

LEGALS

and cost, owed to Plaintiff, by Defendant, Christopher Abshire, said real estate being located in Pike County, Kentucky, and in accordance with Master Commissioner Administrative Procedures Part IV, is described as follows:
Address: 90 Kin-nikinnick In Pikeville, Ky 41501
Parcel#: 030-00-00-040-00
Being the same property conveyed to Christopher Abshire and Stephanie Abshire, by General Warranty Deed dated November 24, 2006, and being of record in Book 898, Page 629, in the Office of the Clerk of Pike County, Kentucky.
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 17th day of June 2025.
Stephen L. Hogg
Master Commissioner
P.O. Box 734
Pikeville, KY 41501
pikemastercommissioner@gmail.com

NOTICE OF BOND RELEASE

In accordance with KRS 350.093, notice is hereby given that Premier Elkhorn Coal, LLC 100 W Main Street, Suite 900 Lexington, KY 40507 has applied for Phase 1 Bond Release on Increment No. 40 and a Phase 3 Bond Release on Increment 57 of **Permit Number 898-0975**. Increment 40 covers an area of approximately 24.02 acres, Increment 57 covers an area of approximately 17.00 acres, located at Marshalls Branch in Pike County. The Latitude is 37-13-22 and the Longitude is 82-35-43.
The bond now in effect for Increment 40 is a surety bond in the amount of \$123,200.00. Approximately sixty percent (60%) of the bond \$123,200.00 is included in the application for release.
The bond now in effect for Increment 57 is a surety bond in the amount of \$29,000.00. This is the final of the bond release for Increment 57 of \$29,000.00 that is included in the application for release.
Reclamation work performed on Increment 40, 57 includes: backfilling, final grading, seeding, and mulching. Reclamation work was completed in the Spring 2016 and the tree planting in the Fall 2017.
This is the final advertisement

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of the application. Written comments, objections, and requests for a public hearing or informal conference must be filed with the Director, Division of Field Services, 300 Sower Blvd. 2nd floor, Frankfort, KY 40601, by August 7, 2025.
A public hearing on the application has been scheduled for August 8, 2025 at 10:00am at the Department for Natural Resources Pikeville Regional Office, 121 Mays Branch Road Pikeville, KY 41501. The hearing will be canceled if no request for a hearing or informal conference is received by August 7, 2025.

NOTICE OF BOND RELEASE

In accordance with KRS 350.093, notice is hereby given that Premier Elkhorn Coal, LLC 100 W Main Street, Suite 900 Lexington, KY 40507 has applied for Phase 3 Bond Release on Increments No. 7, 10, 11, 12, 13, 14, 15, 22, 24, 27, 29, 30 and 37 of **Permit Number 898-0977**. The application covers an area of approximately 1158.60 acres located 0.1 miles west of Esco in Pike County. The permit is located approximately 0.9 miles south of US 23s junction with KY Route 122. The Latitude is 37-22-01 and the Longitude is 82-33-07.
The bond now in effect for Increment 7 is a surety bond in the amount of \$29,400.00. This is a final bond release for Increment 7 of \$29,400.00 that is included in the application for release.
The bond now in effect for Increment 10 is a surety bond in the amount of \$3,000.00. This is a final bond release for Increment 10 of \$3,000.00 that is included in the application for release.
The bond now in effect for Increment 11 is a surety bond in the amount of \$2,200.00. This is a final bond release for Increment 11 of \$2,200.00 that is included in the application for release.
The bond now in effect for Increment 12 is a surety bond in the amount of \$16,500.00. This is a final bond release for Increment 12 of \$16,500.00 that is included in the application for release.
The bond now in effect for Increment 13 is a surety bond in the amount of \$42,900.00. This is a final bond release for Increment 13 of \$42,900.00 that is included in the application for release.
The bond now in effect for Increment 14 is a surety bond in the amount of \$800.00. This is a final bond release for Increment 14 of \$800.00 that is included in the application for release.

NOTICE OF INTENTION TO MINE Pursuant To Application Number 898-4085 RN-8

(1) In accordance with KRS 350.055, notice is hereby given that MC Mining, LLC, 4126 State Highway 194 West, Pikeville, KY 41501, has applied for renewal of a permit for a underground

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ment 15 of \$20,000.00 that is included in the application for release.
The bond now in effect for Increment 22 is a surety bond in the amount of \$10,400.00. This is a final bond release for Increment 22 of \$10,400.00 that is included in the application for release.
The bond now in effect for Increment 24 is a surety bond in the amount of \$16,300.00. This is a final bond release for Increment 24 of \$16,300.00 that is included in the application for release.
The bond now in effect for Increment 27 of \$800.00. This is a final bond release for Increment 27 of \$800.00 that is included in the application for release.
The bond now in effect for Increment 29 is a surety bond in the amount of \$15,600.00. This is a final bond release for Increment 29 of \$15,600.00 that is included in the application for release.
The bond now in effect for Increment 30 is a surety bond in the amount of \$24,700.00. This is a final bond release for Increment 30 of \$24,700.00 that is included in the application for release.
The bond now in effect for Increment 37 is a surety bond in the amount of \$10,100.00. This is a final bond release for Increment 37 of \$10,100.00 that is included in the application for release.
Reclamation work performed on Increment 7, 10, 11, 12, 13, 14, 15, 22, 24, 27, 29, 30, 37 includes: backfilling, final grading, seeding, mulching and tree planting. Reclamation work was completed in the spring of 2006, 2010, 2011, 2012 and 2014, winter 2015, Fall 2012, 2014 and Summer 2014.
This is the final advertisement of the application. Written comments, objections, and requests for a public hearing or informal conference must be filed with the Director, Division of Field Services, 300 Sower Blvd. 2nd floor, Frankfort, KY 40601, by August 7, 2025.
A public hearing on the application has been scheduled for August 8, 2025 at 10:00am at the Department for Natural Resources Pikeville Regional Office, 121 Mays Branch Road Pikeville, KY 41501. The hearing will be canceled if no request for a hearing or informal conference is received by August 7, 2025.

NOTICE OF INTENTION TO MINE Pursuant To Application Number 898-4085 RN-8

(1) In accordance with KRS 350.055, notice is hereby given that MC Mining, LLC, 4126 State Highway 194 West, Pikeville, KY 41501, has applied for renewal of a permit for a underground

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mining and prep plant facility affecting 67.2 acres located 3.3 miles Northwest of Meta in Pike County.
(2) The proposed facility is approximately 2.5 miles southwest from KY 194s junction with US 119 and located 0.1 miles west of Scott Branch of Johns Creek.
(3) The proposed facility is located on the Meta U.S.G.S. 7 ½ minute quadrangle map. The surface area is owned by the Scott Heirs c/o Frank Hatcher, MC Mining, LLC, Young Alfred Heirs C/C Sue Ratliff, C & O Railroad.
(4) The application has been filed for public inspection at the Division of Mine Reclamation and Enforcements, Pikeville Regional Office, 121 Mays Branch Road, Pikeville, KY 41501. Written comments, objections or requests for a permit conference must be filed with the Director, Division of Mine Permits, 300 Sower Boulevard, Frankfort, KY 40601.
This is the final advertisement of the application. All comments, objections or requests for a permit conference must be received within thirty (30) days of this date.

NOTICE OF INTENTION TO MINE Pursuant to Application Number 898-4562 Renewal #6

In accordance with KRS 350.055, notice is hereby given that Premier Elkhorn Coal LLC, 100 W Main St, Suite 900, Lexington, KY 40507 has applied for a Renewal to an existing underground mining operation located 0.5 miles southwest of Beefhide in Pike County. The proposed operation includes 792.52 surface acres within the permit boundary.
The proposed operation permit area is approximately 0.5 miles southwest from US-23 junction with Beefhide Creek Road (CR1238) and located 0.1 miles southeast of Beefhide Creek.
The proposed operation is located on the Jenkins West USGS 7.5 minute quadrangle map. The surface area to be disturbed is owned by Continental Land Company LLC And Marjorie Wright.
The application has been filed for public inspection at the Division of Mine Reclamation and Enforcement Pikeville Regional Office, 121 Mays Branch Road, Pikeville, 41501. Written comments, objections, or requests for a permit conference must be filed with the Director, Division of Mine Permits, 300 Sower Blvd. Frankfort, KY 40601.

NOTICE OF INTENTION TO MINE Pursuant To Application Number 898-4085 RN-8

(1) In accordance with KRS 350.055, notice is hereby given that MC Mining, LLC, 4126 State Highway 194 West, Pikeville, KY 41501, has applied for renewal of a permit for a underground

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Increment No. 2, 3, 6 of **Permit Number 898-4563**. Increment 2 covers an area of approximately 14.70 acres, Increment 3 covers an area of approximately 27.40 acres, Increment 6 covers an area of approximately 1.80 acres located .1 miles west of intersection of Beefhide Creek County Road and US 23. The Latitude is 37-13-51 and the Longitude is 82-39-05.
The bond now in effect for Increment 2 is a surety bond in the amount of \$83,000.00. This is a final bond release for Increment 2 of \$83,000.00 that is included in the application for release.
The bond now in effect for Increment 3 is a surety bond in the amount of \$104,100.00. This is a final bond release for Increment 3 of \$104,100.00 that is included in the application for release.
The bond now in effect for Increment 6 is a surety bond in the amount of \$1,800.00. This is a final bond release for Increment 6 of \$1,800.00 that is included in the application for release.
Reclamation work performed on Increment 2, 3, 6 includes: backfilling, final grading, seeding, mulching and tree planting. Reclamation work was completed in the Spring 2012 and trees planted Fall 2015.
This is the final advertisement of the application. Written comments, objections, and requests for a public hearing or informal conference must be filed with the Director, Division of Field Services, 300 Sower Blvd. 2nd floor, Frankfort, KY 40601, by August 7, 2025.
A public hearing on the application has been scheduled for August 8 2025, at 10:00am at the Department for Natural Resources Pikeville Regional Office, 121 Mays Branch Road Pikeville, KY 41501. The hearing will be canceled if no request for a hearing or informal conference is received by August 7, 2025.

NOTICE OF INTENTION TO MINE Pursuant to Application Number 898-4670 Operator Revision

In accordance with 405 KAR 8:010, notice is hereby given that Clintwood JOD, LLC, 15888 Ferrells Creek Road, Belcher, KY, 41513 intends to revise permit number 898-4670 to add an operator. The operator presently approved is Cavalier Mineral Inc. P.O. Box 1200 Vansant, VA 24656. The operator being added is Torchlight Energy, Inc. 102 Fox Lane Clinton, TN 37716.
The operation is located 3.0 miles east of Elkhorn City in Pike County. The operation is approximately 0.7 miles north from Wolfpen Branch county roads junction with KY Route 80 and located on Wolfpen Branch.

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The operation is on the Elkhorn City USGS 7½ minute quadrangle map.
The application has been filed for public inspection at the Department for Natural Resources, Pikeville Regional Office, 121 Mays Branch Rd., Pikeville, KY, 41501.
Written comments, objections, or requests for a permit conference must be filed with the Director, Division of Permits, 300 Sower Blvd., 2nd Floor, Frankfort, KY, 40601.

INSPECTION PERIOD FOR THE PROPERTY TAX ASSESSMENT ROLL

The Pike County real property tax roll will be opened for inspection from July 14, 2025 through July 28, 2025. Under the supervision of the property valuation administrator or one of the deputies, any person might inspect the tax roll.
This is the January 1, 2025 assessment on which state, county and school taxes for 2025 will be due about October 15, 2025. The tax roll is in the office of the Property Valuation Administrator in the county courthouse and may be inspected between the hours of 8:00 a.m.

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and 4:30 p.m.
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 conference may be held prior to or during the inspection period.
Any taxpayer still aggrieved by an assessment on real property after the conference with the PVA or designated deputy may appeal to the county board of assessment appeals.
The taxpayer can appeal his assessment by filing in person or sending a letter or other written petition stating the reasons for appeal, identifying the property and stating the taxpayer's opinion of the fair cash value of the property.
The appeal must be filed with the county clerk's office no later than one work day following the conclusion of the inspection period.
A 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 be made to the

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county board of assessment appeals. Personal property taxpayers shall be served notice under the provision of KRS 132.450 (4) and shall have the protest and appeals 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) He must list under protest (for certification) what he believes to be the fair cash value of his property.
(2) He must file a written protest directly with the Department of Revenue, Office of Property Valuation within 30 days from the date of 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.
Kevin Auton
Property Valuation Administrator
Pike County

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Pike County Senior Citizen Program
Position available

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at the Pikeville Senior Citizen Center for a cook. Thirty-five hours per week @ \$11.00 per hour. For more information call Carolyn Tackett at 606-637-1391.

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PETS

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PUPS FOR SALE
Six weeks old pups born 5/19/25. Four males and three females. \$200 each. Mother is Registered American Bully pup. Father is American Bulldog pup. Call 606-616-9052 or 606-616-9001 anytime.

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REAL ESTATE FOR RENT

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Office Space For Rent
Presently Medical Clinic 6,000 sq ft. Possible to divide 4,000 or 2,000 sq ft, Ground Floor. Ample Parking. 6 Bathrooms, 2 kitchens. First Floor, 101 Hibbard St, Pikeville, KY 41501. 606-434-1740

STATEWIDES

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BATH & SHOWER UPDATES in as little as ONE DAY! Affordable prices - No payments for 18 months! Lifetime warranty & professional installs. Senior & Military Discounts available. Call: 1-833-770-0957

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Jacuzzi Bath Remodel can install a new, custom bath or shower in as little as one day. For a limited time, waiving ALL installation costs! (Additional terms apply. Subject to change and vary by dealer. (Offer ends 6/30/25.) Call 1-866-837-5986

Safe Step. North America's #1 Walk-In Tub.

Safe Step. North America's #1 Walk-In Tub. Comprehensive lifetime warranty. Top-of-the-line installation and service. Now featuring our FREE shower package and \$1600 Off for a limited time! Call today! Financing available. Call Safe Step 1-888-302-4539

BUSINESS SPACE FOR RENT

Frankfort Office Space for rent: Second floor with four large office areas, restroom. Office desks furnished. Located ½ mile from I-64 Lawrenceburg exit 53A. Electric, water, gas, utilities and internet included. \$2,200 per month. Call Bonnie Howard, Kentucky Press Association, 502-223-8821.

BUYING CARS

We buy 8,000 cars a week. Sell your old, busted or junk car with no hoops, haggles or headaches. Sell your car to Peddle. Easy three step process. Instant offer. Free pickup. Fast payment. Call 1-844-440-0399

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DIRECTV- All your entertainment. Nothing on your roof! Sign up for Directv and get your first three months of Max, Paramount+, Showtime, Starz, MGM+ and Cinemax included. Choice package \$84.99/mo. Some restrictions apply. Call DIRECTV 1-866-292-5435

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Get Boost Infinite! Unlimited Talk, Text and Data For Just \$25/mo! The Power Of 3 5G Networks, One Low Price! Call Today and Get The Latest iPhone Every Year On Us! 855-841-2894

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DEBT HELP

Inflation is at 40 year highs. Interest rates are way up. Credit Cards. Medical Bills. Car Loans. Do you have \$10k or more in debt? Call NATIONAL DEBT RELIEF and find out how to pay off your debt for significantly less than what you owe! FREE quote: Call 1-844-262-5602

DONATIONS (VEHICLES)

Donate your car, truck, boat, RV and more to support our veterans! Schedule a FAST, FREE vehicle pickup and receive a top tax deduction! Call Veteran Car Donations at 1-833-984-2146 today!

GOT AN UNWANTED CAR??? DONATE IT TO PATRIOTIC HEARTS.

GOT AN UNWANTED CAR??? DONATE IT TO PATRIOTIC HEARTS. Fast free pick up. Patriotic Hearts' programs help veterans find work or start their own business. Call 24/7: 1-833-485-3141.

Get a break on your taxes! Donate your car, truck, or SUV to assist the blind and visually impaired. Arrange a swift, no-cost vehicle pickup and secure a generous tax credit for 2025. Call Heritage for the Blind Today at 1-877-581-3053 today!

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