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Floyd County Chronicle & Times • Page 4B • Wednesday-Friday, May 14-16, 2025

To Our Readers	LEGALS	LEGALS	LEGALS	LEGALS	LEGALS	LEGALS	LEGALS	LEGALS
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PLEASE CHECK YOUR AD
Please read your ad the first day it appears in the paper. 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 Floyd County Chronicle and Times 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

COMMON-WEALTH OF KENTUCKY FLOYD CIRCUIT COURT C. A. NO. 16-CI-00810

CLEARLEAF FINANCE, LLC, PLANTIFF, V. SANDRA SKEANS, et al DEFENDANTS

NOTICE OF SALE

So as to comply with the Judgment and Order of Sale entered by the Floyd Circuit Court in the above styled action, and so as to raise the amounts as set forth therein, with a principal of \$1,328.98, plus interest and other costs, please be advised that I, the Floyd County

Master Commissioner, have been ordered by the Floyd Circuit Court to offer for sale to the highest and best bidder during a public auction to be held at the hour of 10:00 a.m., on the 15th day of May, 2025, in the Floyd Fiscal Courtroom (Old Circuit Courtroom) on the second floor of the old Floyd County Courthouse, 149 South Central Avenue, Prestonsburg, Kentucky, (behind the Floyd County Justice Center), and subject to the following terms and conditions, the following property identified as: **PROPERTY ADDRESS: 9069 KY RT 1428 (Clark Branch), Allen, KY 41601 PVA MAP NUMBER: 063-00-00-020.00 SOURCE OF TITLE:** Being the same property conveyed to Robert Skeans and Sandra Skeans, husband and wife, by deed dated August 27, 1999, recorded in Deed Book 438, Page 350, in the Office of the Clerk of Floyd County, KY. **A.** The property address and map number contained herein are for convenience only. All property will be transferred pursuant to the legal descriptions contained within the Judgment referenced above. **B.** The successful bidder shall pay the bid amount, in full, by cash or certified check, on the date of the sale or shall pay a non-refundable deposit equal to 10% of the purchase price with the balance due in full within thirty (30) days. If the bid is not sufficient to pay the expenses of said sale, then along with the purchase price, the successful bidder shall pay additional sums required to cover said costs. On the date of said sale, the success-

ful bidder, if only paying 10%, shall be required to execute a bond with good surety thereon. The surety must own land in Floyd County, Kentucky and have equity in the land that is double the bid amount. Said bond shall be for the unpaid purchase price and shall bear interest at the rate of 12% per annum from the date of sale until paid in full. Said bond shall mature in thirty (30) days and shall have the force and effect of a Judgment. A lien shall be retained upon the above described real estate as additional surety thereon. In the event the purchase price is not paid in full within thirty (30) days, then the property may be subject to immediate re-sell. In the event the Plaintiff is the successful bidder, said Plaintiff shall be entitled to a credit pursuant to the Judgment referenced above and not be required to produce a bond. **C.** The purchaser shall be required to assume and pay the taxes or assessments upon the property for the current year and all subsequent years. All delinquent taxes for prior years shall be paid from the sale proceeds along with the payment of other assessments properly claimed or filed within the above referenced record. Any taxes or assessments for prior years which are validly owed and are not paid by the sale proceeds shall remain liens on the subject property and will be assumed by the purchaser. **D.** The property described above is sold subject to any easements, restrictions, stipulations, defects, or encumbrances of record affecting

said property; any assessments for public improvement; and any matters disclosed by an accurate survey or inspection of the property. The property is also sold subject to rights of redemption which may exist in favor of the United States of America, the Defendants and/or record owners of said property.

E. The property shall be sold "AS IS." The Court and the Master Commissioner shall not be deemed to have warranted the title of the subject property to the purchaser. **F.** Any announcements made on the date of sale shall take precedence over printed matter contained and as published within the Floyd County Chronical and Times. This 2nd day of May, 2025.

/s/ GREGORY A. ISAAC
Gregory A. Isaac
Floyd County Master Commissioner

LEGAL NOTICE (Adams Cemetery)

Due to the proposed Mountain Parkway Extension project; Salyersville to Pre-

stonsburg; US-460 to KY 404 officially designated as Floyd County KY 114 12-0001.02, the Commonwealth of Kentucky, Transportation Cabinet, Department of Highways deems it necessary to remove and relocate the graves in what is known as the Adams Cemetery, located approximately 3,050 feet northeast of the eastern intersection of KY 114 and Adams Cemetery Road in Floyd County, KY. The cemetery contains graves with the surnames of

Prater, Shepard, Adams, Holbrook, Howard, Neele, Puckett, and Spradlin. It is requested that the next of kin of these individuals please contact, Amy Ishmael, Division of Right of Way, Frankfort, KY (606) 291-9641 or (502) 782-8150.

LEGAL NOTICE (Fitzpatrick Cemetery)

Due to the proposed Mountain Parkway Extension project; Salyersville to Prestonsburg; US-460 to KY 404 officially designat-

ed as Floyd County KY 114 12-0001.02, the Commonwealth of Kentucky, Transportation Cabinet, Department of Highways deems it necessary to remove and relocate the graves in what is known as the Fitzpatrick Cemetery, located approximately 875 feet from the intersection of Mountain Parkway (KY 114) and South Clark Drive in Floyd County, KY. The cemetery contains graves with the surnames of Fitzpatrick, Bayless, Bower, and Campbell. It is

requested that the next of kin of these individuals please contact, Amy Ishmael, Division of Right of Way, Frankfort, KY (606) 291-9641 or (502) 782-8150.

Public Notice

Notice is hereby given that Loretta and Robert Nicholes, 1110 Ky Rt 194, Prestonsburg, Ky. 416453, has filed an application with the Natural Resources and Environmental Protection Cabinet to place fill in the regulatory floodplain. The

property is located at 1110 Ky Rt 194, Prestonsburg, Ky. 416453, approximately 1.08 miles east of the intersection of Rt 1428 and KY Rt 194 near Alvin, Floyd County. Any comments or objections can be submitted via email to: DOWFloodplain@ky.gov Kentucky Division of Water, Floodplain Management Section, 300 Sower Blvd. Frankfort, KY 40601. Call 502-564-3410 with questions.

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**SECTION 00010
ADVERTISEMENT FOR BIDS**

Floyd County Board of Education (OWNER) will receive proposals through Codell Construction Company (CONSTRUCTION MANAGER) to furnish all labor and materials to complete the BG# 24-293 Duff Allen Central Elementary Renovation located at 183 Rebel Lane, Eastern, KY 41622. Work is to be performed in accordance with plans, specifications, and addenda prepared by Summit Architects + Engineers (ARCHITECT), and Shrout Tate Wilson (M/E ENGINEER).

The Owner reserves the right to reject any or all bids and to waive all informalities and/or technicalities where the best interest of the Owner can be served. Bid opening will be public, and contracts and direct purchase orders will be with the Owner.

Bids will be due by May 29, 2025, at 2:00 PM EDT, and will be opened at the Floyd County Board of Education 442 Ky Route 550, Eastern, KY 41622. Each bid must be accompanied by a 5% Bid Bond. The bid will be submitted in duplicate on copies of the Form of Proposal located in the Volume One Project Manual Bidding and Contract Documents. Both copies of the Form of Proposal and Bid Bond shall be placed in a manila envelope and have the Project Name and Proposed Bid Package number affixed. No Bidder may withdraw a bid submitted for a period of sixty (60) days after the date set for the opening of bids.

If a bidder wishes to mail a bid, it should be mailed to: Linda Hackworth, Floyd County Department of Education, 442 Ky Route 550, Eastern, KY 41622. If bid is mailed, it must be received prior to May 29, 2025, at 2:00 PM EDT. Facsimile bids will **NOT** be allowed. Bids received after the deadline will not be opened.

Questions should be directed to the Construction Manager and the Architect.

Bill Cobb
Codell Construction Company
4475 Rockwell Road
Winchester, KY 40391
(859) 744-2222
(606) 799-0463
bcobb@codellconstruction.com

Kevin Gilliam
Summit Architects + Engineers
160 South Lanks Branch Road
Pikeville, KY 41501
(606) 432-1447
kgilliam@summit-ae.com

An electronic copy of the complete set of Drawings, Specifications, and the Project Manual are available from Summit Architects + Engineers, 160 Lanks Branch, Pikeville, KY 41501, Phone: (606) 432-1447. Bid documents are also on file at this location.

A pre-bid conference is scheduled for May 20, 2025, at 2:00 PM EDT at Floyd County Board of Education, 442 Ky Route 550, Eastern, KY 41622. All bidders are urged to attend this meeting.

The Project Schedule will be issued via addendum. The contract will include liquidated damages assessed at \$1,000.00/day if the completion date is not met. Successful Bidders are required to furnish a 100% Performance and Labor and Material Payment Bond for this Project.

The following bids are requested:

- BP1 - Mechanical
- BP2 - Electrical
- BP3 - Roofing
- BP4 - Fire Protection
- BP5 - Bleachers
- BP6 - Combo

**APPLICATIONS
BEING ACCEPTED
for 1,2,3 & 4
Bedroom
Apartments**

Located in Prestonsburg is Highland Heights Apartments in Goble Roberts addition and Cliffside Apartments on Cliff Road. Rent is based on gross monthly income. All utilities included at Highland Heights and a utility Allowance at Cliffside. Learning centers at both sites with computers available. For more information, call Highland Heights at 606-886-0608 and Cliffside at 606-886-1819, TDD: 1-800-648-6056 or 711 or come by the offices for an application.

Highland Heights and Cliffside Apartments do not discriminate in admission or employment in subsidized housing on account of race, color, religion, gender, national origin, disability or familial status.



**APPLICATIONS
BEING ACCEPTED
for 1-Bedroom
Apartments
for Persons 62
and older**

Located on Mays Branch in Prestonsburg. All utilities included, rent is based on gross monthly income. Several activities such as line dancing, crafts, church services, hair salon. Furnished with stove, refrigerator, emergency alarm system and air conditioner. For more information, please call Highland Terrace at 606-886-1925, TDD: 1-800-648-6056 or 711 or come by the office for an application.

Highland Terrace does not discriminate in admission or employment in subsidized housing on account of race, color, religion, gender, national origin, disability or familial status.

