

PUBLIC NOTICES

NOTICES

NOTICE
Commonwealth of
Kentucky
Letcher District Court
Case #25-P-81
In re:
the estate of:
DENNIS JOHNSON
deceased

NOTICE
Pursuant to KRS
424.340, notice is
hereby given that Janet
Burgess was on the 23
day of April, 2025 ap-
pointed Administratrix
of the deceased, late of
Letcher County, and all
persons having claims
against said estate shall
present same, verified,
according to law, to
said Administratrix at
her present address,
266 Indian Creek Rd.,
Whitesburg, KY 41858
not later than the 23 day
of October, 2025.
Mike Watts, Clerk
By: Melissa Claar
Deputy Clerk
(4-30-1p)

NOTICE
Commonwealth of
Kentucky
Letcher District Court
Case #25-P-82
In re:
the estate of:
CAMRON BARNETT,
A Minor

NOTICE OF
APPOINTMENT
OF GUARDIAN
Pursuant to KRS
424.340, notice is here-
by given that Amanda
Barnett was on the 23
day of April, 2025 ap-
pointed Guardian of the
estate of Camron
Barnett of this county,
and all persons having
claims against said es-
tate shall present same,
verified, according to
law, to said Guardian
at her present address,

NOTICES

1400 Dairy Hollow, Jen-
kins, KY 41537 not later
than the 23 day of Octo-
ber, 2025.
Mike Watts, Clerk
By: Melissa Claar
Deputy Clerk
(4-30-1p)

NOTICE
Commonwealth of
Kentucky
Letcher District Court
Case #25-P-85

In re:
the estate of:
THELMA JACOBS
CAUDILL
deceased
NOTICE
Pursuant to KRS
424.340, notice is
hereby given that Deb-
bie Caudill was on the
23 day of April, 2025
appointed Executrix of
the deceased, late of
Letcher County, and all
persons having claims
against said estate shall
present same, verified,
according to law, to said
Executrix at her pres-
ent address, 474 Dar-
rell Road, Premium, KY
41845 not later than the
23 day of October, 2025.
Mike Watts, Clerk
By: Melissa Claar
Deputy Clerk
(4-30-1p)

NOTICE
Commonwealth of
Kentucky
Letcher District Court
Case #25-P-86

In re:
the estate of:
JERRY W. WYNN
deceased
NOTICE
Pursuant to KRS
424.340, notice is here-
by given that Abbie J.
Wynn was on the 23 day
of April, 2025 appointed
Executrix of the de-
ceased, late of Letcher

NOTICES

County, and all persons
having claims against
said estate shall present
same, verified, accord-
ing to law, to said Execu-
trix at her present ad-
dress, 1050 Racetrack
Hollow, Whitesburg, KY
41858 not later than the
23 day of October, 2025.
Mike Watts, Clerk
By: Melissa Claar
Deputy Clerk
(4-30-1p)

NOTICE
Commonwealth of
Kentucky
Letcher District Court
Case #25-P-89

In re:
the estate of:
DUANE YONTS
deceased

NOTICE
Pursuant to KRS
424.340, notice is here-
by given that Roger
Yonts was on April 23,
2025 appointed Ex-
ecutor of the estate of
the deceased, late of
Letcher County, and all
persons having claims
against said estate shall
present same, verified,
according to law, to Joey
Yonts, Agent for Service
of Process at his pres-
ent address 181 Wahoo
Way, Nancy, KY 42544
not later than the 23 day
of October, 2025.
Mike Watts, Clerk
By: Melissa Claar
Deputy Clerk
(4-30-1p)

NOTICE
Commonwealth of
Kentucky
Letcher Circuit Court
Civil Action No.
24-CI-252

Community Trust Bank,
Inc.
Plaintiff
V.
Estate of Janice L. Ad-
kins, Deceased,
Through Her Administra-
tor Tatum Bailey
And Unknown Spouse of
Tatum Bailey
Defendants

NOTICE OF MASTER
COMMISSIONER
SALE

By virtue of a Default
Judgment in Rem, De-
fault Judgment to Termi-
nate and Release Inter-
est, Summary Judgment
to Set Lien Priorities and
Order of Sale and Order
Referring Case to Mas-
ter Commissioner for
Judicial Sale entered on
March 28, 2025 by the
Letcher Circuit Court,
the undersigned Master
Commissioner of the
Letcher Circuit Court will
offer for sale at the court-
house door of the Letch-
er County Courthouse in
the City of Whitesburg,
Kentucky on 13th day
May, 2025 beginning
on or about the hour of
11:00 a.m. local time
and continuing until the
sale is concluded to the
highest bidder at public
auction, the following
real property, situated
in Letcher County, Ken-
tucky:
The real property ad-
dress is 968 Highway 7
S, Jeremiah, Kentucky
41826
Map No.: 036-40-00-
063.00
Beginning at a culvert

NOTICES

at the right-of-way of
Kentucky Highway 7
at the property line be-
tween Fess and Mary
Blair and Estelle Day
and Estelle Day and
Estelle Day a distance
of approximately 60 feet
to a stone marker on the
property line of Leon and
Jerry Blair; thence along
and with the property
line of Leon and Jerry
Blair a distance of ap-
proximately 80 feet to a
stone marker at the cor-
ner of the property line
of Earl and Estelle Day;
thence along and with
the property line of Earl
and Estelle Day a dis-
tance of approximately
128 feet to a metal pin;
thence going toward
Kentucky Highway 7 in
a straight line a distance
of approximately 100
feet to the right-of-way
of Kentucky Highway
7; thence along and
with the right-of-way of
Kentucky Highway 7 as
you go toward Blackey
a distance of approxi-
mately 200 feet to the
beginning.
Subject however, to all
easements, covenants
and restrictions of re-
cords.
This being the same
property conveyed to
Janice Adkins, unmar-
ried by Deed from Clint
Thomas and Sherry
Thomas, husband and
wife, dated 02/28/2007,
and recorded on
03/09/2007 in Book 388,
page 445, in the Letcher
County recorders office.
The purchaser or suc-
cessful bidder can elect
to pay cash at the time
of said sale or at the
option of the bidder on
the terms of a deposit
of ten percent (10%) of
the purchase price with
the balance on credit for
thirty (30) days. If the
purchase price is not
paid in full, the success-
ful bidder shall execute a
bond at the time of sale
with sufficient surety to
secure the unpaid bal-
ance of the purchase
price and said bond shall
constitute a lien on the
said property until paid.
The bond shall bear
interest at the lawful rate
of twelve percent (12%)
per annum from the date
of sale until paid.
The costs involved in this
action are: the principal
sum in rem \$11,744.99,
plus unpaid interest of
\$578.49, plus late
charges of \$103.53, plus
legal fees of \$225.00,
less an escrow balance
of \$611.34, for a total
payoff of \$12,040.67,
plus interest and ac-
cruing daily at a rate of
\$3.3440597 or 10.25%
(as of August 22, 2024).
Dated this 18th day of
April, 2025.
Gene Smallwood, Jr.
Master Commissioner
Letcher Circuit Court
(4-30-2b)

NOTICE
Commonwealth of
Kentucky
Letcher Circuit Court
Civil Action No.
24-CI-252

Community Trust Bank,
Inc.
Plaintiff
V.
Estate of Janice L. Ad-
kins, Deceased,
Through Her Administra-
tor Tatum Bailey
And Unknown Spouse of
Tatum Bailey
Defendants

NOTICE OF MASTER
COMMISSIONER
SALE

By virtue of a Default
Judgment in Rem, De-
fault Judgment to Termi-
nate and Release Inter-
est, Summary Judgment
to Set Lien Priorities and
Order of Sale and Order
Referring Case to Mas-
ter Commissioner for
Judicial Sale entered on
March 28, 2025 by the
Letcher Circuit Court,
the undersigned Master
Commissioner of the
Letcher Circuit Court will
offer for sale at the court-
house door of the Letch-
er County Courthouse in
the City of Whitesburg,
Kentucky on 13th day
May, 2025 beginning
on or about the hour of
11:00 a.m. local time
and continuing until the
sale is concluded to the
highest bidder at public
auction, the following
real property, situated
in Letcher County, Ken-
tucky:
The real property ad-
dress is 968 Highway 7
S, Jeremiah, Kentucky
41826
Map No.: 036-40-00-
063.00
Beginning at a culvert

Read & Respond
To
Mountain
Eagle Ads!

NOTICES

NOTICE
Commonwealth of
Kentucky
Letcher Circuit Court
Civil Action No.
18-CI-00154
Kentucky Tax Bill Servic-
ing, Inc.
Plaintiff
V.

Jonathan P. Back; Debo-
rah A. Back;
Community Trust Bank,
Inc.;
Community Trust Bank,
Inc. f/k/a First Security
Bank & Trust Co.; Com-
monwealth CD Fund,
LLC;
Apex Fund Services;
And,
Mtag As Custodian For
MGD-KY, LLC
Defendants

NOTICE OF MASTER
COMMISSIONER
SALE

By virtue of a Judgment
and Order Referring
Case to Master Com-
missioner for Judicial
Sale entered on March
5, 2025, by the Letcher
Circuit Court, the un-
dersigned Master Com-
missioner of the Letcher
Circuit Court will offer for
sale at the courthouse
door of the Letcher
County Courthouse in
the City of Whitesburg,
Kentucky on 13th day,
May, 2025, beginning
on or about the hour of
11:00 a.m. local time
and continuing until the
sale is concluded to the
highest bidder at public
auction, the following
real property, situated in
County, Kentucky:
MAP ID: 042-70-00-
006.00

Property address: 29
Toad Road f/k/a O Red-
star, Letcher County,
Kentucky.
Beginning at a steel
stake on the bank of the
H.C. Caudill Branch and
a corner of the Indian
Bottom Church prop-
erty; thence up the hill
with a small drain in a
south wester direction
to a steel stake at the
County Road, a distance
of 200 feet; thence up
the hill with the county
Road in a southerly di-
rection to a steel stake,
a distance of 250feet;
thence a straight line
down the hill in a north
ester direction to a steel
stake, a distance of 520
feet; thence a straight
line down the hill in a
north eastern direction
to a steel stake on the
bank of H.C. Caudill
branch, a distance of 45
feet; thence down the hill
in a northerly direction
with the meanders of the
H.C. Caudill Branch to a
steel stake, the begin-
ning corner.
Being the same property
conveyed to Johnathan

NOTICE
Commonwealth of
Kentucky
Letcher Circuit Court
Civil Action No.
24-CI-00062

Apex Fund Services For
Ceres Tax Receivables,
LLS
Plaintiff
vs.
Landfall Mining, Inc.
Commonwealth of Ken-
tucky-Letcher County
Defendants

NOTICE OF MASTER
COMMISSIONER
SALE

By virtue of a Judgment
and Order Referring
Case to Master Com-
missioner for Judicial
Sale entered on January
23, 2025, by the Letcher
Circuit Court, the un-
dersigned Master Com-
missioner of the Letcher
Circuit Court will offer for
sale at the courthouse
door of the Letcher
County Courthouse in
the City of Whitesburg,
Kentucky on 13th day,
May, 2025, beginning
on or about the hour of
11:00 a.m. local time
and continuing until the
sale is concluded to the
highest bidder at public
auction, the following
real property, situated
in Letcher County, Ken-
tucky:
Parcel No.: 007-00-00-
023.01
The real property is lo-
cated at Rockhouse,
Letcher County, Ken-
tucky, and is more par-

NOTICES

P. Back and Deborah
Back by Deed dated
April 26, 1993, and re-
corded in Deed Book
309, page 386, of the
Letcher County, Ken-
tucky records.
The purchaser or suc-
cessful bidder can elect
to pay cash at the time
of said sale or at the
option of the bidder on
the terms of a deposit
of ten percent (10%) of
the purchase price with
the balance on credit for
thirty (30) days. If the
purchase price is not
paid in full, the success-
ful bidder shall execute a
bond at the time of sale
with sufficient surety to
secure the unpaid bal-
ance of the purchase
price and said bond shall
constitute a lien on the
said property until paid.
The bond shall bear
interest at the lawful rate
of twelve percent (12%)
per annum from the date
of sale until paid.
The costs involved in this
action are:
DATED this 21st day of
April, 2025.
Gene Smallwood, Jr.
Master Commissioner
Letcher Circuit Court
(4-30-2b)

NOTICE
Commonwealth of
Kentucky
Letcher Circuit Court
Civil Action No.
24-CI-00062

Apex Fund Services For
Ceres Tax Receivables,
LLS
Plaintiff
vs.
Landfall Mining, Inc.
Commonwealth of Ken-
tucky-Letcher County
Defendants

NOTICE OF MASTER
COMMISSIONER
SALE

By virtue of a Judgment
and Order Referring
Case to Master Com-
missioner for Judicial
Sale entered on January
23, 2025, by the Letcher
Circuit Court, the un-
dersigned Master Com-
missioner of the Letcher
Circuit Court will offer for
sale at the courthouse
door of the Letcher
County Courthouse in
the City of Whitesburg,
Kentucky on 13th day,
May, 2025, beginning
on or about the hour of
11:00 a.m. local time
and continuing until the
sale is concluded to the
highest bidder at public
auction, the following
real property, situated
in Letcher County, Ken-
tucky:
Parcel No.: 007-00-00-
023.01
The real property is lo-
cated at Rockhouse,
Letcher County, Ken-
tucky, and is more par-

NOTICES

ticularly described as
follows:
Beginning on a beech
tree near a drain pipe
of the State Highway;
thence to the creek;
thence up the creek
to mouth of Possum
Branch; thence up said
branch to the approach;
thence with State High-
way to the hollow;
thence with the hollow
to top of the hill; thence
with the ridge to Ray
King's line; thence down
the point to the head of a
little hollow; thence with
the hollow back to the
Beginning.
There is excepted one
half acre around the
graveyard and not sold
in this conveyance.
Being the same property
conveyed to Landfall
Mining, Inc., by Deed
dated January 21, 2009,
and recorded at the
Letcher County, Ken-
tucky County Clerk's
Office in Deed Book
400, page 447.
The purchaser or suc-
cessful bidder can elect
to pay cash at the time
of said sale or at the
option of the bidder on
the terms of a deposit
of ten percent (10%) of
the purchase price with
the balance on credit for
thirty (30) days. If the
purchase price is not
paid in full, the success-
ful bidder shall execute a
bond at the time of sale
with sufficient surety to
secure the unpaid bal-
ance of the purchase
price and said bond shall
constitute a lien on the
said property until paid.
The bond shall bear
interest at the lawful rate
of twelve percent (12%)
per annum from the date
of sale until paid.
The costs involved in this

NOTICES

action are \$Certificate(s)
of delinquency, as of
12/26/2024, totaling
\$542.61, with a per diem
rate of \$.16, from the
date until paid in full; pre-
litigation attorney fees
of \$391.07, pursuant
to KRS 134.452(1)(c)
(2); litigation attorney
fees of \$2,143.15 pursu-
ant to KRS 134.452(3);
costs of \$838.29, pursu-
ant to KRS 134.452(3);
and the balance due
from Defendant(s)
as of 12/26/2024, is
\$4,518.96, plus interest
at 12% on the actual pur-
chase price of the certifi-
cate of delinquency.
Dated this 18th day of
April, 2025.
Gene Smallwood, Jr.
Master Commissioner
Letcher Circuit Court
(4-30-2b)

NOTICE
Honeycomb Invest-
ment Group, LLC, d/b/a
Honeycomb Wine and
Spirits hereby declares
its intentions to apply
for a NQ Retail Malt
Beverage Package Li-
cense and Quota Retail
Package License no
later than September
30, 2025. The licensed
premises will be located
at 10927 KY-15, Suite
F, Jeremiah, Kentucky
41826. The owner and
president is Brandon
Arnold, PO Box 1321,
Hazard, KY 41702. Any
person, association, cor-
poration, or body politic
may protest the grant-
ing of the license(s) by
writing the Department
of Alcoholic Beverage
Control, 500 Mero Street
2NE33, Frankfort, Ken-
tucky, 40601 withing
thirty (30) days of the
date of legal publication.
(4-30-1pc)

PUBLIC NOTICE

Pursuant to 405 KAR 8:010, Section 16(5), the
following is a summary of permitting decisions
made by the Department for Natural
Resources, Division of Mine Permits with
respect to applications to conduct surface coal
mining and reclamation operations in Letcher
County.

BLUE DIAMOND MINING, LLC	MI	4
CARDINAL RECLAMATION COMPANY, LLC	MI	9

Letcher County Fiscal Court REQUEST FOR BIDS

Letcher County Fiscal Court has experienced
damages due to a flooding event occurring in
July 2022 (DR-4663-KY). The Court is seeking
bids for road repair services. Companies desir-
ing to provide services must submit sealed bids
through the DFS Procurement Services Portal
at dfs.bonfirehub.com. The full RFB can also be
reviewed at erassist.com/work. All bids shall be
submitted by 2 p.m. on May 15th, 2025. Bids will
be publicly opened prior to the Letcher County
Fiscal Court meeting and will be awarded on May
19th, 2025 at 10 am. at 156 Main Street, Suite 107
Whitesburg, KY 41858. Any contractor that cur-
rently has overdue work for the county is ineligible
for additional work from the county until overdue
projects are completed. All companies, including
women, minority, and veteran owned businesses
are encouraged to submit a bid.

PUBLIC NOTICE

Floodplain and Wetland Notice of Explanation Activity in a 100-Year Floodplain

To: All interested Agencies including all Federal, State, and Local Groups and Individuals

This is to give notice that the Letcher County Water and Sewer District under 24 CFR Part 58 has
conducted an evaluation as required by Executive Order 11988 and/or 11990, in accordance with HUD
regulations at 24 CFR 55.20

Subpart C Procedures for Making Determinations on Floodplain Management, to determine the potential
effect that its project in the floodplain and wetland will have on the human environment for the Regional
Interconnect & Distribution Lines Cumberland River Phase 4 project.

The proposed project will provide a first-time source of potable water for approximately 180 households
in Letcher County through the establishment of a regional interconnect with the City of Cumberland and
the construction of distribution lines along the KY HWY 119 corridor in Letcher County. The project will
lay the foundation from which distribution can be expanded through the remainder of the Cumberland
River area in subsequent Phases III, II and I. Construction will include 13,800 LF of 8" PVC, 10,400 LF
of 4" PVC, and 16,200 LF of 3" PVC for a total of 39,400 LF of new waterline extension. The project
will also construct a 100,000-storage tank, a 250 GPM Pump Station, six flushing hydrants, six blow-off
valves, sixteen 6" Gate Valve, six 4" Gate Valves, four 3" Gate Valves, three air release valves, one
pressure Stabilizing valve, and a master meter.

The Letcher County Water and Sewer District has considered the following alternatives and mitigation
measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial
values: Purchase water from Wise County, PSA, Virginia. This option has been explored extensively.
Unfortunately, negotiations on a mutually agreeable wholesale price were unsuccessful; Another option
would be to Decentralize treatment. This option would involve the construction of small decentralize
treatment facility that would be owned and operated by the Letcher County Water & Sewer District. This
option is feasible but cost prohibitive. In addition, the time needed for project development is extensive.
The Letcher County Water and Sewer District has re-evaluated the alternatives to building in the flood-
plain and has determined that it has no practicable alternative to extending waterlines and establishing
a regional interconnect with the City of Cumberland. Environmental files that document compliance with
steps 3 through 6 of Executive Order 11988 and/or 11990 are available for public inspection, review, and
copying upon request at the times and locations delineated in the last paragraph of this notice for receipt
of comments. This activity will have no significant impact on the environment for the following reasons:

The construction of the Regional Interconnect & Distribution Lines Cumberland River Phase 4 project
in the floodplain will disturb very minimal surface area. The construction of the project will consist of
installing new water lines to give many residents of the county a first-time source of potable water with
any ground disturbance being on previously disturbed highway right of way. No impacts upon wetlands
are anticipated. The project will utilize best management practices and will observe local sedimentation
and erosion control ordinances. Once completed the project will not impede the floodplain. This is the
most economical and least environmentally impacting alternative considered.

Written comments must be received by the Kentucky River Area Development District at the following
address on or before May 15, 2025: Kentucky River Area Development District, 941 N Main St, Hazard,
KY 41701 and (606) 436-3158, Attention: Michael K. Smith, Community & Economic Development Plan-
ner, during the hours of 8:00 A.M. to 4:30 P.M Monday through Friday. Comments may also be submitted
via email to: michael.smith@kradd.org.

Date: April 30, 2025

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NOTICE

INSPECTION PERIOD

FOR THE PROPERTY TAX ASSESSMENT ROLL

The Letcher County real property tax roll will be opened for inspection from May 5
through May 19, 2025. Under the supervision of the property valuation administrator
(PVA) or one of the deputies, any person may inspect the tax roll.

This is the January 1, 2025, assessment on which state, county and school taxes
for 2025 will be due about September 15, 2025.

The tax roll is in the office of the property valuation administrator in the county court-
house and may be inspected between the hours of 8:30 a.m. to 4:00 p.m. Monday
through Friday and on Saturday May 10 and May 17 from 8:30 a.m. until noon.

Any taxpayer desiring to appeal an assessment on real property made by the PVA
must first request a conference with the PVA or a designated deputy. The confer-
ence may be held prior to or during the inspection period. Written documentation
supporting your opinion of value will continue to be required. However, you will
be instructed on the best method to submit you documentation after contacting
our office regarding your request to have a conference. Most specific instructions
regarding how conferences will be held this year will be posted at the entrance to
the PVA's office, located at 156 Main Street Whitesburg KY 41858.

Any taxpayer still aggrieved by an assessment on real property, after the confer-
ence with the PVA or designated deputy, may appeal to the county board of as-
sessment appeals.

The appeal must be filed with the county clerk's office no later than one work day
following the conclusion of the inspection period. Please contact the county clerk's
office to receive instructions on the method the office is using to accept appeals
this year and to obtain a form that can be used to file your appeal.

Any taxpayer failing to appeal to the county board of assessment appeals, or failing
to appear before the board, either in person or by designated representative, will
not be eligible to appeal directly to the Kentucky Board of Tax Appeals.

Appeals of personal property assessments shall not be made to the county board
of assessment appeals. Personal property taxpayers shall be served notice under
the provisions of KRS 132.450(4) and shall have the protest and appeal rights
granted under the provisions of KRS 131.110.

The following steps should be taken when a taxpayer does not agree with the
assessed value of personal property as determined by the property valuation
administrator.

- (1) Taxpayer must list under protest (for certification) what they believe to be
the fair cash value of their property.
- (2) Taxpayer must file a written protest directly with the Department of Revenue,
Office of Property Valuation with 30 days from the date of the notice of assessment.
- (3) This protest must be in accordance with KRS 131.110.
- (4) The final decision of the Department of Revenue may be appealed to the
Kentucky Board of Tax Appeals.

Ricky R. Rose
Letcher County
Property Valuation Administrator