COMMONWEALTH OF KENTUCKY
26TH JUDICIAL CIRCUIT
HARLAN CIRCUIT COURT
CIVIL ACTION
NO. 26-CI-00008

EVERETT LAKE HOLDINGS, LLC,
PLAINTIFF,
VS.
UNKNOWN HEIRS, DEVISEES, AND/OR LEGATEES OF BARBARA BOWMAN ARMES, ET AL., DEFENDANTS.

COMMISSIONER'S SALE

By virtue of a JUDGMENT AND ORDER OF SALE, of the Harlan Circuit Court, rendered on September 24, 2026 in the above cause for the principal sum of $8,249.92 (eight thousand two hundred and forty nine dollars and ninety two cents) plus interest at the rate of 6% per annum from date of this Judgment, including costs and attorney fees, until paid in full, I shall proceed to offer for sale at the front door of the old Courthouse in Harlan, Kentucky, to the highest and best bidder at Public Auction on Tuesday November 10, 2026 at the hour of 1:00 p.m. or thereabouts, upon the terms of cash on the date of sale or 10% down and the remainder on a credit of 30 days, and I will take from the purchaser a bond, with good and sufficient surety, for the purchase price, payable to myself, with interest at the rate of 6% per annum from date of sale, said bond to have the force and effect of a judgment, and I shall retain a lien upon the property so sold for further security on the payment of the purchase price, and any purchaser may pay off his bond at any time before maturity, with interest accrued up to the date of payment, on the real estate located in Harlan County, Kentucky, which is more particularly described as follows:

PIDN: 213-20-00-028.00

PROPERTY ADDRESS: 23755 US 119-North, Cumberland, KY 40823
TRACT I

BEGINNING at the North line of U.S. Highway 119 and the West line of Nancy Halcomb property at a sliff, thence northwesterly up the mountain with said cliff and with Nancy Halcomb property West line six hundred (600) feet to a set stone in the West line of Nancy Halcomb property at said cliff, thence westerly seventy (75) feet to the head of a slip and a set stone, thence southwesterly with the lead side of said slip six hundred feet to U.S. Highway 119 at a set stone, thence easterly with the North line of said U.S. Highway one hundred fifty (150) feet to the BEGINNING.

TRACT II

BEING Lot Number 16 and Lot Number 17 of the Rebecca Jane Hale Survey as recorded in the Harlan County Clerk's Office in May Cabinet #4 of Rack #20. Reference is hereby made to said map for further description of this property.

Being the same real property conveyed to Barbara Bowman Armes, by a deed recorded July 1, 2010 in Deed Book 430, Page 717 and recorded in the Harlan County Clerk's Office.

In as much as the Court has found that the said real property is indivisible and cannot be divided without materially impairing its value, it will be sold as a whole. For the purchase price, the purchaser, with approved surety or securities, must execute bond, bearing legal interest from day of sale until paid, having the force and effect of a judgment. Bidders will be prepared to comply with these terms.

This the 8th day of October, 2026.

HON. SCOTT LISENBEE
MASTER COMMISSIONER
HARLAN CIRCUIT COURT
117 N. 1ST ST
Harlan, Kentucky 40831
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COMMONWEALTH OF KENTUCKY
26TH JUDICIAL CIRCUIT
HARLAN CIRCUIT COURT
CIVIL ACTION
NO. 26-CI-00122

LAKEVIEW LOAN SERVICING, LLC,
PLAINTIFF,
VS.
BILLY R. MORGAN,
ET AL., DEFENDANTS.

COMMISSIONER'S SALE

By virtue of a JUDGMENT AND ORDER OF SALE, of the Harlan Circuit Court, rendered on September 24, 2026 in the above cause for the principal sum of $143,531.42 (one hundred and forty three thousand five hundred and thirty one dollars and forty two cents) plus interest at the rate of 6% per annum from date of this Judgment, including costs and attorney fees, until paid in full, I shall proceed to offer for sale at the front door of the old Courthouse in Harlan, Kentucky, to the highest and best bidder at Public Auction on Tuesday November 10, 2026 at the hour of 1:00 p.m. or thereabouts, upon the terms of cash on the date of sale or 10% down and the remainder on a credit of 30 days, and I will take from the purchaser a bond, with good and sufficient surety, for the purchase price, payable to myself, with interest at the rate of 6% per annum from date of sale, said bond to have the force and effect of a judgment, and I shall retain a lien upon the property so sold for further security on the payment of the purchase price, and any purchaser may pay off his bond at any time before maturity, with interest accrued up to the date of payment, on the real estate located in Harlan County, Kentucky, which is more particularly described as follows:

PIDN: 068-40-00-180.00

PROPERTY ADDRESS: 377 Country Estates Rd., Baxter, Baxter, KY 40806

BEING LOT NUMBER FOURTEEN (14) COUNTRY ROAD BUILDERS, INC., SUBDIVISION NO. 2, LOCATED AT BAXTER, HARLAN COUNTY, KENTUCKY.

BEING THE SAME PROPERTY CONVEYED TO BRENDA H METCALF AMD CLELL E METCALF, HUSBAND AND WIFE, AND LINDA H HOPKINS AND MARICE C HOPKINS, HUSBAND AND WIFE, AND PRESTON H SMITH AND WIFE, BRITTANY H SMITH, AND WILLIAM DYLAN SMITH, SINGLE, BY DEED FROM JEFFREY W. HELTON, AS TRUSTEE, DATED 11/7/2017, RECORDED 11/22/2017, OF RECORD IN DEED BOOK 471, PAGE 689, IN THE OFFICE OF THE CLERK OF THE COUNTY COURT FOR HARLAN COUNTY, KENTUCKY.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY W. HELTON, TRUSTEE, BY DEED DATED 10/28/2017, OF RECORD IN DEED BOOK 471, PAGE 685, IN THE OFFICE OF THE CLERK OF HARLAN COUNTY, KENTUCKY.

BEING THE SAME PROPERTY CONVEYED TO BRENDA H METCALF AND CLELL E. METCALF, HUSBAND AND WIFE, ELIZABETH HUNTER, BY DEED DATED 6/12/1980, OF RECORD IN DEED BOOK 252, PAGE 453, AFFIDAVIT OF DESCENT OF RECORD IN BOOK 22, PAGE 324, BOOK 22, PAGE 326 AND IN BOOK 22, PAGE 328, ALL IN THE OFFICE OF THE CLERK OF HARLAN COUNTY, KENTUCKY.

THE ADDRESS OF THE HEREIN DESCRIBED PROPERTY IS BELIEVED TO BE 377 COUNTRY ESTATES RD, BAXTER, KY 40806, AND IS SHOWN ON ALL TAX RECORDS AS SAME, BUT SUCH ADDRESSES ARE NOT PART OF THE LEGAL DESCRIPTION OF THE PROPERTY HEREIN AND IN THE EVENT OF ANY DISCREPANCY, THE LEGAL DESCRIPTION HEREIN SHALL CONTROL.

BEING FURTHER CONVEYED TO BILLY R MORGAN, FROM BRENDA H METCALF AND CLELL E. METCALF, BY DEED DATED 06/28/2019, OF RECORD IN DEED BOOK 480, AT PAGE 630, IN THE OFFICE OF THE CLERK OF THE COUNTY COURT FOR HARLAN COUNTY, KENTUCKY.

In as much as the Court has found that the said real property is indivisible and cannot be divided without materially impairing its value, it will be sold as a whole. For the purchase price, the purchaser, with approved surety or securities, must execute bond, bearing legal interest from day of sale until paid, having the force and effect of a judgment. Bidders will be prepared to comply with these terms.

This the 7th day of October, 2026.

HON. SCOTT LISENBEE
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COMMONWEALTH OF KENTUCKY
26TH JUDICIAL CIRCUIT
HARLAN CIRCUIT COURT
CIVIL ACTION
NO. 26-CI-00030

ORCHARD TAX LIEN SERVICES, LLC, PLAINTIFF,
VS.
KATHY COTTRELL,
ET AL., DEFENDANTS.

COMMISSIONER'S SALE

By virtue of a JUDGMENT AND ORDER OF SALE, of the Harlan Circuit Court, rendered on September 10, 2026 in the above cause for the principal sum of $11,572.47 (eleven thousand five hundred and seventy two dollars and forty seven cents) plus interest at the rate of 6% per annum from date of this Judgment, including costs and attorney fees, until paid in full, I shall proceed to offer for sale at the front door of the old Courthouse in Harlan, Kentucky, to the highest and best bidder at Public Auction on Tuesday November 10, 2026 at the hour of 1:00 p.m. or thereabouts, upon the terms of cash on the date of sale or 10% down and the remainder on a credit of 30 days, and I will take from the purchaser a bond, with good and sufficient surety, for the purchase price, payable to myself, with interest at the rate of 6% per annum from date of sale, said bond to have the force and effect of a judgment, and I shall retain a lien upon the property so sold for further security on the payment of the purchase price, and any purchaser may pay off his bond at any time before maturity, with interest accrued up to the date of payment, on the real estate located in Harlan County, Kentucky, which is more particularly described as follows:

PIDN: 033-40-00-111.00
PROPERTY ADDRESS:
342 Terrys Fork Rd.,
Wallins, KY 40873

BEGINNING at the southeast corner of Ray Noah's lot; thence eastwardly with the line of Grantor 400 feet, more or less, to the line of Gill Green; thence a north course with said Green's line 100 feet to the Terries Fork Railroad right-of-way; thence a west course with Terries Fork Railroad right-of-way 400 feet, more or less, to a steel post, the northeast corner of lot of Ray Noah; thence southwardly with the line of fence of Ray Noah 100 feet, more or less, to the BEGINNING. Grantor excepts all the minerals under the tract of land hereby conveyed.

BEGINNING at a steel stake in property retained by Billy Don Cottrell; thence eastwardly a distance of 125 feet more or less to the line of Gill Green; thence a northwardly course with said Green's line a distance of 122 feet more or less to Terries Fork Road, (formerly Terries Fork Railroad right of way); thence westwardly with said Terries Fork Road a distance of 125 feet more or less to a steel stake in property retained by Billy Don Cottrell; thence southwardly a distance of 122 feet more or less back to the point of BEGINNING.

Grantor excepts all the minerals under the tract of land hereby conveyed (in prior chain of title)

Being a portion of a property conveyed to Kathy Cottrell by deed recorded on September 17, 1987, Page 276, Book 152 in the Harlan County's Clerk's Office.

Being the same real property conveyed to Billy Don Cottrell, by a deed recorded on April 12, 1984 in Deed Book 259, Page 735 and recorded in the Harlan County Clerk's Office.

In as much as the Court has found that the said real property is indivisible and cannot be divided without materially impairing its value, it will be sold as a whole. For the purchase price, the purchaser, with approved surety or securities, must execute bond, bearing legal interest from day of sale until paid, having the force and effect of a judgment. Bidders will be prepared to comply with these terms.

This the 7th day of October, 2026.

HON. SCOTT LISENBEE
MASTER COMMISSIONER
HARLAN CIRCUIT COURT
117 N. 1ST ST
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COMMONWEALTH OF KENTUCKY
26TH JUDICIAL CIRCUIT
HARLAN CIRCUIT COURT
CIVIL ACTION
NO. 26-CI-00023

VANDERBILT MORTGAGE AND FINANCE, INC., PLAINTIFF,
VS.
TABITHA OSBORNE, BRAD JOHNSON AKA BRADLEY JOHNSON AKA BRADLEY D. JOHNSON, COMMONWEALTH OF KENTUCKY, EDUCATION CABINET, EX. REL., DIVISION OF UNEMPLOYMENT INSURANCE, DEFENDANTS

COMMISSIONER'S SALE

By virtue of a JUDGMENT AND ORDER OF SALE, of the Harlan Circuit Court, rendered on September 2, 2026 in the above cause for the principal sum of $96,609.96 (ninety six thousand six hundred nine dollars and ninety six cents) plus interest at the rate of 6% per annum from date of this Judgment, including costs and attorney fees, until paid in full, I shall proceed to offer for sale at the front door of the old Courthouse in Harlan, Kentucky, to the highest and best bidder at Public Auction on Tuesday November 10, 2026 at the hour of 1:00 p.m. or thereabouts, upon the terms of cash on the date of sale or 10% down and the remainder on a credit of 30 days, and I will take from the purchaser a bond, with good and sufficient surety, for the purchase price, payable to myself, with interest at the rate of 6% per annum from date of sale, said bond to have the force and effect of a judgment, and I shall retain a lien upon the property so sold for further security on the payment of the purchase price, and any purchaser may pay off his bond at any time before maturity, with interest accrued up to the date of payment, on the real estate located in Harlan County, Kentucky, which is more particularly described as follows:
Map ID No.: 058-00-00-006.00 and 058-00-00-006.00_1

PROPERTY ADDRESS:
381 Sutton Drive,
Dayhoit, KY 40824

BEGINNING at an iron pin al the East Edge of a paved road, said pin witnessed by a 24" oak bearing 3 hacks and being N 1°. 06' - 24" E 2.36' from said pin; thence with a fence line, said line being on the Williams and Blanton Division line, N 72° • 07' - 22" E 83.00' to an iron pin, said pit witnessed by a 18" poplar bearing 2 hacks and being S 30-42-36 E 3.10' from said pin; thence leaving said Blanton line N 14'• 48'•45" W 120.66' to an iron pin said iron pin being at the edge of paved road and being witnessed by a p,k. nail in said road and being N 1°• 09' 08" W 4.58' from pin, thence along said road S 27°-51' - 40" 93.65' to an Iron pin; thence S 4° = 13' 17" W 59.50' back to the BEGINNING.

Above lot is a part of the Ronald Williams property at Dayhoit, Kentucky, as shown on a plat mat made by Cumberland Valley Engineering, Inc., said survey is dated May 17, 1990. This lot contains 6117.62 square feet or .14 acres.

Being all of the same property conveyed by deed to Bradley Johnson and wife, Tabitha Osborne Johnson, from Ronald Williams, Jr. and wife, Angie Williams, dated April 17, 2018, and recorded on April 17, 2018 in Deed Book 474 at Page 94, of record in the Office of the Clerk of Harlan County, Harlan, Kentucky.

In as much as the Court has found that the said real property is indivisible and cannot be divided without materially impairing its value, it will be sold as a whole with the mobile home situated on the real property, described as a 2018 Clayton Mobile Home, VIN No. CAP031822TNAB. For the purchase price, the purchaser, with approved surety or securities, must execute bond, bearing legal interest from day of sale until paid, having the force and effect of a judgment. Bidders will be prepared to comply with these terms.

This the 06th day of October, 2026.

HON. SCOTT LISENBEE
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NOTICE OF INTENTION TO MINE
Pursuant to Application Number 848-5660, Renewal

(1) In accordance with KRS 350.055, notice is hereby given that Bluegrass Natural Resources, LLC 158 Central Ave, Benham, KY 40807 has applied for renewal of a permit for a surface coal mining operation located 1.0 miles south of Cumberland in Harlan County. The operation disturbs 164.84 surface acres and 15,208.00 acres overlying underground operations (8.51 overlapped by surface) for a total of 15,364.33 acres.

(2) The operation is approximately 1.5 miles southwest from CR 2006's junction with KY 179 on Cloverlick Creek

(3) The operation is located . on the Louellen and Benham. 7 ½ minute quadrangle maps. The operation will use the surface remining, steep slope mining, and underground mining methods. The surface area disturbed is owned by ACIN LLC. The operation underlies land owned by ACIN LLC.

(4) The application has been filed for public inspection at the Department for Surface Mining Reclamation and Enforcement's Middlesboro Regional Office, 1804 East Cumberland Ave, Middlesboro KY 40965. Written comments or objections must be filed with the Director, Division of Mine Permits, 300 Sower Boulevard, Frankfort, Kentucky 40601.

NOTICE OF INTENTION TO MINE
Pursuant to Application Number 848-0430, Renewal

(1) In accordance with KRS 350.055, notice is hereby given that Bluegrass Natural Resources LLC, 158 Central Ave, Benham, KY 40807 has applied for renewal of a permit for a surface coal mining and reclamation operation located approximately 2.5 miles southwest of Holmes Mill in Harlan County. The operation disturbs 164.34 surface acres and underlies 173.76 acres for a total of 338.10 acres.

(2) The operation is located approximately 2.5 miles southwest from KY 38's junction Rockhouse Creek Rd and located 0.5 miles west of Rockhouse Creek.

(3) The operation is located on the Pennington Gap 7 ½ minute quadrangle maps. The surface area disturbed is owned by Ark Land Company, ACIN LLC, Harlan Land Company, Darrel G. Barnwell and Gisela Laporta Barnwell, Billie Barnwell, Carolyn B Petry and Dallas Petry, Stephanie B McCarthy and William J McCarthy, M.C. Robbins, Dulcet Acquisitions LLC. The operation underlies land owned by Ark Land Company, ACIN LLC, Kincaid Heirs, Barnwell Heirs, Dulcet Acquisitions LLC.

(4) The application has been filed for public inspection at the Department for Surface Mining Reclamation and Enforcement's Middlesboro Regional Office, 1804 East Cumberland Ave, Middlesboro KY 40965. Written comments, objections, or requests for a permit conference must be filed with the Director, Division of Mine Permits, 300 Sower Boulevard, Frankfort, Kentucky 40601.