

**Contact: Deborah Chambers**  
**Phone: 606-437-4054**  
**Email: classads@news-expressky.com**  
**Mail: PO Box 802 • Pikeville, KY 41502**  
**Fax: 606-437-4246**

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**Deadlines:**

Tuesday-Thursday Edition: Monday @ 11AM

Weekend Edition: Thursday @ 10AM

*Deadlines are same for placing, changing or stopping ad.  
No changes for cancellations can be made after deadlines.*

August 4-6, 2026 • Page 3B • Appalachian News-Express

**TO OUR READERS**

**PLEASE  
CHECK  
YOUR AD**

Please read your ad the first day it appears in the newspaper. Report any errors immediately and we will gladly correct any errors published. Credit will be issued for one (1) day only. After the first day the ad can be corrected for the remaining number of runs, but credit will not be issued for days ad ran incorrectly.

**POLICIES**

The Appalachian News-Express reserves the right to edit, properly classify, cancel or decline any ad. We will not knowingly accept advertising that discriminates on the basis of sex, age, religion, race, national origin or physical disability.

**PUBLISHER'S  
NOTICE**

All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention to make any such preference, limitation or discrimination." Familial includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination, call HUD toll-free at 1-800-669-9777. The toll-free number for the hearing impaired is 1-800-927-9275.



**LEGALS**

**NOTICE  
OF SALE  
COMMON-  
WEALTH OF  
KENTUCKY  
PIKE CIRCUIT  
COURT  
DIVISION -II  
ACTION NO.:  
25-CI-01062**

Gisit Solutions, LLC, Not in its Individual Capacity  
But Solely in its Capacity as  
Separate Trustee of GV Trust 2025-1 Plaintiff  
VS.  
Unknown Heirs/beneficiaries/legatees/devises of  
William Nusser (Deceased), Pike County,  
JPMORGAN, Chase Bank National Association  
Successor by Merger to Chase Bank USA, N.A.  
Kimberly Ray, Michael Nusser,

**LEGALS**

National Collegiate Student Loan Trust 2005-3, Rick Some, Susan Slone, United States of America, Secretary of Housing and Urban Development, Unknown Spouse of Kimberly Ray, Unknown Spouse of Michael Nusser, Unknown Spouse of Susan Slone, Unknown Spouse of William F Nusser, Unknown Spouse of William Nusser (Deceased) and William F Nusser, City of Pikeville Defendants

By virtue of Judgment and Order for Sale, of the Pike Circuit Court, entered May 18, 2026, I shall proceed to offer for sale, at the door of the Pike County Courthouse, at Pikeville, Pike County, Kentucky, to the highest bidder at public auction on Wednesday, August 12, 2026, at the hour of 9:00 a.m., or thereabout, on the following terms: at the time of sale, the successful bidder(s) shall pay cash or make a deposit of 10%, with the balance payable within 30 days, except that the deposit shall be waived if the first lien holder is the successful bidder; any other purchaser who does not pay cash in full, shall be required to execute a bond, to secure the unpaid balance of the purchase price, in accordance with KRS 426.705 the bond shall bear interest at the rate the judgment bears from the date of the sale until paid, and shall have the same force and effect as a Judgment and shall remain and be a lien on the purchase price prior the expiration of the thirty (30) day period, the following described real estate along which is being sold for enforcement of liens in the amount of \$136,799.69 plus interest at a rate of 5.4100% from March 23, 2026, fees and cost, owed to Plaintiff,

**LEGALS**

by Defendant, Anna Tackett, said real estate being located in Pike County, Kentucky, and in accordance with Master Commissioner Administrative Procedures Part IV, is described as follows: Property Address; 105 Yorktown Dr. Pikeville Ky 41501 Map ID#: 066-50-02-008.00 Being the same property conveyed to William Nusser by Deed dated February 1, 1993 and recorded February 1, 1993 in Book 672 Page 773 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 27th day of July, 2026.

**Stephen L. Hogg  
Master  
Commissioner  
P.O. Box 734  
Pikeville, KY  
41501  
pikemaster  
commissioner  
@gmail.com**

**NOTICE  
OF SALE  
COMMON-  
WEALTH  
OF KENTUCKY  
PIKE CIRCUIT  
COURT  
DIVISION I  
ACTION NO.:  
25-CI-00873  
NEWREZ LLC  
PLAINTIFF  
VS.  
DONALD L. MESSER,  
PIKE COUNTY,  
UNITED  
STATES OF  
AMERICA,  
SECRETARY OF  
HOUSING AND  
URBAN  
DEVELOPMENT  
AND  
UNKNOWN  
SPOUSE OF  
DONALD L. MESSER  
DEFENDANTS  
By virtue of Judgment and Order**

**LEGALS**

for Sale, of the Pike Circuit Court, entered February 6, 2026, I shall proceed to offer for sale, at the door of the Pike County Courthouse, at Pikeville, Pike County, Kentucky, to the highest bidder at public auction on Wednesday, August 12, 2026, at the hour of 9:00 a.m., or thereabout, on the following terms: at the time of sale, the successful bidder(s) shall pay cash or make a deposit of 10%, with the balance payable within 30 days, except that the deposit shall be waived if the first lien holder is the successful bidder; any other purchaser who does not pay cash in full, shall be required to execute a bond, to secure the unpaid balance of the purchase price, in accordance with KRS 426.705 the bond shall bear interest at the rate the judgment bears from the date of the sale until paid, and shall have the same force and effect as a Judgment and shall remain and be a lien on the property until paid; the successful bidder(s) shall have the privilege of paying all of the balance of the purchase price prior the expiration of the thirty (30) day period, the following described real estate along which is being sold for enforcement of liens in the amount of \$67,602.00 from December 1, 2024; with interest thereon from November 1, 2024 in the amount of \$5,651.40 as of January 19, 2026 accruing thereon at the rate of 6.8750% per annum (\$12.73 per diem); as well as late charges, amounts advanced by Plaintiff for taxes and insurance, and other charges and costs, including Plaintiffs attorney fees and costs incurred and accruing in this civil action, all in the grand total amount of no less than \$75,512.85 as of January 19, 2026, with post-judgment interest thereon to accrue at the rate of 6.8750% per annum until paid, owed to Plaintiff, by Defendant,

**LEGALS**

Donald L. Messer, said real estate being located in Pike County, Kentucky, and in accordance with Master Commissioner Administrative Procedures Part IV, is described as follows: PARCEL ID #: 126-00-00-036.01; And more commonly known as; 4818 Dix Fork, Sidney, KY 41564. THIS IS THE SAME PROPERTY AS CONVEYED TO DONALD L. MESSER AND THELMA MOUNTS, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN THE REMAINDER TO THE SURVIVOR IN DEED DATED JULY 13, 1995, RECORDED IN BOOK 708, PAGE 600, THELMA MOUNTS HAVING DIED ON DECEMBER 25, 2012.

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: All ad valorem real property taxes; Such right of redemption as may exist in favor of the property owners; Such right of redemption as may exist in favor of the United States; Assessments for public improvements levied against the property; and Any easements and restrictions of record. 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 27th day of July 2026.

**Stephen L. Hogg  
Master  
Commissioner  
P.O. Box 734  
Pikeville, KY  
41501  
pikemaster  
commissioner  
@gmail.com**

**LEGALS**

**NOTICE OF  
INTENTION  
TO MINE  
Pursuant to  
Application  
Number  
898-1075  
Renewal 1**

In accordance with the provisions of KRS 350.055, notice is hereby given that Clintwood JOD, LLC, P.O. Box 100, Belcher, KY 41513 has applied for an application for a renewal of a surface mine operation. The existing operation disturbs approximately 838.30 surface acres, and the total permit area is 838.30 acres. The operation is located near Woodman in Pike County.

The operation is approximately 1 mile east from KY State Route 2059s junction with Lower Elk Creek Road/County Road 1875 and located 0.1 mile north of Lower Elk Creek. The operation is located on the Majestic and Hurley U.S.G.S. 7-1/2-minute quadrangle map. The operation will use the area mining method of mining.

The surface area disturbed by this permit is owned by Fletcher Five Resources, LLC, Kinzer Business Reality, LTD, J.S. Cline Heirs (Thelma Seals, John K. Trivette, Patti Ria Blair, John Linton Venters, Robert Ray Venters III, William Sidney Trivette), Estate of Alan Blake Logue (Alan Blake Logue II, John H. Robinson, Harry L. Robinson, William C. Robinson, Ruth Bruning, Robert M. Crooks, Millicent May, Sydney S. Phillips), Estate of Robert G. Self (Leland Clay Self, Robert G. Self II, Thomas Self), Estate of Marjorie T. Self (Thomas Self), Estate of John S. Cline III (Gretchen C. Bogan), Yost Heirs (Alma Land Company, Martha Y. Ridenour, Estate of William E. Yost, Nancy Yost Blackburn), Picklesimer Heirs (Charles David Bales, Edward Paul Bales), RE & Clara Perkinson, John M &

**LEGALS**

Elizabeth McCall, Payne Evan Heirs (Barbara S. Fisher, Russell E. Fisher, Claire F. Kukielka, Nancy F. Hale, Edward H. Nicholson, Jack E. Nicholson, Richard Foster, Earl B. Evans), Clintwood Elkhorn Mining, LLC Stratton Family Partnership, Virginia Energy Company, LLC. The application has been filed for public inspection at the Department for Natural Resources Pikeville Regional office, 121 Mays Branch Road, Pikeville, Kentucky 41501. Written comments, objections, or requests for a permit conference must be filed with the Director, Division of Permits, 300 Sower Boulevard, Frankfort, Kentucky 40601. **This is the final advertisement of this application;** all comments, objections or requests for a permit conference must be received within 30 days of this date.

**NOTICE OF  
INTENTION  
TO MINE  
Pursuant to  
Application  
Number  
898-1080  
Renewal 4**

In accordance with KRS 350.055 notice is hereby given that Clintwood JOD LLC, PO Box 2100, Pikeville, KY, 41502 has applied for renewal of a permit for an existing surface coal mining and reclamation operation located 1.0 mile west of Nigh in Pike County. The proposed operation will disturb 185.77 surface

**LEGALS**

acres and will underlie 67.94 acres of auger, the total area within the permit boundary will be 185.77 acres. The operation is approximately 1.0 mile west from KY 1499s junction with KY 194 and located on Island Creek. The operation is on the Lick Creek U.S.G.S. 7 1/2-minute quadrangle map. The operation will use the surface area and surface auger method of surface mining. The surface area to be disturbed is owned by the Clintwood JOD LLC, JOD Properties/Minerals, LLC, and the U. S. Government Army Corps of Engineers. The operation will underlie land owned by Clintwood JOD LLC and the U. S. Government Army Corps of Engineers. The application has been filed for public inspection at the Department for Natural Resources, 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 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 30 days of today's date.

**NOTICE OF  
INTENTION  
TO MINE  
Pursuant to  
Application**

**LEGALS**

**Number  
898-1101  
Renewal 1**  
In accordance with KRS 350.055, notice is hereby given that Clintwood JOD LLC, PO Box 100, Belcher KY 41513, has applied for an application for a renewal of a surface coal mining operation, located 2.8 miles northeast of Dunlap, KY in Pike County. The proposed operation will disturb 330.20 surface acres. The proposed operation is approximately 2.8 miles northeast from KY-194 junction with Hurricane Fork and is located 1.7 miles east of Hurricane Fork of Big Creek. The proposed operation is located on the Jamboree U.S.G.S. 7 1/2 minute quadrangle maps. The operation will use the contour and auger methods of mining. The surface area to be affected by this operation is owned by Kentucky Berwind Land Company. The operation will underlie land owned by Kentucky Berwind Land Company, Nathan Casey and Judy D. Casey, Jerry Smith, T.C. Leasing, Inc., Pauline Stump and Glenn Stump, and Virginia Hawkins and Ed Hawkins. The operation will affect an area within 100 feet of public road KY 194. The operation will not involve relocation or closure of the public road. The application has been filed for public inspection at the Department for Natural Resources Pikeville Region-



**NOW HIRING  
Professional  
Engineer**

B & W Resources, Inc. is seeking a licensed Professional Engineer (P.E.) to join our team as a Mining Engineer in Eastern Kentucky. This position is primarily responsible for the preparation, coordination, and maintenance of mining permit applications and supporting engineering documentation for surface and underground coal mining operations.

**Primary Responsibilities:**

- Prepare, review, and revise state and federal mining permit applications and permit amendments.
- Develop reclamation plans and supporting engineering documents.
- Coordinate with operations personnel, surveyors, consultants, and regulatory agencies.
- Ensure compliance with applicable mining, environmental, and reclamation regulations.
- Provide engineering support for mine planning, mapping, and related projects.
- Maintain records and assist with regulatory inspections.

**Qualifications:**

- Current Professional Engineer (P.E.) license required.
- Experience with coal mining permitting and regulatory compliance.
- Working knowledge of Kentucky mining regulations and permitting requirements preferred.
- Proficiency with mine planning, mapping, CAD, and/or GIS software is desirable.
- Strong communication, organizational, and problem-solving skills.
- Valid driver's license.

B & W Resources, Inc. offers a competitive salary, comprehensive benefits package, and the opportunity to work with an experienced team dedicated to safe, efficient, and responsible mining operations.

Interested candidates should submit their résumé to **woody@bwcoal.com** or mail it to **B & W Resources, Inc., 300 Liperote Way, London, KY 40741.**  
EOE

**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 Pike County

CARBON RIDGE RESOURCES, LLC 8984739 MI 4 6/16/2026  
CLINTWOOD JOD, LLC 8981088 RN 5 6/3/2026  
CLINTWOOD JOD, LLC 8984670 RN 4 6/15/2026  
CLINTWOOD JOD, LLC 8984672 RN 3 6/10/2026  
CLINTWOOD JOD, LLC 8984673 RN 3 6/10/2026  
CLINTWOOD JOD, LLC 8984689 RN 5 6/10/2026  
CLINTWOOD JOD, LLC 8988206 RN 6 6/10/2026

**CARL D. PERKINS**  
Rent based on 30% of adjusted income.  
Elderly admission preference.

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basic cable, water & trash)*

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TTY: 1-800-648-6056  
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**LEGALS**

al Office, 121 Mays Branch Road, Pikeville, Kentucky 41501. Written comments, objections, or requests for a permit conference must be filed with the Director, Department for Natural Resources, 300 Sower Boulevard, Frankfort, Kentucky 40601.

**This is the final advertisement of this application** Pursuant to Application Number 898-4666 **Renewal #6**

In accordance with KRS 350.055, notice is hereby given that ARC Kentucky Resources, LLC, 251 Tollage Creek, Pikeville, Kentucky 41501 has applied for renewal for an underground coal mining operation located 2.4 miles Southeast of Helli-er in Pike County. The proposed operation will disturb 64.71 surface acres within the permit boundary.

The proposed operation is approximately 0.2 miles Southwest from Bowling Fork Roads junction with Lick Branch Road and located on Coal Branch of Bowling Fork.

The operation is located on the Dorton and Helli-er U.S.G.S. 7 1/2 minute quadrangle maps. The surface area to be disturbed is owned by ARC Kentucky Resources LLC, Big Sandy Company LP, and Pike County Fiscal Court.

The renewal application has been filed for public inspection at the Division for Mine Reclamation and Enforcement, Pikeville Regional Office, 121 Mays Branch Road, Pikeville, Kentucky 41501-9331. Written comments, objections, or requests for a permit conference must be filed with the Director, Division Mine of Permits, 300 Sower Boulevard, Frankfort, Kentucky 40601.

**NOTICE OF INTENTION TO MINE** Pursuant to Application Number 898-9193 **Renewal #8**

In accordance with KRS 350.055, notice is hereby given that JOD LLC, P.O. Box 100, Belcher, Kentucky 41513, has applied for a renewal of permit number 898-9193 an surface coal mining operation located 1.1 miles Southeast of Simers in Pike County.

The proposed operation will disturb 156.14 surface acres and will underlie 96.04 acres, and the total area within the permit boundary will be 247.28 acres.

The proposed operation is located 0.8 miles South of Cow Branch County Roads junction with KY Route 1758 and located on Long Fork in Pike County.

The proposed operation is located on the Lick Creek U.S.G.S. 7 1/2 minute quadrangle map. The op-

**LEGALS**

eration is a Refuse Disposal, Surface Auger and Contour. The surface area to be disturbed is owned by JOD Minerals Properties LLC.

The renewal application has been filed for public inspection at the Division for Mine Reclamation and Enforcement, Pikeville Regional Office, 121 Mays Branch Road, Pikeville, Kentucky 41501-9331. Written comments, objections, or requests for a permit conference must be filed with the Director, Division Mine of Permits, 300 Sower Boulevard, Frankfort, Kentucky 40601.

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**LEGALS**

280, on August 28, 2026, at 2:00 p.m. Ramsey Mobile Home Park, Inc., 354 Wed-dington Branch Suite 5, Pikeville, KY 41501, will sell a 1998 Fleet-wood 16' x 80' single wide mobile home (including all contents), a portable garage building, a 1984 White Chevy Monte Carlo SS that does not appear to operate, a 2000 Excel fifth wheel camper, for unpaid mobile home lot rent, storage fees, cleanup costs, lot maintenance fees, an costs of sale to the highest cash bidder by written bid, including bidder's contact information. This property is all located on Lot #92. Seller reserves the right to bid. All written bids must be received before noon on the day before the sale. All property sold must be removed from the Mobile Mome Park within 10 days. If not removed it will be subject to a storage charge of \$50.00 per day. Occupant - Estate of Noah Ray Williams, Deceased. Any interested bidder may contact Barry Justice at 606-437-6626 for further information.

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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

Struggling with debt? If you have over \$15,000 in debt we help you be debt free in as little as 24-48 months. Pay nothing to enroll. Call Now: 1-877-857-0268

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**LEGALS**

al Office, 121 Mays Branch Road, Pikeville, Kentucky 41501. Written comments, objections, or requests for a permit conference must be filed with the Director, Department for Natural Resources, 300 Sower Boulevard, Frankfort, Kentucky 40601.

**This is the final advertisement of this application** Pursuant to Application Number 898-4666 **Renewal #6**

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The proposed operation is approximately 0.2 miles Southwest from Bowling Fork Roads junction with Lick Branch Road and located on Coal Branch of Bowling Fork.

The operation is located on the Dorton and Helli-er U.S.G.S. 7 1/2 minute quadrangle maps. The surface area to be disturbed is owned by ARC Kentucky Resources LLC, Big Sandy Company LP, and Pike County Fiscal Court.

The renewal application has been filed for public inspection at the Division for Mine Reclamation and Enforcement, Pikeville Regional Office, 121 Mays Branch Road, Pikeville, Kentucky 41501-9331. Written comments, objections, or requests for a permit conference must be filed with the Director, Division Mine of Permits, 300 Sower Boulevard, Frankfort, Kentucky 40601.

**NOTICE OF INTENTION TO MINE** Pursuant to Application Number 898-9193 **Renewal #8**

In accordance with KRS 350.055, notice is hereby given that JOD LLC, P.O. Box 100, Belcher, Kentucky 41513, has applied for a renewal of permit number 898-9193 an surface coal mining operation located 1.1 miles Southeast of Simers in Pike County.

The proposed operation will disturb 156.14 surface acres and will underlie 96.04 acres, and the total area within the permit boundary will be 247.28 acres.

The proposed operation is located 0.8 miles South of Cow Branch County Roads junction with KY Route 1758 and located on Long Fork in Pike County.

The proposed operation is located on the Lick Creek U.S.G.S. 7 1/2 minute quadrangle map. The op-

**FARM**

**CATTLE HAY FOR SALE** Square Bales for \$4.00 per bale. 606-359-3181.

**REAL ESTATE FOR RENT**

**FOR RENT** 3BR 2BA Mobile Home located on Cow Creek near Prestonsburg. \$775 month. Includes water, garbage and sewer. 606-874-2802.

**APARTMENT FOR RENT** 3BR Apt. Three miles below Shelby Gap on Elkhorn Creek. \$650 month. \$650 Deposit. 606-213-8654.

**REAL ESTATE FOR SALE**

**LAND FOR SALE** Left hand Fork of Sycamore Creek, KY. Ideal for cabins, tents, hostels and ATV riders. 1/2 miles from Flatwoods riding trail. Trail No. 23 with two arteries. One from Dorton and one from Flatwoods. If interested call 336-687-1225.

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