

# PUBLIC NOTICES

## NOTICES

**NOTICE**  
Commonwealth Of Kentucky  
Letcher Circuit Court  
Civil Action No.  
25-CI-00036  
Pinnacle Bank, Inc.  
Plaintiff  
V.  
Cameron D. Kiser; and  
Letcher County, Kentucky  
Defendants  
**AMENDED NOTICE OF MASTER COMMISSIONER SALE**

By virtue of a Judgment and Order Referring Case to Master Commissioner for Judicial Sale entered on April 11, 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 21st day, July, 2026, 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:  
**BEGINNING** at a point in the right-of-way of U.S. 119 at corner to Terry Anderson boundary, Lot No. 1; thence with Terry Anderson line as it follows a drain in a northern direction to head of said drain to a point in outcrop of Elkhorn Coal Corp. coal seam; thence with Elkhorn Coal seam in a northeastern direction to a corner of Charles Engle boundary, Lot No. 3, at the head of a drain; thence with boundary line of Charles Engle No. No. 3, in a southeastern direction to right-of-way line of U.S. 119 at junction of drain with U.S. 119 line; thence in a northwestern direction with right-of-way line of U.S. 119 to the Beginning. Containing 16 acres, more or less. Being the same property conveyed to Cameron Kiser by deed from Hatler D. Kiser and Cheryl J. Kiser dated April 10, 2024, recorded in Deed Book 444, page 529, Letcher County Clerk's Office. There is excepted from the above described property and not conveyed herein, the following:  
Deed to Richie Kiser and Medra Kiser by deed dated March 7, 2006, recorded in Deed Book 382, page 672, Letcher County Clerk's Office.  
Deed to Hatler Dee Kiser by deed dated June 12, 2008, recorded in Deed Book 464, page 297, Letcher

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County Clerk's Office. The purchaser or successful 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 successful bidder shall execute a bond at the time of sale with sufficient surety to secure the unpaid balance 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: Principal, \$32,506.54; interest from Jun 10, 2024, in the amount of \$2,472.40; for a total of \$34,978.94, for which a personal Judgment is hereby rendered against the Defendant, Cameron D. Kiser, in favor of the Plaintiff as to the subject property. The Plaintiff shall recover its costs herein and expended including a reasonable attorney fee as set out in the Affidavit in support of attorney fees filed contemporaneously herein in the amount of 43,000.00, and for any other fees expended for services performed in connection with the Defendant's default. DATED this 29th day of June, 2026.  
Gene Smallwood, Jr. Master Commissioner Letcher Circuit Court (7-8-2b)

**NOTICE**  
Commonwealth of Kentucky  
Letcher Circuit Court  
Civil Action No.  
25-CI-00332  
Housing Oriented Ministries  
Established For Service, Inc. (HOMES, Inc.)  
Plaintiff  
V.  
Estate of David Dwayne Fields;  
Unknown Spouse of David Dwayne Fields;  
Unknown Heir(s) of David Dwayne Fields;  
Unknown Spouse(s) of Unknown Heir(s) of David Dwayne Fields;  
Estate of Allene Cornett;  
Unknown Spouse of Allene Cornett;  
Unknown Heir(s) of Allene Cornett;  
Unknown Spouse(s) of Unknown Heir(s) of Allene Cornett;  
Unknown Occupant(s) Of 785 Highway 3408;  
Matthew Cornett;  
Unknown Spouse of Matthew Cornett;  
Rufus Fields;  
Unknown Spouse of Rufus

## NOTICES

Fields;  
Housing Assistance Council;  
LVNV FUNDING, LLC; and,  
Letcher County, Kentucky  
Defendants  
**NOTICE OF MASTER COMMISSIONER SALE**  
By virtue of a Judgment and Order Referring Case to Master Commissioner for Judicial Sale entered on June 11, 2026, 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 21st day, July, 2026, 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:  
A certain tract of land lying and being in Letcher County, Kentucky. Unless stated otherwise, any monument referred to herein as "set iron pin with cap" is a set 1/2" diameter rebar, at least eighteen (18") in length, with a 1" plastic cap stamped "LS-2259". All coordinates and bearings stated herein are referred to the grid north of NAD83 Ky. South State Plane Coordinate System.  
**TRACT 4**  
Beginning on a set iron pin/cap on the Elk Creek Road right of way being the southeast corner of Tract 2 of the HOMES subdivision (Coordinates N1949055.65', E2445713.49'); thence leaving the right of way and running across the bottom with the line of Tract 2 reversed North 35 deg 47 min 28 sec West, 71.84 feet to a set iron pin/cap at the south west corner of Tract 3 of the HOMES Subdivision (Coordinates N1949113.93', E2445671.48); thence leaving the line of Tract 2 and running with the reversed line of Tract 3 of the HOMES Subdivision North 47 deg 27 min 41 sec East, 110.58 feet to a set iron pin/cap (Coordinates N1949188.69', E2445752.96), North 47 deg 27 min 43 sec East 110.58 feet to a set iron pin with cap on the line of Tract 5 of the HOMES Subdivision (Coordinates N1949263.45', E2445834.43'); thence leaving the line of Tract 3 and running with the line of Tract 5 crossing the bottom South 44 deg 56 min 57 sec East 83.04 feet

## NOTICES

to a set iron pin/ with cap on the Elk Creek Road right of way (Coordinates N1949204.68', E2445893.10'); thence leaving the line of Tract 5 and running with the road right of way South 44 deg 47 min 28 sec West, 64.01 feet to a set iron pin/cap (Coordinates N1949159.25', E2445848.00'), South 52 deg 06 min 51 sec West, 99.98 feet to a set iron pin/cap (Coordinates N1949097.86', E2445769.09'), South 52 deg 47 min 53 sec West, 69.80 feet to the beginning. Said tract containing a calculated area of 18299 sq. ft. or 0.42 acres, and said survey being done by James W. Caudill LS#2259, on November 7, 2003. Excepted from the above described tract is a permanent easement for an access road common to Tracts 3, 4, and 5 of the HOMES Subdivision. The area of this permanent easement contained with Tract 5 is as follows:  
Beginning a iron pin/cap being the southeast corner of Tract 3 (Coordinates N1949055.65', E2445713.49') thence running North 52 deg 47 min 53 sec Est, 8.00 feet to a point on the Elk Creek Road right of way, thence running across the bottom North 35 deg 47 min 28 sec West, 43.01 feet; then along a curve to the right with a radius of 25' a distance of 36.33 feet, North 47 deg 27 min 42 sec East, 156.87 feet, North 42 deg 32 min 17 sec West, 8.00 feet to the line of Tract 3; thence running with the line of Tract 3 South 47 deg 27 min 41 sec West, 186.20 feet to the line of Tract 2, then South 35 deg 47 min 28 sec East, 71.84 feet with the line of Tract 2 to the beginning. Containing a calculated area of 2120 sq. ft. Being the same property conveyed to David Fields, single, by Deed dated March 28, 2005, of record in Deed Book 462, page 151, in the Letcher County Clerk's Office; per Affidavit of Descent recorded January 17, 2023, in Deed Book 459, page 530, David Fields died intestate on or about December 20, 2022, vesting interest through descent and distribution to Allene Cornett and Rufus Fields, in equal shares. Allene Cornett died intestate on or about November 3, 2024. The purchaser or successful bidder can elect to pay cash at

# Scams against seniors are getting worse

By MATILDA CHARLES

You might want to cut out this column and keep it by your phone or computer. The reason? Scams against seniors are getting more devious by the day.

Consider:  
• The local courts aren't going to call you and say you will be arrested for not showing up for jury duty unless you pay a fine. It's a scam. The bank won't call and say you need to immediately move your money to a different account to keep it safe while they catch the thieves. It's a scam.

• If anyone wants you to pay a fine using gift cards, it's a scam. If an urgent message pops up on your computer saying you need immediate tech support for a virus, it's a scam.

• If a stranger asks to "borrow" your cellphone for a fast emergency call, say no. In the wrong hands, the SIM card in your phone can be swapped or stolen in seconds.

Scammers are making use of artificial intelligence (AI) to try to put things over on us and, unfortunately, they're doing a good job. From official looking documents to fake voice cloning

and lost package notices, they can make us believe almost anything.

We just have to be smarter than they are:

If you get any bank-related calls, hang up. Call the bank yourself to see if they called you about a problem.

Limit the number of people and companies that have your phone number and email address. Use a throwaway email address for the times you need to provide one.

Invest in an RFID-blocking wallet to keep thieves in a crowd from being able to skim information from your credit cards.

If you think you've fallen for a scam, act quickly.

Change passwords. Call the bank or credit card company to have your accounts paused. Report scam attempts to ReportFraud.ftc.gov.

Remember: You don't have to answer the phone just because it rings.

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## NOTICE OF INTENTION TO MINE

Pursuant to Application Number 867-5392, Renewal #5

In accordance with KRS 350.055, notice is hereby given that Coking Coal, LLC, 633 Callahan Avenue, Appalachia, VA 24216 has applied for renewal of permit 867-5392 for a surface/auger/underground coal mining operation located 2.0 miles east of Partridge in Letcher County. The proposed operation will disturb 22.97 surface acres, of which 13.32 acres overlie underground are and underlying an additional 16404.18 acres of underground area for a total of 16413.83 acres..

The operation is approximately 2.5 miles northeast from KY 3404's junction with US 119 and located adjacent to the Poor Fork of the Cumberland River.

The proposed operation is located on the Appalachia, Roxana, Benham, and Whitesburg U.S.G.S. 7 1/2 minute quadrangle map. The operation will use the Contour/Auger/Underground method of mining. The permitted surface and underground areas are owned by ACIN, LLC.

The application has been filed for public inspection at the Department of Surface Mining Reclamation and Enforcement's Hazard Regional Office, 556 Village Ln, Hazard, KY 41719. Written comments, objections, or requests for a permit conference must be filed with the Director, Division of Permits, 300 Sower Boulevard; Frankfort, Kentucky 40601.

## NOTICE OF BOND RELEASE

In accordance with the provisions of KRS 350.093 notice is hereby given that 4TH GEN FUELS, LLC. P.O. Box 298, 4516 US Hwy 421 South, Grays Knob KY 40829, has applied for Bond Release on Permit Number 867-0561 which was last issued on February 27, 2023. This application will include a request for a Phase I bond release on Increment #'s 10, 11 & 13. The existing mining area for this area affects a total permitted surface disturbance area of 213.93 acres, located 2.60 miles southeast of Eolia in Letcher County.

The operation is located approximately 2.60 miles southeast from Ky. 806's junction with Smith Creek Road and located in Colliers Creek. The latitude is 36o 00' 35" and the longitude is 82o 49' 12". The operation is located on the Whitesburg U.S.G.S. 71/2 minute quadrangle maps.

The total surety & cash bonds now in effect for the increments included in this application is as follows:

Increment #10	106.00 acres	Bond Amount \$ 425,500	Phase I Release
Increment #11	97.63 acres	Bond Amount \$ 390,400	Phase I Release
Increment #13	10.30 acres	Bond Amount \$ 75,000	Phase I Release

The total bond now in effect for the Increments listed above for Phase I Bond Release is \$890,900. Approximately 60% of this amount will be included in this application.

Reclamation work thus far performed includes backfilling and grading of the entire sites and the promotion of positive drainage throughout. The areas were then seeded and mulched with trees planted. This work was completed in February of 2026.

Written comments, objections, and requests for a public hearing must be submitted, in writing, to the cabinet at: Director of Division of Field Services, 300 Sower Blvd, Frankfort, Kentucky 40601 by August 21, 2026.

A public hearing has been scheduled for August 26, 2026 at 10:00 am at the Department for Natural Resources Hazard Regional Office, 556 Village lane; Hazard, Kentucky 41702. This hearing shall be canceled if the Cabinet does not receive a request, in writing for a public hearing by: August 21, 2026.

## NOTICES

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 successful bidder shall execute a bond at the time of sale with sufficient surety to secure the unpaid balance 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 as of March 18, 2026, are the principal amount of Twelve Thousand One Hundred Eighty-One Dollars Seventy-five cents (\$12,181.75), together with fees in the amount of One Hundred Forty Dollars Thirty-five cents (\$140.35), release fees in the amount of One Hundred Dollars (\$100.00), additional funds owed by the borrower in the amount of Two Hundred Eighty-nine Dollars Ninety-six cents (\$289.96), less funds owed to the borrower in the amount of Zero and Ninety-eight cents (-.98), pursuant to KRS 426.525; and for its costs herein expended, to include reasonable attorney's fees in accord with the Note, Mortgage and KRS 411.195, per Affidavit of the Plaintiff's attorney March 18, 2026, totaled Six Thousand Five Hundred

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Two Dollars Forty-two cents (6,502.42), plus an anticipated Seven Hundred Dollars (\$700.00), for a total judgment amount of Seven Thousand Two Hundred Two Dollars Forty-two cents (\$7,202.42), subject to supplementation, in accordance with the terms of the above-referenced agreements and KRS 411.195. DATED this 29th day of June, 2026.  
Gene Smallwood, Jr. Master Commissioner Letcher Circuit Court (7-8-2b)

**NOTICE**  
Commonwealth of Kentucky  
Letcher Circuit Court  
Civil Action No.  
26-CI-00078  
Whitaker Bank, Inc.  
Plaintiff  
V.  
Jo Ann Shepherd; Unknown Spouse, If Any Of Jo Ann Shepherd; EQT Production Company  
Defendants  
**NOTICE OF MASTER COMMISSIONER SALE**

By virtue of a Default Judgment and Order Referring Case to Master Commissioner for Judicial Sale entered on May 14, 2026, 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 21st day, July, 2026, beginning on or about the hour of

## NOTICES

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, Kentucky:  
**TRACT I:**  
**BEGINNING** at Riley Frazier's corner; thence down the hill to a persimmon tree at the corner; thence some north course around the hill to a set stone; thence up the hill in line of a poplar tree to a set stone at George Collins' line; thence around with the road the **BEGINNING** lying on Camp Branch, near Colly Gap.  
**TRACT II:**  
Lying on Camp Branch and near Colly Gap. **BEGINNING** on a stone near the storehouse; thence a northeast course down the hill 152 1/2 feet to a crab apple tree; thence a south course around the hill to a maple tree; thence same to a crab apple tree on top of point; thence same course to a maple and tight rocks; thence a west course up the hill 80 feet to three poplar trees; thence same course 66 1/2 feet to a stone wall at the state right of way; thence a north course with wall and state highway right of way 128 feet to the **BEGINNING**. Being the same property conveyed to the Grantor herein, Jo Ann Shepherd, single by Deed dated the 9th day of May 2012, and recorded in Deed Book 415, page 842, records of the Letcher County Court Clerk's

## NOTICES

Office. The purchaser or successful 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 successful bidder shall execute a bond at the time of sale with sufficient surety to secure the unpaid balance 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 \$9,572.09 (includes principal of \$9,042.58, interest as of February 27, 2026, of \$43.23, and late fees of \$95.28); interest thereafter on the principal balance at the contract rate of 10.25%, its pre-judgment foreclosure costs expended herein of \$1,206.40, reimbursement for its reasonable attorney's fees expended herein of \$689.50, pursuant to KRS §411.195, as Counsel is not a salaried employee of Plaintiff, and any current or future sums of the real estate, attorney's fees and other advances made pursuant to the term so the Note. DATED this 29th day of June, 2026.  
Gene Smallwood, Jr. Master Commissioner Letcher Circuit Court.

**RATES**  
20 words or less  
**\$8.00** a week  
10 cents for every word over 20  
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**12 noon on Friday**  
**Call (606) 633-2252**

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# Classified Advertising

## FOR RENT

FOR RENT — 1-, 2-, AND 3-bedroom apartments beside Croucher Service Center. For more information call 606-633-9930, 8 a.m. to 4 p.m., Monday thru Friday. References required. (3-23-ufnb)

2-BEDROOM APT FOR RENT — At Isom. \$650/month, first/last and deposit due up front. No smoking, no pets. Must be drug-free. Reference required. 606-633-4110. (7-3-ufnb)

## HEALTH

**DENTAL INSURANCE** — Call Physicians Mutual Insurance Co. for details. Not just a discount plan, real coverage for 350 procedures. 877-231-9398, or http://www.dental50plus.com/mtn. Ad# 6118. (4-5-ufn)

**CHRONIC PAIN?** — Call us to see if your private insurer covers a TENS Unit. Why not relieve your pain at home? Comfort. Convenience. Complete Medical Solutions. Call 1-866-456-1118. (4-5-ufn)

**MISCELLANEOUS**  
**<<>SOCIAL SECURITY DISABILITY BENEFITS** — Unable to work? Denied benefits? We can help! Win or pay nothing! Contact Bill Gordon & Associates at 1-855-849-6780 to start your application today! (4-5-ufn)

**ACORN STAIRLIFTS** — The affordable solution to your stairs! Limited time — \$250 off your Stairlift purchase! Buy direct and save. Please call 1-844-836-7871 for Free DVD and brochure. (4-5-ufn)

**THINKING OF BUYING A NEW** — Or used car? Call to get current promotional pricing and local dealer incentives for free. No hassle. No obligation. Call 888-510-6402. (4-5-ufn)

## MISCELLANEOUS

**HAVE 10K IN DEBT?** — National Debt Relief is rated A- Plus with the BBB. You could be debt free in 24-48 months. Call 1-888-203-8999 now for a free debt evaluation. (4-5-ufn)

**SWITCH TO DIRECTV** — Lock in 2-year price guarantee (\$50/month) with AT&T Wireless. Over 145 channels, plus popular movie networks for three months, no cost! Call 1-844-801-9924. (4-5-ufn)

## MISCELLANEOUS

**FOR SALE**  
**AMANDA WASHER & DRYER** — 3 white chest of drawers, 1 white bookcase, 2 white dressers with mirror, 1 white coffee table, for sale. 606-634-2333. (6-24-2p)

## REAL ESTATE

**ABOUT 20 ACRES** — Of land for sale on Pine Mountain Rd., before the American Legion. If interested, call 276-870-3388. On left side going up the mountain, just past a steep curve. (5-20-4p)

## SERVICES

**TREE TRIMMING — OR REMOVAL.** 35+ years experience. Free estimates. Fully insured. Also, pressure washing available. 606-785-5128, or 606-497-6918, or 606-276-9377. (8-21-ufnb)

**MONROE'S ELECTRIC — CERTIFIED ELECTRICIAN.** Any electrical or household need. 606-634-2048. (2-10-ufnb)

**PUBLIC NOTICE**

Notice is hereby given that Joey Stidham, 305 Shelby Fork, Deane, KY 41812, has filed an application with the Energy & Environment Cabinet to repair yard to former contour along Shelby Creek. The property is located on Shelby Creek, from intersection of 7 North and HWY 317, continues 3 miles toward Knott County Line, turning right onto Shelby Fork, 3/10 of a mile on left in Shelby Fork. Any comments or objections concerning this application shall be directed in writing to: DOWfloodplain@ky.gov, or Kentucky Division of Water, Floodplain Management Section, 300 Sower Blvd 3rd Floor, Frankfort, Kentucky 40601. (7-1-2b)

**Read And Respond To Mountain Eagle Classifieds!**