Book 395, Page 791; see Assignments of said lease, as recorded in Deed Book 408, Page 525; Deed Book 408, Page 530; and Deed Book 662, Page 186 and Deed Book 662, Page 198 to Diversified Production LLC, as recorded in the Floyd County Clerk's Office; and including any lease, sublease, assignment, pooling agreement, or farmout agreement "whether recorded or unrecorded" its successors, or any other affiliate, assumed-name corporation, legal entity, or assigns. So as to include, but is not limited to, all of Karen Lynn Mitchell's interest in the undivided oil and natural gas estate underlying Lease Number 1195939, identified as Crit Mitchell Heirs 1 (.0125 royalty in-

terest); Lease Number 1195914, identified as Crit Mitchell Heirs 2 (.0125 royalty interest); Lease Number 1195921, identified as Crit Mitchell Heirs 3 (.0125 royalty interest); and Lease Number 1195888, identified as Crit Mitchell Heirs 4 (.0125 royalty interest); all being reported to the Kentucky Department of Revenue by Diversified Production LLC. Together with the right to any and all unpaid, unclaimed, and/or suspended proceeds or royalties from said wells or any other oil and natural gas property owned by Karen Lynn Mitchell in Floyd County, Kentucky.

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 non-refundable 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 12% 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

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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 July, 2025.

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

COMMON-WEALTH OF KENTUCKY FLOYD CIRCUIT COURT C. A. NO. 19-CI-00714

MID SOUTH CAPITAL PARTNERS, LP, PLAINTIFF V.

JAMES D. NEWSOME; EVERETTE RAY

HUNTER; KERMIT MICHAEL HUNTER; ERNESTINE LOUISE Sizemore; BETTY MARIE SPRIGGS; THE UNKNOWN-

SPOUSE, IF ANY, OF JAMES D. NEWSOME; THE UNKNOWN SPOUSE, IF ANY, OF EVERETTE RAY-

HUNTER; THE UNKNOWN SPOUSE, IF ANY, OF KERMIT MICHAEL HUNTER; THE UNKNOWN-

SPOUSE, IF ANY, OF ERNESTINE LOUISE Sizemore; THE UNKNOWN SPOUSE, IF ANY, OF BETTY MARIE SPRIGGS; TAX EASE LIEN INVESTMENTS 1, LLC; THE COMMON-WEALTH OF KEN-

TUCKY, COUNTY OF FLOYD; KENTUCKY DEPARTMENT OF REVENUE, DIVISION OF COLLECTIONS; RECKART EQUIPMENT-COMPANY, 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 \$5,824.81, plus interest and oth-

er 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 17th day of July, 2025, 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: Bill Hall Branch PVA MAP NUMBER: 067-00-00-085.00 SOURCE OF TITLE: Being the same property conveyed to James D. Newsome, Everette Ray Hunter, Kermit Michael Hunter, Ernestine Louise Sizemore, and Betty Marie Spriggs from Beulah S. Hunter Cooper Newsome dated September 27, 2004 and recorded in Deed Book 503 Page 189 in the Floyd County Clerk's Office.

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 non-refundable 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 July, 2025.

/s/ GREGORY A. ISAAC

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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.

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This 3rd day of July, 2025.

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

COMMON-WEALTH OF KENTUCKY FLOYD CIRCUIT COURT C. A. NO. 23-CI-00271

ANP TAX LIEN COMPANY, LLC, PLAINTIFF V. LINDA GRIM f/k/a LINDA W. CRAFT, et al, DEFENDANTS V. CITY NATIONAL BANK OF WEST VIRGINIA, SUCCESSOR BY MERGER TO CLASSIC BANK, INTERVENING PLAINTIFF VS. LINDA W. GRIM a/k/a LINDA W. CRAFT and ELVIE CRAFT, DEFENDANT

NOTICE OF SALE

So as to comply with the Judgments and Orders 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 \$90,426.63, 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 17th day of

July, 2025, 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: 57 Hopson Street, Auxier, KY PVA MAP NUMBER: 043-00-00-044.01 SOURCE OF TITLE: Being the same property conveyed to Linda W. Craft by Deed dated August 15, 1988 and record in Deed Book 321, Page 383 of the Floyd County, Kentucky records and by Deed dated November 28, 1990 and recorded in Deed Book 342, Page 561 of the Floyd County, Kentucky records.

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 non-refundable 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 July, 2025.

/s/ GREGORY A. ISAAC

LEGALS

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This 3rd day of July, 2025.

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

COMMON-WEALTH OF KENTUCKY FLOYD CIRCUIT COURT C. A. NO. 24-CI-00294

CARRINGTON MORTGAGE SERVICES, LLC, PLAINTIFF

V. SHERI CONN; SHERI CONN, AS ADMINISTRATRIX OF THE ESTATE OF CHARLES B. CONN;

CHARLES LUCIAN CONN; UNKNOWN SPOUSE, IF ANY, OF CHARLES LUCIAN CONN;

MATTHEW QUENTIN CONN; UNKNOWN SPOUSE, IF ANY, OF MATTHEW QUENTIN CONN; UNKNOWN

HEIRS, DE- VISEES OR LEGATEES, AND THEIR SPOUSES, IF ANY, OF CHARLES B. CONN, 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 \$110,769.64, 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 17th day of July, 2025, 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: 1044 KY RT 1426, Banner, KY 41603 PVA MAP NUMBER: 078-00-00-015.04 SOURCE OF TITLE: Being the same property conveyed to Charles B. Conn, from Debra Conn, by Deed dated 05/29/2014, recorded 06/11/2015, Floyd County Clerk's Records.

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 non-refundable 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 3.62500% 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

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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.

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This 3rd day of July, 2025.

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

COMMON-WEALTH OF KENTUCKY FLOYD CIRCUIT COURT C. A. NO. 24-CI-00294

CARRINGTON MORTGAGE SERVICES, LLC, PLAINTIFF

V. SHERI CONN; SHERI CONN, AS ADMINISTRATRIX OF THE ESTATE OF CHARLES B. CONN;

CHARLES LUCIAN CONN; UNKNOWN SPOUSE, IF ANY, OF CHARLES LUCIAN CONN;

MATTHEW QUENTIN CONN; UNKNOWN SPOUSE, IF ANY, OF MATTHEW QUENTIN CONN; UNKNOWN

HEIRS, DE- VISEES OR LEGATEES, AND THEIR SPOUSES, IF ANY, OF CHARLES B. CONN, DEFENDANTS

NOTICE OF SALE

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the 17th day of July, 2025, 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: 1044 KY RT 1426, Banner, KY 41603 PVA MAP NUMBER: 078-00-00-015.04 SOURCE OF TITLE: Being the same property conveyed to Charles B. Conn, from Debra Conn, by Deed dated 05/29/2014, recorded 06/11/2015, Floyd County Clerk's Records.

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 non-refundable 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 3.62500% 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