

PUBLIC NOTICES

NOTICES

PUBLIC NOTICE
Notice is hereby given that Jonathan R. Cooper, P.O. Box 2132, Millstone, KY 41838 filed an application with the Energy & Environment Cabinet to set a 30' x 60' Manufactured Home. The property is located at 1613 HWY 113, Millstone, KY 41838, approximately 2 miles on Millstone Road from Intersection of 113 & 805 on Left Fork of Millstone Creek. 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. (11-20-2pcc)

NOTICE
Commonwealth of Kentucky
Letcher Circuit Court
Civil Action No. 24-CI-00142
Community Trust Bank, Inc.
Plaintiff
Vs.
Daniel Hayes;
Unknown Spouse of Daniel Hayes;
Jeremy Hayes and Misty Hayes
Defendants
NOTICE OF MASTER COMMISSIONER SALE

By virtue of a Judgment and Order Referring Case to Master Commissioner for Judicial Sale entered on October 25, 2024, 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 10th day, December, 2024, 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 Letcher County, Kentucky:
The real property is 8027 Highway 7 South, Blackey, Ky. 41804
Map #043-80-00-016.01
TRACT I:
Beginning on a stake on the Kentucky River, corner of R. B. Caudill, Sr., lot, running about 160 feet to the corner of I.D. Back lot; thence up the hill north to the right of way of Kentucky Highway No. 7; thence

running east about 160 feet with highway right of way to the R.B. Caudill, Sr., line; thence down the hill with R.B. Caudill Sr., line to the BEGINNING, known as part of the W. J. Caudill, Sr., estate.
TRACT II:
A certain tract or parcel of land and bounded as follows:
BEGINNING at a stake near 2 water birches standing on the north bank of the North Fork of the Kentucky River, at a corner of R. B. Caudill's lot; thence with said line N 25 00 W 275 feet to a stake in a line of the I.D. Caudill tract; thence with said line 100 feet to a corner of a lot deeded to Walton Back and I.D. Back; thence with said Backs line S 25 00 E 325 feet to middle of the Kentucky River; thence down said river 100 feet to a point opposite the beginning; thence a straight line to the Beginning, containing one-half (1/2) acres, more or less.
Excepted from the above parcel of property is that property conveyed to I.D. Back by Rondal Jones and Cathie Jones, his wife, by Deed dated May 2, 1989, and recorded in Deed Book 290, page 271, records of the Letcher County Court Clerk's Office.
BEGINNING at a steel stake on the upper edge of Kentucky Highway 7 right-of-way at the property of I.D. Back; thence up the hill along and with the said I.D. Back property line to a steel stake; thence around the hill in a straight line a distance of approximately 100 feet to a steel stake at the property line of R.B. Caudill heirs; thence down the hill along and with the property line of the said R. B. Caudill heirs to a steel stake in the upper edge of Kentucky Highway 7 right-of-way; thence up the road along with said highway right-of-way a distance of approximately 100 feet to the BEGINNING.
The property herein described is all of the grantor's property lying above Kentucky Highway 7 as described in the grantor's Deed from William Curtis Cornett and Thelma Cornett, his wife, dated March 8, 1982, and recorded in Deed Book 260, page 313, records of the Letcher County Court

Clerk's Office.
Being the same property conveyed to Daniel Hayes by deed dated March 27, 2013, from Jeremy Hayes and Nadine Hayes, his wife, and recorded in Deed Book 420, page 305, in the Letcher County Clerk's Office, Whitesburg, Kentucky.
Including a 2001 River Mobile Home VIN #RBAL014236AB
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 the principal sum in rem the principal sum of \$98,834.19, plus unpaid interest of \$3,833.23, plus late charges of \$243.00, plus legal fees of \$10,168.60, plus an escrow deferred-Loss Mitigation of \$1,134.30, plus interest deferred – Loss Mitigation of \$5,165.28, for a total payoff of \$123,038.54, plus interest and accruing daily at a rate of \$15,4565692 or 5.63% (as of May 9, 2024).
Dated this ____ day of November, 2024.
Gene Smallwood, Jr.
Master Commissioner
Letcher Circuit Court

NOTICE
Commonwealth of Kentucky
Letcher Circuit Court
Civil Action No. 24-CI-00143
Community Trust Bank, Inc.
Plaintiff
Vs.
Estate of Kelly J. Ballou, Jr.
AKA Kelly Ballou;
Through Co-Executors James Kelly Ballou or Mason Kelly Ballou;
James Kelly Ballou;
Unknown Spouse of James Kelly Ballou;
Mason Kelly Ballou;
Unknown Spouse of

Mason Kelly Ballou;
Morgan Jaylynn Henson;
And, Melinda Henson
Defendants
NOTICE OF MASTER COMMISSIONER SALE
By virtue of a Judgment and Order Referring Case to Master Commissioner for Judicial Sale entered on October 25, 2024, 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 10th day, December, 2024, 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 Letcher County, Kentucky:
Property Address: 78 A Ok Drive, Jenkins, Kentucky 41537
Map # 028-50-00-038.01
The following described real property located in Letcher County, Kentucky:
A parcel of land lying in the Dunham Section of the City of Jenkins, Letcher County, Kentucky, also being situated on Elkhorn Creek, a tributary of the Russell Fork River; said tract lying west of and adjacent to said creek and being approximately 4.8 miles southeast of the junction of Ky Highway 317 and 805, and being more specifically described as follows:
BEGINNING at a set iron pin PLS 2157 in the right-of-way of Ky. 805, said iron pin being 30 feet westerly at right angles from the centerline of said highway; thence with the line common to Kelly Ballou MCDB 9 pg 619; South 66-12-05 West 31.48 feet to a set iron pin PLS 2157; thence North 27-55-38 West 136.55 feet with the line of the Jenkins congregation of Jehovah's witnessed DB 212 pg. 278, to a set iron pin PLS 2157; thence with said line; North 43-09-45 West 74.22 feet to a set iron pin PLS 2157; thence north 13-28-23 West 34.58 feet to a set iron pin PLS 2157; thence South 75-26-09 West 89.21 feet to a set iron pin PLS 2157 being

Women's event planned at Camp Nathanael

A Camp Nathanael women's event, "And Jesus said to them, 'I am the bread of life'" will take place on December 7. The event will be held from 10 a.m. to 1 p.m. Attendees should bring their favorite Christmas recipe on a card to swap. For more information, visit WWW.CAMPNATHANAEL.ORG/WOMENSMINISTRY.

NOTICES

a corner common to the Beth- Elkhorn Corporation DB 197 pg 408; thence with the Beth-Elkhorn line North 18-24-00 West 22.38 to a stake; thence North 08-07-32 West 72.12 feet to a found iron pin, being an original corner of the Jenkins Congregation of Jehovah Witnesses tract; thence turning Easterly down the hill and continuing with the Beth-Elkhorn Corporation line North 79-33-48 East 79.64 feet to a set X on a rock near the edge of the old railroad bed; thence continuing down the hill North 69-49-53 East 36.05 feet to a set iron pin PLS 2157 said iron pin being set in the westerly right-of-way of Ky. 805; thence with said right-of-way, South 12-44-31 East 52.65 feet South 19-52-59 East 49.98 feet; South 34-19-59 East 49.65 feet; South 38-40-19 East 50.98 feet to a set iron pin in the right-of-way PLS 2157; thence continuing with said right-of-way South 27-35-45 East 52.11 feet; thence South 14-16-44 East 73.96 feet to the point of Beginning. Containing 0.45 acres more or less (reference Plat Survey for David Collins, (5-25-07) attached to Deed Book 390, page 760, for more particular description).
Being the same property conveyed to Kelly Ballou, unmarried, by deed dated February 14, 2020, from Robert David Collins and Misty Collins, husband and wife, and recorded March 9, 2020, in Deed Book 447, page 480, in the Letcher County Clerk's Office, Whitesburg, Kentucky.
The said Kelly Ballou died testate on or about April 14, 2022, as evi-

NOTICES

denced by his Last Will and Testament recorded August 31, 2022, in Will Book 37, page 154, in the Letcher County Clerk's Office, Whitesburg, Kentucky. As per the provisions of his Will, the subject property is now vested in Mason Kelly Ballou, Morgan Jaylynn Hensen, James Kelly Ballou and Melinda Henson as their interest may be.
Also, included is a 1976 12 x 70 Mobile home; Serial Number: 201410670039.
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 the principal sum in rem of \$21,008.44, plus unpaid interest of \$1,027.88, plus late charges of \$112.77, plus legal fees of \$303.50, plus escrow balance of \$329.22, less unapplied funds balance of \$200.00, for a total payoff of \$22,581.81, plus interest and accruing daily at a rate of \$2.4072171 or 4.125% (as of May 8, 2024), together with all unpaid delinquent and current state, county and/or city ad valorem real estate

NOTICES

taxes, if any.
Dated this ____ day of November, 2024.
Gene Smallwood, Jr.
Master Commissioner
Letcher Circuit Court (11-27-2b)
NOTICE
Commonwealth of Kentucky
Letcher Circuit Court
Civil Action No. 24-CI-00208
Community Trust Bank, Inc.
Plaintiff
Vs.
Estate of Barbara Whenal, Through her Administrator;
Unknown Spouse of Barbara Whenal;
Unknown Heirs of Barbara Whenal;
Unknown Spouses of Unknown Heirs of Barbara Whena; And, Christal Parris And Fred Parrish
Defendants
NOTICE OF MASTER COMMISSIONER SALE
By virtue of a Judgment and Order Referring Case to Master Commissioner for Judicial Sale entered on October 11, 2024, 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 10th day, December, 2024, 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 Letcher County, Kentucky:
The real property address is: 257 Fairview Lane, Neon, Ky. 41840.
Map # 303-40-02-021, 004

NOTICES

Lying in Neon, Letcher County, Kentucky, and described as follows:
Being Lot No. 3, in Block No. 20, of the town of Neon, and bounded on the North by Mountain Avenue; on the East by Lots Nos. 1 and 2; on the South by Fairview Avenue; on the West by Lot No. 4.
This being the same property conveyed to Barbara Whenal, single, dated 12/30/2002, and recorded on 12/31/2002, in Deed Book 363, page 58, in the Letcher County Recorder'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: the principal sum of rem of \$11,644.20, plus unpaid interest of \$488.09, plus late charges of \$77.96, plus legal fees of \$225.00, for a total payoff of \$12,435.25, plus interest accruing daily at a rate of \$2.6684625 or 8.25% (as of July 23, 2024).
Dated this 4th day of November, 2024.
Gene Smallwood, Jr.
Master Commissioner
Letcher Circuit Court (11-27-2b)

CALL FOR BIDS FOR CALENDAR YEAR 2025

Supplies and Materials

The Letcher County Fiscal Court will be accepting sealed bids for the following supplies and materials meeting the specifications set forth below.

FUEL AND PETROLEUM PRODUCTS:

Highway Grade and Off-Road Diesel Fuel, Regular Unleaded Gasoline, Antifreeze, Motor Oil, and Moly EP Synthetic Plus Grease #2
Picked up or delivered to County Garage

CULVERTS:

Corrugated Metal 16 Gauge Culverts in the following sizes: 8, 10, 12, 15, 18, 24, 36, 48, and 60 inches
Quote price per foot and size
Picked up or delivered to County Garage

Polyethylene Culverts in the following sizes: 8, 10, 12, 15, 18, 24, 36, 48, and 60 inches

Quote price per foot and size
Picked up or delivered to County Garage

CRUSHED LIMESTONE:

Sizes: Dense Grade Aggregate (DGA), 6-10, 57, No. 8, No.2, Channel Liner
Picked up or delivered to County Garage
Picked up at quarry and delivered to the closest
County reserves the right to accept bids from multiple vendors on rock picked up or delivered to specific job sites (projects closest to the rock quarry) throughout the county.

ASPHALT:

As per State Specifications FOB or installed on various roads in Letcher County

RAIL AND CRIBBING

20 feet steel with 4 feet spacing – Rock will be provided by the County

Professional Services

The Letcher County Fiscal Court will be accepting sealed bids for professional services to be performed at various buildings and locations in Letcher County.

ELECTRICAL:	Per Hour	Copy of contractor license required with bid
PLUMBING:	Per Hour	Copy of master license required with bid
HEATING/AIR CONDITIONING:	Per Hour	Copy of contractor license required with bid
Heating and Air Conditioning excludes the Courthouse and Recreation Center		
CARPENTRY:	Per Hour	Copy of contractor license required with bid
REFRIGERATION:	Per Hour	Copy of license required with bid
CONCRETE:	Installed by the yard including forming and rebar	
Bid Slab and/or wall		

EQUIPMENT AND OPERATOR (Combined hourly rate for equipment and operator):

Small Excavator: 30,000 lbs. – 38,000 lbs.
Medium Excavator: 40,000 lbs. – 77,000 lbs.
Large Excavator: 80,000 – 100,000 lbs.

Small Dozer: 17,000 lbs. – 29,000 lbs.
Medium Dozer: 30,000 lbs. – 89,000 lbs.
Large Dozer: 110,000 lbs. – 155,000 lbs.

Small Skid Steer: 7,000 lbs. – 8,000 lbs.
Medium Skid Steer: 8,000 lbs. – 10,000 lbs.
Large Skid Steer: 11,000 lbs. – 13,000 lbs.

All bids will be received until 10:00 AM on Monday, December 16, 2024 and shall be marked on the outside indicating the name of the material or service bid enclosed. Bids will be opened and read aloud at the Regular Monthly Meeting of the Letcher County Fiscal Court on December 16, 2024 at the hour of 10:00 AM. Said meeting will be held in the District Courtroom of the Letcher County Courthouse, 156 Main Street, Whitesburg, Kentucky.

Bid spec sheets for each item are available at the office of Letcher County Judge/Executive Terry Adams, Letcher County Courthouse, 156 Main Street, Suite 107, Whitesburg, Kentucky. If you have any questions, you may call the office of Judge Adams at 606-633-2129.

The Letcher County Fiscal Court reserves the right to reject any or all bids.

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ADVERTISEMENT FOR REBIDS

For the Project Titled:
Blackey Community Center
Blackey, Letcher County, Kentucky

Letcher County Fiscal Court, the Owner, will receive sealed bids for the Blackey Community Center located at 283 Main Street Loop, Blackey, Kentucky 41804. Bids must be received at the office of Letcher County Fiscal Court, 156 Main Street, Suite 107 Whitesburg, KY 41858, on or before 10:00 AM on Friday, December 13, 2024. The bids will be publicly opened and read aloud at that time. Any bid received later than the time specified for receipt of bids or any bid which is not submitted in the proper form, shall not be considered.

PROJECT DESCRIPTION

The project consists of all work and materials necessary for the renovation of the Blackey Community Center. This work includes but not limited to selective demolition, elevating/raising the building above flood levels and renovating the exterior and interior of the building. Demolition, Structure Raising, foundation and site Concrete, HVAC, Electrical, and Plumbing trades will be necessary to complete this project.

All bidders are strongly encouraged to attend a pre-bid meeting scheduled on Friday, December 6, 2024, at 11:00 a.m. local time, at Blackey Community Center, 283 Main Street Loop, Blackey, KY 41804.

All bids shall be submitted only on the Bid Form included in the Bid Documents. Each bid shall be accompanied by a certified check, cash or bidders bond executed by the bidder and surety company in the sum of not less than five percent (5%) of the amount of the bid. The successful bidder will be required to provide a Performance and Payment Bond in the amount of 100 % of the contract price.

"Sealed Bids" must be submitted, in duplicate originals, on the Bid Form included in the Project Manual and clearly marked on the outside "Bid – Blackey Community Center". Mailed Bids shall be addressed to Letcher County Fiscal Court, 156 Main Street, Suite 107, Whitesburg, KY 41858 and marked on the outside as "Bid – Blackey Community Center".

Bidders shall provide supporting documentation that they have adequate equipment to complete the project in the scheduled time. In addition, all bidders shall provide a current list of projects under contract as well as a list of similar projects successfully completed. Successful bidder will be required to provide documentation of liability and workers compensation insurance.

Submission of a bid shall be construed as confirmation that the bidder has visited the site and is satisfied as to the extent of work required. No changes to the contract will be considered based on misunderstandings of the scope of the work if such misunderstanding could have been addressed by a site visit.

No bidder may withdraw a bid submitted for a period of ninety (90) days after the date of the opening of bids.

The Bidder awarded the contract shall complete this project within 240 Days, calendar days. Liquidated damages will be assessed at \$1,000 per calendar day. All work on this project must be completed by August 10, 2025.

Awards shall be made on the basis of best value. The Letcher County Fiscal Court reserves the right to reject any and all bids received and to waive any formalities, to accept any bid which it deems advantageous. Any bid that is obviously unbalanced may be rejected.

This Contract is expected to be funded in part with funds provided by the Department of Homeland Security, Federal Emergency Management Agency (FEMA).

Bidders must comply with the President's Executive Order Nos. 11246 and 11375, which prohibit discrimination in employment regarding race, creed, color, sex, or national origin. Bidders must COMPLY WITH Title VI of the Civil Rights Act of 1964, the Anti-Kickback Act, Section 3 Segregated Facilities, Section 109 and the Contract Work Hours Standard Act. DBE participation is encouraged.

This project is NOT EXEMPT from State and Local Sales and Use Tax. All applicable taxes shall be applied to the Work and the costs of taxes shall be included in the Bid amount. Prevailing Wages DO NOT apply to this project. Prospective bidders may examine the Plan sets and bid documents" at the office of the Letcher County Judge Executive, 156 Main Street, Suite 107, Whitesburg, KY 41858, and purchase "Plan sets and bid documents" can be obtained at the office of Bocoock Engineering, Inc., 312 Tenth Street, Paintsville, Kentucky, 41240 for a non-refundable fee of \$100.

LETCHER COUNTY FISCAL COURT IS AN EQUAL OPPORTUNITY EMPLOYER