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**Deadline is Monday @ 4PM**

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Floyd County Chronicle & Times • Page 3B • Wednesday-Friday, July 16-18, 2025

**TO OUR READERS LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS**

**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**

**ADVERTISE- MENT FOR BIDS**

Separate sealed bids for the Big Sandy Area Development District's Interior Renovation Project will be received by the Big Sandy Area Development District, 110 Resource Court, Prestonsburg, Kentucky 41653 until 4:00 pm EST, Monday, July 21, 2025. Bids will be publicly opened and read aloud at the Board Meeting on Tuesday, July 22nd at 12:30 pm. Contract #1 includes interior painting of all offices, doors, trim, hallways, reception area, conference rooms, kitchen and restrooms. Contract #2 includes the removal and re-

placement of the carpet in each office. All carpet in the common areas, conference rooms and hallways will be removed and replaced with Vinyl Composite Tile (VCT flooring). A pre-bid walk-thru will be held on Thursday, July 17th at 11:00 am. The owner reserves the right to waive any informalities or to reject any or all bids. No bidder may withdraw their bid within 90 days after the actual date of the opening thereof.

**Big Sandy Area Development District Equal Opportunity Employer**

**COMMON-WEALTH OF KENTUCKY FLOYD CIRCUIT COURT C. A. NO. 24-CI-00053**

**BELKINS CAPITAL LLC PLANTIFF V. SCOTTIE L. HAMILTON; UNKNOWN SPOUSE, HEIRS AND BENEFICIARIES, IF ANY; AND COMMON-WEALTH OF KENTUCKY, FLOYD COUNTY 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 \$4,446.63, 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 17th day of July, 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: All the oil and natural gas estate owned by Scottie L. Hamilton in Floyd County, Kentucky, including, but not limited to, an interest in the undivided oil and natural gas estate previously owned by Sterling Hamilton and Olga Hamilton, his wife, as devised to Scottie L. Hamilton via Affidavit of Descent of Sterling

Hamilton, recorded at Deed Book 500, Page 376; Affidavit of Descent of Olga Hamilton, recorded at Deed Book 496, Page 619; and the Last Will and Testament of Olga Hamilton, recorded at Will Book Z, Page 102; all in the Floyd County Clerk's Office; including, but not limited to, an undivided interest in the oil and gas estate known as the Simpson B. Martin (S. B. Martin) Tract, located on the waters of Branham's Creek, a tributary of Big Mud Creek, in Floyd County, Kentucky; together with an undivided interest in the oil and gas underlying, and subject to, a lease from S. B. Martin and Mary Martin, his wife, to Grover Martin, recorded at Deed Book 58, Page 512; Agreement between Warfield Natural Gas Company and James Webb, recorded at Deed Book 122, Page 482; Lease from Joe Martin and Louise Martin, et al to James Webb, recorded at Deed Book 122, Page 515 (Indexed as Page 517); Assignment of Gas Rights from Bernice W. Porter and Herman Porter, et al to J. W. Kinzer, recorded at Deed Book 304, Page 128; and Amendment of Oil and Gas Lease from Sterling Hamilton and Olga Hamilton, his wife, to Equitable Resources Exploration, recorded at Deed Book 327, Page 468; all in the Floyd County Clerk's Office; and including any lease, sublease, assignment, pooling agreement, or farmout agreement "whether recorded or unrecorded" its successors, or any other affiliate, assumed-name corporation, legal entity, or assigns. So as to include, but not limited to, all of Scottie L. Hamilton's interest in the undivided oil and natural gas estate underlying Lease Number 00861, identified as 1 Simpson B. Martin (.02195653 royalty interest); Lease Number 01622, identified as 1622 S. B. Martin Heirs (.02195653 royalty interest); Lease Number 01623, identified as 1623 S. B. Martin Heirs (.02195653 royalty interest); Lease Number 01624, identified as 1624 S. B. Martin Heirs (.02195653 royalty interest); Lease Number 01625, identified as 1625 S. B. Martin Heirs (.02195653 royalty interest); Lease Number 01626, identified

as 1626 S. B. Martin Heirs (.02195653 royalty interest); and Lease Number 01627, identified as 1627 S. B. Martin Heirs (.02195653 royalty interest), all reported to the Kentucky Department of Revenue by Quality Natural Gas LLC; and Lease Number 1161195, identified as Hall John 1 740510 (.00026031 royalty interest), as reported to the Kentucky Department of Revenue by Diversified Production LLC. Together with the right to any unpaid, unclaimed, and/or suspended proceeds or royalties from said wells or any other oil and gas property owned by Scottie L. Hamilton in Floyd County, Kentucky.

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 successful 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.

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

**COMMON-WEALTH OF KENTUCKY FLOYD CIRCUIT COURT C. A. NO. 23-CI-00228**

**BELKINS CAPITAL LLC, PLANTIFF V. KAREN LYNN MITCHELL; UNKNOWN SPOUSE, IF ANY, OF KAREN LYNN MITCHELL; AND COMMON-WEALTH OF KENTUCKY, FLOYD COUNTY 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 \$3,598.42, 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 17th day of July, 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: All the oil and natural gas estate owned by Karen Lynn Mitchell in Floyd County, Kentucky, including, but not limited to, the undivided oil and natural gas estate previously owned by Crit Mitchell, Jr. and devised to Karen Lynn Mitchell, as recorded in Will Book Y, Page 389 in the Floyd County Clerk's Office; together with all oil and natural gas subject to the lease from Crit Mitchell, Jr. to Interstate Natural Gas Company, dated April 30, 1996, and recorded in Deed Book 395, Page 791; see Assignments of said lease, as recorded in Deed Book 408, Page 525; Deed Book 408, Page 530; and Deed Book 662, Page 186 and Deed Book 662, Page 198 to Diversified Production LLC, as recorded in the Floyd County Clerk's Office; and including any lease, sublease, assignment, pooling agreement, or farmout agreement "whether recorded or unrecorded" its successors, or any other affiliate, assumed-name corporation, legal entity, or assigns. So as to include, but is not limited to, all of Karen Lynn Mitchell's interest in the undivided oil and natural gas estate underlying Lease Number 1195939, identified as Crit Mitchell Heirs 1 (.0125 royalty interest); Lease Number 1195914, identified as Crit Mitchell Heirs 2 (.0125 royalty interest); Lease Number 1195921, identified as Crit Mitchell Heirs 3 (.0125 royalty interest); and Lease Number 1195888, identified as Crit Mitchell Heirs 4 (.0125 royalty interest); all being reported to the Kentucky Department of Revenue by Diversified Production LLC. Together with the right to any and all unpaid, unclaimed, and/or suspended proceeds or royalties from said wells or any other oil and natural gas prop-

erty owned by Karen Lynn Mitchell in Floyd County, Kentucky. 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 successful 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 3rd day of July, 2025.

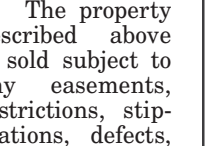
/s/ GREGORY A. ISAAC  
Gregory A. Isaac  
Floyd County Master Commissioner

**COMMON-WEALTH OF KENTUCKY FLOYD CIRCUIT COURT C. A. NO. 19-CI-00714**

**MID SOUTH CAPITAL PARTNERS, LP, PLANTIFF V. JAMES D. NEWSOME; EVERETTE RAY HUNTER; KERMIT MICHAEL HUNTER; ERNESTINE LOUISE SIZE-MORE; BETTY MARIE SPRIGGS; THE UNKNOWN-SPOUSE, IF ANY, OF JAMES D. NEWSOME; THE UNKNOWN-SPOUSE, IF ANY, OF EVERETTE RAY-HUNTER; THE UNKNOWN**

**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.



er 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 3rd day of July, 2025.

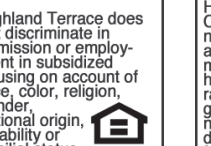
/s/ GREGORY A. ISAAC  
Gregory A. Isaac  
Floyd County Master Commissioner

**COMMON-WEALTH OF KENTUCKY FLOYD CIRCUIT COURT C. A. NO. 19-CI-00714**

**MID SOUTH CAPITAL PARTNERS, LP, PLANTIFF V. JAMES D. NEWSOME; EVERETTE RAY HUNTER; KERMIT MICHAEL HUNTER; ERNESTINE LOUISE SIZE-MORE; BETTY MARIE SPRIGGS; THE UNKNOWN-SPOUSE, IF ANY, OF JAMES D. NEWSOME; THE UNKNOWN-SPOUSE, IF ANY, OF EVERETTE RAY-HUNTER; THE UNKNOWN**

**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.



**SPOUSE, IF ANY, OF KERMIT MICHAEL HUNTER; THE UNKNOWN-SPOUSE, IF ANY, OF ERNESTINE LOUISE SIZE-MORE; THE UNKNOWN SPOUSE, IF ANY, OF BETTY MARIESPRIGGS; TAX EASE LIEN INVESTMENTS 1, LLC; THE COMMONEALTH OF KENTUCKY, COUNTY OF FLOYD; KENTUCKY DEPARTMENT OF REVENUE, DIVISION OF COLLECTIONS; RECKART EQUIPMENT-COMPANY, INC. 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 \$5,824.81, 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 17th day of July, 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:

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

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