

PUBLIC NOTICES

NOTICES

NOTICE
Commonwealth of
Kentucky
Letcher District Court
Case #25-P-237
In re:
the estate of:
HAROLD GIBSON
deceased

NOTICE
Pursuant to KRS
424.340, notice is
hereby given that
Theresa Gibson was
on the 12 day of No-
vember, 2025, ap-
pointed Administratrix
of the deceased, late
of Letcher County,
and all persons hav-
ing claims against said
estate shall present
same, verified, ac-
cording to law, to said
Administratrix at her
present address, 41
Loves Branch, Whites-
burg, KY 41858, not
later than the 12 day
of May, 2026.
Mike Watts, Clerk
By: Melissa Claar
Deputy Clerk
(11-19-1p)

NOTICE
Commonwealth of
Kentucky
Letcher District Court
Case #25-P-238
In re:
the estate of:
BILLY JOE STURGILL
deceased

NOTICE
Pursuant to KRS
424.340, notice is
hereby given that

NOTICES

Morgan Sturgill was
on the 12 day of No-
vember, 2025, ap-
pointed Administratrix
of the deceased, late
of Letcher County,
and all persons hav-
ing claims against said
estate shall present
same, verified, ac-
cording to law, to said
Administratrix at her
present address, 1150
Highway 3406, Mayk-
ing, KY 41837, not
later than the 12 day
of May, 2026.
Mike Watts, Clerk
By: Melissa Claar
Deputy Clerk
(11-19-1p)

NOTICE
Commonwealth Of
Kentucky
Letcher Circuit Court
Civil Action No.
18-CI-00154
Kentucky Tax Bill Ser-
vicing, Inc.
Plaintiff
V.
Apex Fund Services
C/F Ceres Tax
Receivables, LLC
Counterclaimant/
Cross-Claimant
Jonathan P. Back;
Deborah A. Back;
Community Trust
Bank, Inc.; Community
Trust Bank, Inc. f/k/a
First Security
Bank & Trust Co.;
Commonwealth CD
Fund, LLC;
Apex Fund Services;
And,

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Matag as Custodian For
MGD-KY, LLC
Defendants
RENEWED NOTICE
OF MASTER
COMMISSIONER
SALE

By virtue of a Judg-
ment and Order Re-
ferring Case to Mas-
ter Commissioner for
Judicial Sale entered
on October 9, 2025,
by the Letcher Circuit
Court, the undersigned
Master Commissioner
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 25th day,
November, 2025, be-
ginning on or about
the hour of 11:00 a.m.
local time and continu-
ing until the sale is
concluded to the high-
est 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 Redstar, Cornetts-
ville, 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 property;
thence up the hill
with a small drain in
a south wester direc-
tion to a steel stake
at the County Road,
a distance of 200 feet;
thence up the hill with
the county Road in a
southerly direction to a
steel stake, a distance
of 250feet; thence a
straight line down the
hill in a north ester di-
rection 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 me-

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anders of the H.C.
Caudill Branch to a
steel stake, the begin-
ning corner.
Being the same prop-
erty conveyed to
Johnathan P. Back
and Deborah Back by
Deed dated April 26,
1993, and recorded in
Deed Book 309, page
386, of the Letcher
County, Kentucky re-
cords.
The purchaser or suc-
cessful bidder can
elect to pay cash at
the time of said sale or
at the option of the bid-
der 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 successful bidder
shall execute a bond
at the time of sale with
sufficient surety to se-
cure 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: a. The
actual amount paid
for Certificate(s) of
delinquency; b. Admin-
istrative fees pursuant
to KRS 134.452.(4) of
\$115.00; c. Interest
on the purchase price
of the Certificate(s)
of delinquency, as of
09/02/2025 totaling
\$1,028.86 with per
diem rate of \$.28 from
that date until paid in
full; d. prelitigation
attorney fees of
\$600.17, pursuant to
KRS 134.452(1)(c)(2);
e. litigation attorney
fees of \$4,366.65,
pursuant to KRS
134.452(3); f. costs
of \$865.22 pursuant
to KRS 134.452(3).
The balance due
from Defendant(s)
as of 09/02/2025 is
\$7,833.28 plus interest

Financial tips for caregivers

By NANETTE BANKS
CEA of Family and Consumer Sciences

Approximately one in
four adults simultaneously
cares for someone over age
65 and raises a child under
age 18, according to a 2023
report in the Journal of the
American Geriatrics So-
ciety. This group is called
the “sandwich generation.”
With average life expectan-
cy rates increasing, many
middle-aged adults now
find themselves caring for
both their aging parents
and their dependent chil-
dren at the same time.
The sandwich genera-
tion faces normal financial
pressures, such as child-
care and education costs,
retirement savings, health-
care needs and basic living
expenses. What makes this
population unique is that
they have co-occurring
responsibilities that often
draw from the same limited
pool of resources (i.e., time,
energy and money).

Balancing dual caregiv-
ing roles can be challeng-
ing, especially with mul-
tiple competing priorities.
If you are a “sandwiched”
adult, consider these tips to
reduce the financial stress
associated with caring for
an aging loved one.
Keep budgets separate.
If you provide care for
an older adult, it is impor-

tant to keep their finances
separate from yours if they
plan to apply for assistance
through government agen-
cies.
When applying for ben-
efits, don’t hide or trans-
fer a loved one’s assets to
qualify, as this can have
negative legal consequenc-
es. Use your loved one’s
resources to pay for their
expenses and keep detailed
records.
Explore assistance pro-
grams.
Search for community
and government assis-
tance programs that can
help with living or medi-
cal expenses, long-term
care costs, meal delivery
services, transportation
to medical appointments
and more. Additionally,
research local free or low-
cost senior programs, se-
nior centers, adult day care
options and caregiver sup-
port groups.
There are many useful
state and national resourc-
es you can explore online:
Medicaid at https://
www.medicaid.gov/
Medicare at https://
www.ssa.gov/medicare
Supplemental Security
Income (SSI) at https://
www.ssa.gov/ssi
Senior Services at
https://www.hhs.gov/
programs/social-services/
programs-for-seniors/

Kentucky Department
for Aging and Independent
Living at https://www.chfs.
ky.gov/agencies/dail/
National Aging in Place
Council https://agein-
place.org/
Seek caregiver support.
Dual caregiving can
be exhausting. If you feel
overwhelmed, remember
you are not alone. Talking
with a counselor, chaplain
or friend can help. Also,
consider meeting with a
financial planner who spe-
cializes in eldercare. They
can create a financial plan
that balances everyone’s
needs.
Caregivers may qualify
for unpaid time off under
the Family and Medical
Leave Act (FMLA) (https://
bit.ly/DOLbenefitsFMLA).
FMLA allows qualifying
employees to take up to
12 weeks of unpaid, job-
protected leave per year
to care for an immediate
family member. Some em-
ployers offer paid eldercare
leave options; they may
permit you to use sick days
or personal leave to care for
loved ones, or they might
offer shared leave banks for
caregiving needs.
For more information
about available eldercare
and caregiving resources
and support, contact the
Letcher County Extension
office.

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at 12% on the actual
purchase price of the
certificate of delin-
quency.
DATED this 7th day of
November, 2025.
Gene Smallwood, Jr.
Master Commissioner
Letcher Circuit Court
(11-12-2b)

NOTICE
Commonwealth of
Kentucky
Letcher Circuit Court
Civil Action No.
25-CI-00156
Vanderbilt Mortgage
and Finance, Inc.
Plaintiff
V.
Tammy Sellers; Un-
known Spouse of
Tammy Sellers; Chris-
tina Sellers;
Unknown Spouse of
Christina Sellers;
Area Bank Appala-
chian Regional Health-
care, Inc.,
DBA ARH-Hazard
Hospital
Defendants

NOTICE OF
MASTER
COMMISSIONER
SALE
By virtue of a Judg-
ment and Order Re-
ferring Case to Mas-
ter Commissioner for
Judicial Sale entered
on October 9, 2025,
by the Letcher Circuit
Court, the undersigned
Master Commissioner
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 25th day,
November, 2025, be-
ginning on or about
the hour of 11:00 a.m.

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local time and continu-
ing until the sale is
concluded to the high-
est bidder at public
auction, the following
real property, situated
in County, Kentucky:
Map ID No.: 095-80-
00-014.01
TRACT 1
Acertain tract or parcel
of land lying and being
at Partridge in Letcher
County, Kentucky, and
more particularly de-
scribed as follows:
BEGINNING at an ex-
isting steel stake on
the south side of Deer
Run Road and be-
ing a corner to James
Hornsby (DB 348, PG
337); thence follow-
ing said road S 70
degrees 14’-42” W
a distance of 85.30
feet to an existing pipe
corner; thence leaving
said road S 8 degrees
11’-38” E a distance of
134.54 feet to a steel
stake; thence N 79
degrees 10’ – 40” E a
distance of 79.08 feet
to a steel stake and
new corner to Doyle
Cornett (DB 240, PG
1); thence N 6 degrees
14’ – 58” W a distance
of 52.57 feet to an
existing steel stake
and corner to James
Hornsby (DB 348, PG
337); thence following
Hornsby property N 6
degrees 31’ – 05” W a
distance of 95.50 feet
back to the point of
beginning
And containing 0.25
acres more or less.
TRACT 2
Lying and being on
Collier’s Creek, a tribu-
tary of the Poor Fork of
the Cumberland River

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and more particularly
described as follows:
Beginning at a set
pin in the South right
of way of Deer Run
Drive, said pin being
158’ 4” from the inter-
section of Deer Run
Drive and Hwy 3404
(Collier’s Creek Road);
then in a Southeast
direction to a set pin
120’8”; then in a North-
west direction to a set
pin on the Deer run
Drive right of way, 96
feet; thence in a North-
east direction with said
right of way 137’ 6”
back to the beginning.
Being the same prop-
erty conveyed to Tam-
my Sellers by deed
recorded May 8, 2007,
in Deed Book 389,
Page 332, in the Office
of the Letcher County
Court Clerk’s Office.
Also, included is a
2007 Clayton Mo-
bile Home, VIN No.
CAP021117TNAB.
The purchaser or suc-
cessful bidder can
elect to pay cash at
the time of said sale or
at the option of the bid-
der 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 successful bidder
shall execute a bond
at the time of sale with
sufficient surety to se-
cure 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
sum of \$99,691.11
as of September 22,
2025, with interest
thereon at the con-
tract rate of 6% per
annum until the date
of entry hereof, and
thereafter at the con-
tract rate, until paid,
in addition to attorney
fees and costs in the
amount of \$2,483.34,
for a total amount of
\$102,174.45, for all
of which Plaintiff shall
have judgment in rem
against the Defen-
dants, Tammy Sellers
and Christina Sellers.
DATED this 7th day of
November, 2025.
Gene Smallwood, Jr.
Master Commissioner
Letcher Circuit Court
(11-12-2b)

NOTICE
Commonwealth of
Kentucky
Letcher Circuit Court
Civil Action No.
25-CI-00190
Commonwealth of
Kentucky,
Letcher County, by
and on
Relation of Jamie Hat-
ton,
County Attorney, Sec-
retary
Of The Finance And
Administration Cabinet
Plaintiff
Vs.
Mike Slone, DBA Su-
per Dollar Store
And The Lark Group
Defendants
NOTICE OF
MASTER
COMMISSIONER
SALE
By virtue of a Default
Judgment in Rem,
Default Judgment to
Terminate and Re-
lease Interest, Sum-

mary Judgment to Set
Lien Priorities and
Order of Sale and Order
Referring Case to
Master Commissioner
for Judicial Sale en-
tered on September
25, 2025, by the Letch-
er Circuit Court, the
undersigned Master
Commissioner of the
Letcher Circuit Court
will offer for sale at the
courthouse door of the
Letcher County Court-
house in the City of
Whitesburg, Kentucky
on 25th day, Novem-
ber, 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 prop-
erty, situated in Letcher
County, Kentucky:
Kentucky Map ID: 017-
60-00-051.00
Entire Premises:
BEGINNING at the
center of the headwall
of Route 7 between
Edd Combs and Van
Breeding line; thence
Northeast 302 feet
along with Route 7
right of way to a stake;
thence Southeast in a
straight line to a mark-
er at Van Breeding
and James Breeding
line; thence Southwest
along James Breed-
ing line to Bill Adams
line; thence S 61° 30’
W 275 feet to a stake
with the same line
from Bill Adams line
to Edd Combs line;
thence in a straight
line northwest with
Edd Combs line to the
BEGINNING.
Being only a part of
the above described
property identified as
the frontage lot Tract 1
(The Super Dollar Lot),
Tract II as the side lot
and Tract I-A as the
rear lot as depicted on
attached map of the
shopping center.
Being the same land
assessed to The Lark
Group, by Assignment
of Ground Sub-Lease
dated the 4th day of
December, 1990, and
recorded in Lease
Book 37, page 241
records of the Letcher
County Court Clerk’s
Office.
The purchaser or suc-
cessful bidder can
elect to pay cash at
the time of said sale or
at the option of the bid-
der 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 successful bidder
shall execute a bond
at the time of sale with
sufficient surety to se-
cure 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 total costs in-
volved in this action
are for the years of
2015, 2017, 2018,
2019, 2020, 2021,
2022, 2023 and 2024
per the Certificate of
Delinquency relating
to the Defendant.
Dated this 7th day of
November, 2025.
Gene Smallwood, Jr.
Master Commissioner
Letcher Circuit Court
(11-12-2b)

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.

SMOKY QUARTZ, LLC

8678063 RN 8 10/15/2025

**PUBLIC (LEGAL) NOTICE
ADVERTISEMENT
LETCHER COUNTY EMERGENCY
PLANNING COMMITTEE**

Pursuant to Section 324, Title III of the Federal Superfund Amendments and Reauthorization Act (SARA) of 1986 (PL 99-499), the following information is provided in compliance with the Community Right-to-Know requirements of the SARA Law, and the open meetings and open records provisions of Kentucky Revised Statutes. Members of the public may contact the Letcher County Emergency Planning Committee, Paul Miles, P O Box 543, Whitesburg, Ky 41858. The Letcher County Emergency Planning Committee conducts meetings at the Letcher County Courthouse, 156 Main Street, Whitesburg, Ky 41858 or at other locations, in accordance with the Kentucky Open Meetings Law. Members of the Public may request to be notified of regular or special meetings as provided in KRS 61.820 and KRS 61.825. Records of the Planning Committee, including the county emergency response plan, material safety data sheets, and inventory forms, or any follow-up emergency notices as may subsequently be issued, are open for inspection, and members of the public who wish to review these records may do so by appointment from 8 am-4 pm Eastern, 5 days a week at the Letcher County Courthouse as required by the Kentucky Open Records Law. The local 24-hour telephone number for purposes of emergency notification, as required by SARA, is 911 or (606) 633-0429. A 24 hour Fax line is available at 606-633-7105.

**PUBLIC NOTICE
Letcher County Fiscal Court
REQUEST FOR PROPOSALS**

Letcher County experienced damages due to a flooding event occurring in July 2022 (DR-4663-KY). The Fiscal Court is seeking proposals from qualified stream restoration design firms interested in providing services for a watershed-scale floodplain and stream restoration flood risk reduction project in Letcher County. Services may include, but are not limited to, providing schematic and final designs, project schedule and milestones, construction and bid packages, cost estimation with updates, and construction administration and oversight. Firms desiring to provide services must submit proposals through the DFS Procurement Services Portal at dfs.bonfirehub.com no later than 9 a.m. on December 5th, 2025. The full RFP can also be reviewed at erassist.com/work. Proposals will be evaluated and the top ranked firms will be contacted to schedule interviews/presentations prior to award. Interview scores will be added into the overall scores and the county will award one or more contracts. All companies, including women, minority, and veteran owned businesses are encouraged to submit a proposal.

**PUBLIC NOTICE
CITY OF FLEMING-NEON, KENTUCKY
REQUEST FOR PROPOSALS / INVITATION TO BID
REPURPOSING OF THE “OLD” CITY HALL BUILDING**

The City of Fleming-Neon is requesting sealed Proposals/Bids from qualified individuals, businesses, development groups, and community organizations fro the repurposing of the “old” City Hall Building located at:

The City is seeking creative, innovative, and achievable redevelopment concepts that will transform the property into a vibrant community asset. Proposed projects should reflect the needs, interests, and values of Fleming-Neon’s citizens and contribute positively to the long-term revitalization of the community.

Project Requirements

All submitted Proposals/Bids must include, at minimum:

- 1. Exterior Facelift / Building Improvements
- Design concepts that refresh, enhance, or modernize the building’s exterior facade while preserving its character.
- Consideration for durability, aesthetics, safety, and compatibility with surrounding structures.
- 2. Open-Air Patio (Front of Building)
- A functional and welcoming outdoor gathering space suitable for public use, events, or integration with interior activities.
- 3. Public Restrooms
- Accessible, code-compliant public restroom facilities that support community use and meet ADA guidelines.
- 4. Advantageous Use of Remaining Ground Floor Space
- A plan describing how the balance of the interior space will be utilized to serve the community’s needs.

Proposal/Bid Submission

All Proposal/Bids must be submitted in a sealed envelope clearly marked:
“Proposal/Bid - Old City Hall Repurposing Project”

Mail or deliver to:
Fleming-Neon City Clerk
P.O. Box 66
Neon, KY 41840

Deadline

All Proposals/Bids must be received no later than 4:30 p.m. on November 26, 2025
Late submissions will not be considered.

Additional Information

The City of Fleming-Neon reserves the right to:

- Accept or reject any or all Proposals/Bids
- Request additional information or clarification from submitting parties.
- Negotiate project details and terms with selected applicants.
- Award the contract in the best interest of the City and its citizens.

Interested applicants may contact the City Clerk’s Office for additional information or to schedule a site visit.

**PUBLIC NOTICE
Mountain Comprehensive
Health Corporation**

CDBG Project 21R-006 MCHC Transitional Housing Facility

This notice is intended to inform the residents of Letcher County, Kentucky that MCHC is in the process of closing out the MCHC Transitional Housing Facility Project. The project was funded in part by the Kentucky Community Development Block Grant Program. A public hearing will be held at the MCHC Central Office, located at 10 E Main St., Whitesburg, KY 41858, on December 5th, 2025, at 12:00 p.m. Interested citizens can also join the hearing virtually at the following link:

Join Zoom Meeting <https://us02web.zoom.us/j/82194022783>

Meeting ID: 821 9402 2783
Passcode: 747763

The purpose of this hearing is to review past use of funds and program performance. If there are any questions or comments about the project, please direct them to the following:

MCHC Administrative Office
Attn: L.M (Mike) Caudill
10 E. Main St.
Whitesburg, KY 41858

Discrimination Clause

MCHC does not discriminate on the basis of race, color, national origin, sex, sexual orientation, gender identity, age, religion, or disability, and provides, upon request, reasonable accommodations, including auxiliary aids and services, to afford an individual with a disability an equal opportunity to participate in all services, programs and activities. Any persons requiring special needs assistance should contact Jennifer Hurt MCHC at (606)633-4823 at least five days prior to the meeting. The TDD number for the hearing impaired is 1/800-648-6057 (or local number if available)

Comment Due Date

Comments may be submitted in writing until 9:00 a.m. Friday, December 5th, 2025.