

**LEGAL ADVERTISEMENT**

**Notice of Administration to Creditors**

Notice is hereby given that the following estate(s) have been opened for probate in the ROANE County Clerk's Office at 200 MAIN STREET, SPENCER, WV 25276-1411. Any person seeking to impeach or establish a will must make a complaint in accordance with the provisions of West Virginia Code 41-5-11 through 13. Any interested person objecting to the qualifications of the personal representative or the venue or jurisdiction of the court, shall file notice of an objection with the County Commission within 60 days after the date of the first publication or within 30 days of the service of the notice, whichever is later. If an objection is not filed timely, the objection is forever barred. Any person interested in filing claims against an estate must file them in accordance with West Virginia Code 44-2 and 44-3.

Settlement of the estate(s) of the following named decedent(s) will proceed without reference to a fiduciary commissioner unless within 60 days from the first publication of this notice a reference is requested by a party of interest or an unpaid creditor files a claim and good cause is shown to support reference to a fiduciary commissioner.

Publication Date: Friday, February 7, 2020  
Claim Deadline Date: Tuesday, April 7, 2020

- ESTATE NUMBER: 1776  
ESTATE NAME: RICHARD LEE BRADLEY SR  
ADMINISTRATRIX: SHARON MILLER BRADLEY  
69 RUSTIC ACRES  
SPENCER, WV 25276-7823
- ESTATE NUMBER: 1768  
ESTATE NAME: MARY LOUIS CLARK  
EXECUTRIX: JENNIFER E BLOWER  
1518 PENIEL ROAD  
GAY, WV 25244-9642
- ESTATE NUMBER: 1769  
ESTATE NAME: EMOGENE HALL  
EXECUTOR: GEARY HALL  
205 GOFF RUN  
SPENCER, WV 25276-8105
- ESTATE NUMBER: 1766  
ESTATE NAME: ROY RAY HARRIS  
ADMINISTRATRIX: HELEN CONNIE BATEMAN  
SPENCER, WV
- ESTATE NUMBER: 1770  
ESTATE NAME: WESLEY ALLEN HENSON  
EXECUTRIX: CONNIE S HENSON  
105 CRESCENT CIRCLE  
SPENCER, WV 25276-1516
- ESTATE NUMBER: 1777  
ESTATE NAME: MARK ELLIOTT HORWICH  
ADMINISTRATRIX: SARAH F HORWICH  
331 CHURCH STREET  
SPENCER, WV 25276-1809
- ESTATE NUMBER: 1764  
ESTATE NAME: EVA MALONEY LITTLE  
EXECUTRIX: MAROLYN PRICE  
90 PEPPERBUSH LANE  
FAIRMONT, WV 26554-8200
- ESTATE NUMBER: 1767  
ESTATE NAME: JUSTINE PAXTON  
ADMINISTRATRIX: PEGGY STARCHER  
8193 CHARLESTON ROAD  
WALTON, WV 25286-9625
- ESTATE NUMBER: 1771  
ESTATE NAME: MICHELE DAWN PETTIT  
ADMINISTRATRIX: LORRAINE J PETTIT  
1326 RIPLEY ROAD  
SPENCER, WV 25276-8748
- ESTATE NUMBER: 1775  
ESTATE NAME: DANIEL LEE ROGERS  
ADMINISTRATOR: THOMAS ROGERS  
PO BOX 222  
SPENCER, WV 25276-0222
- ESTATE NUMBER: 1774  
ESTATE NAME: SHARON JEAN SMITH  
ADMINISTRATRIX: INA J SMITH  
P.O. BOX 673  
NEWTON, WV 25266-0673
- ESTATE NUMBER: 1779  
ESTATE NAME: JAMES STARCHER  
ADMINISTRATRIX: CHRISTINE STARCHER  
601 MARKET STREET  
APT. 27  
SPENCER, WV 25276-1838
- ESTATE NUMBER: 1772  
ESTATE NAME: LARRY DALE TUCKER  
EXECUTRIX: SUSAN L TUCKER  
4825 PARKERSBURG ROAD  
REEDY, WV 25270-9581
- ESTATE NUMBER: 1773  
ESTATE NAME: JOANNE TYO  
ADMINISTRATRIX: JESSICA TYO  
1005 PARKERSBURG ROAD  
SPENCER, WV 25276-1055
- ESTATE NUMBER: 1778  
ESTATE NAME: HARRY WAYNE WILLIAMS  
EXECUTOR: DAVID TINY WILLIAMS  
66 LION FORK  
SPENCER, WV 25276-8768

Subscribed and sworn to before me on 01/30/2020

Charles B. White Jr.  
Clerk of the Roane County Commission  
By Lynn Webb  
Deputy Clerk

2t 2/6-13/20 B

**IN THE COUNTY COMMISSION OF  
ROANE COUNTY, WEST VIRGINIA  
NOTICE OF ANCILLARY ADMINISTRATIONS  
OF WEST VIRGINIA REAL ESTATE  
WITHOUT APPOINTMENT  
(TESTATE)**

The undersigned Clerk of the County Commission of Roane County does hereby give NOTICE that, pursuant to the provision s of West Virginia Code § 44-5-13(b), there has been filed and there is pending before me and the said County Commission an Affidavit for ancillary administration of West Virginia real estate without the appointment of any personal representative and does state as follows:

Publication Date: 02/06 & 02/13/2020  
Claim Deadline 04/06/2020

1. The following named decedent(s), dates of death and addresses are:

**DECEDENT:** Carolyn Keith  
**DECEDENTS DATE OF DEATH:** 10/17/2011  
**DECEDENTS ADDRESS:** 1342 Krumroy Rd, Akron, OH 44306  
with said will of the decedent, which is dated the **28th** day of **January, 1985**, having been probated by the Probate Court of the County of     , State of     , on the      day of      20    . The decedent died owning real estate situate in the State of West Virginia

**AFFIANT:** Charles R. Keith, Jr.  
**AFFIANT'S ADDRESS:** 722 Leeman Drive, Akron, OH 44319

1. The following named decedent(s), dates of death and addresses are:

**DECEDENT:** Julia A. White  
**DECEDENTS DATE OF DEATH:** 12/06/2009  
**DECEDENTS ADDRESS:** 643 Seiberling St., Akron, OH 44305  
with said will of the decedent, which is dated the **29th** day of **September, 1995**, having been probated by the Probate Court of the County of Summit, State of Ohio, on the 31st day of October, 2019. The decedent died owning real estate situate in the State of West Virginia

**AFFIANT:** Thomas K. Smith  
**AFFIANT'S ADDRESS:** 222 Simmons Street, Spencer, WV 25276

2. The County Commission before whom the affidavit has been filed is the County Commission of Roane County, with Mailing addressed of 200 Main Street, Spencer, WV 25276

3. Any interested person objecting to the filing of the affidavit or objecting to the absence of appointment or administration being made in this State must file a written objection with the County Commission within sixty (60) days after the date of first publication or thirty (30) days of service of this Notice upon such interested person by the person filing the Notice, whichever is later. NOTICE IS GIVEN THAT IF AN OBJECTION IS NOT TIMELY FILED, THE OBJECTION IS FOREVER BARRED AND THAT THE ANCILLARY ADMINISTRATION OF THE WEST VIRGINIA REAL ESTATE OF THE ABOVE DECEDENT SHALL BE DEEMED FINAL AND COMPLETE IN ACCORDANCE WITH THE PROVISIONS OF LAW.

ENTER THIS **6th** DAY OF **February, 2020**.

Charles B. White, Jr., Clerk of the Roane County Commission

2t 2/6-13/20 B

**NOTICE OF TRUSTEE'S  
SALE**

NOTICE OF TRUSTEE'S SALE is hereby given pursuant to and by virtue of the authority vested in

the Substitute Trustee, WV Trustee Services, LLC, by that certain Deed of Trust dated November 12, 2010, executed by Borrower, Kenneth L Bunner Jr, to Drew Patton, the Trustee

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of record in the office of the Clerk of the County Commission of Roane County, West Virginia, in Book 301, at Page 563. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 136 Spencer Ave, Spencer, WV 25276. WV Trustee Services, LLC were appointed as Substitute Trustees by APPOINTMENT OF SUCCESSOR TRUSTEE dated January 9, 2017, of record in the Clerk's Office in Book 338, Page 127. The borrower defaulted under the Note and Deed of Trust and the Substitute Trustees have been instructed to foreclose under the Deed of Trust. Accordingly, the Substitute Trustees will sell the following described property to the highest bidder at the front door of the Courthouse of Roane County, in Spencer, West Virginia, on the following date:

**28th day of February, 2020  
at 11:15 a.m.**

All those certain lots, tracts or parcels of land situate in the Spencer Corporation, Roane County, West Virginia and more particularly bounded and described as follows: The following five (5) adjoining lots, tracts, or parcels of real estate, being Lots Nos. 17, 18, 19, 20, and 21 in block 6 of the College Addition to the City of Spencer, Roane County, West Virginia. There is excepted from the above Lot No. 17 and a 12 ½ foot strip of Lot No. 18, next adjoining Lot 17 in Block 6 of the said College Addition, as laid out on a map or plat of said Addition duly recorded in the Office of the Clerk of the Roane County Commission in Plat Book No. 1, at page 108. The 12 ½ foot strip of Lot No. 18 is further bounded and described as follows: Beginning at a stake corner between Lots Nos. 17 and 18 on Spencer Avenue, and running thence in a north-easterly direction 120 feet with the division line between Lots Nos. 17 and 18 to the northern corner between Lots Nos. 17 and 18 on an alleyway thence in a westerly direction with said alleyway 12 ½ feet to a stake in Lot No. 18; thence in a south-easterly direction and running parallel with said first mentioned line 120 feet to a stake in Spencer Avenue, thence with said Spencer Avenue 12 ½ feet to the place of beginning. There is further excepted and reserved from this conveyance and not hereby conveyed all of the oil, gas and other mineral underlying the above described tract of land. There is further excepted and reserved all valid easements and rights of way heretofore created in the chain of title.

Being the same property conveyed to Kenneth L Bunner Jr by the Deed dated November 12, 2010 and recorded in Deed Book 471 at Page 298 in the Office of the Clerk of the County Commission of Roane County, West Virginia.

**TERMS OF SALE:**

1) The property will be conveyed in an "AS IS" physical condition by Deed containing no warranty, express or implied, subject to the Internal Revenue Service right of redemption, all property taxes, prior Deeds, liens, reservations, encumbrances, restrictions, rights-of-ways, easements, covenants, conveyances and conditions of record in the Clerk's office or affecting the subject property.

2) The Purchaser shall be responsible for the payment of the transfer taxes imposed by the West Virginia Code § 11-22-1.

3) The Beneficiary and/or the Servicer of the Deed of Trust and Note reserve the right to submit a bid for the property at sale.

4) The Trustee reserves the right to continue sale of the subject property from time to time by written or oral proclamation, which continuance shall be in the sole discretion of the Trustee.

5) The Trustee shall be under no duty to cause any existing tenant or person occupying the property to vacate said property, and any personal property and/or belongings remaining at the property after the foreclosure sale will be deemed to constitute ABANDONED PROPERTY AND WILL BE DISPOSED OF ACCORDINGLY.

6) The total purchase price is payable to the Trustee within thirty (30) days of the date of sale, with ten (10%) of the total purchase price payable to the Trustee at sale.

WV Trustee Services, LLC,  
Substitute Trustee  
BY: Dionne Reynolds, Limited  
Signing Officer  
WV Trustee Services, LLC  
McGuire Office Center  
618 Tenth Street, Suite 108  
Huntington, WV 25701  
(304) 853-3336  
dionne.reynolds@wvtrusteeservices.com  
3t 2/6-20/20 RCR

**IN THE FAMILY COURT OF  
ROANE COUNTY, WEST  
VIRGINIA**

IN THE MATTER OF:

Civil Action No: 19-FIG-5  
Judge Steven Jones  
O.R.A.S. and A.I.C.S.

Minors Under the Age of 18 Years,  
Cyann R. Jensen v. Padriac John Bentz Stratton

**NOTICE OF PUBLICATION  
TO: PADRIAC JOHN BENTZ  
STRATTON**

It appearing that Respondent Padriac Stratton no longer resides his last known address, Respondent's current address is unknown, and Petitioner has used due-diligence in attempting to locate Respondent, it is hereby ORDERED that Respondent Padriac Stratton serve upon, Angela M. White, Counsel for Cyann R. Jensen, whose address is 110 S. Third Street, Clarksburg, WV 26301, an answer, including any related counterclaim or defense you may have to the Petitioner's Petition for Guardianship filed in this action within thirty (30)

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days of the first publication of this Notice. A copy of said Petition for Guardianship can be obtained from the Clerk of the Roane County Circuit Court, located at 200 Main Street, #5, Spencer, WV 25276. This action may affect your parental rights. A hearing will be held on the Petition for Guardianship on February 18, 2020, at 11:00 a.m. before the Honorable Judge Steven Jones, Roane County Family Court, located at the Roane County Family Court, 200 Main St., Spencer, WV 25276. Padriac Stratton may wish to appear to protect his interest. ENTERED by the Clerk of the Roane County Circuit Court this the 2nd day of January, 2020.  
Andrea Stockner, Clerk  
Roane County Circuit Court  
2t 2/6-13/20 RCR

**PUBLIC NOTICE**

The Roane County Board of Education will meet to consider public input regarding the 2020-21 school calendar on Thursday, February 13, 2020, and Thursday, February 27, 2020. Each of these meetings will be held in the library at Roane County High School beginning at 6 pm. Sample calendars and other considerations will be discussed at these meetings. The public is encouraged to attend.  
2t 2/6-13/20 B

**NOTICE**

2018-S-0000074 – ROANE COUNTY – MOUNTAIN PROPERTIES LLC

To: GLENDA JEAN MORRIS, GLENDA JEAN MORRIS, GLENDA JEAN MORRIS, HEIRS OF PERRY S. COTTRELL, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property and other parties that may have any interest in the subject property.

You will take notice that MOUNTAIN PROPERTIES LLC, the purchaser of the tax lien(s) on the following real estate, Certificate Of Sale: 2018-S-00000074, 19 SUR SPRING CREEK, located in SPENCER, which was returned delinquent in the name of COTTRELL P S, and for which the tax lien(s) thereon was sold by the sheriff of Roane County at the sale for delinquent taxes made on the 8<sup>th</sup> of November, 2018, has requested that you be notified that a deed for such real estate will be made to him or her on or after April 1, 2020, as provided by law, unless before that day you redeem such real estate. The amount you will have to pay on the last day, March 31, 2020 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to March 31, 2020.

\$230.12  
Amount of subsequent years taxes paid on the property, since the sale, with interest to March 31, 2020.

\$129.55  
Amount paid for the Title Examination and preparation of the list to be served and for preparation and service of notice with interest from January 1, 2019 following the sheriff's sale to March 31, 2020. \$939.88

Amount paid for other statutory costs with interest from following the sheriff's sale to March 31, 2020.

\$85.20  
Total amount payable to sheriff – cashier check, money order or certified check must be made payable to The Honorable Todd Cole, Sheriff and Treasurer of Roane County.

\$1,384.75  
Cost of Certification of Redemption – cashier check, money order or certified check must be made payable to The Honorable John B. McCuskey, State Auditor. \$35.00

You may redeem at any time before March 31, 2020, by paying the above total less any unearned interest.

Return this letter and both certified funds to the WV State Auditor's Office, County Collections Division, 1900 Kanawha Blvd East, Building 1, Room W-114, Charleston, West Virginia, 25305.

Questions please call 1-888-509-6568 option 2  
3t 2/6-20/20 B

**NOTICE TO RESIDENTS  
OF ROANE COUNTY, WEST  
VIRGINIA, AND OTHER  
PERSONS INTERESTED,  
OF PUBLIC HEARING ISSUANCE  
OF HOSPITAL REVENUE NOTES  
FOR THE BENEFIT OF HOSPI-  
TAL DEVELOPMENT CO., D/B/A  
ROANE GENERAL HOSPITAL**

To residents of Roane County and other persons interested: Adoption of Resolution and Issuance of Hospital Revenue Notes by the County Commission of Roane County for Hospital Development Co., D/B/A Roane General Hospital

NOTICE IS HEREBY GIVEN, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended, that THE COUNTY COMMISSION OF ROANE COUNTY (the "Commission") contemplates the adoption of a note authorizing resolution (the "Resolution") at a regular meeting to be held on FRIDAY, FEBRUARY 28, 2020 at 11:00 A.M., prevailing time, to consider for approval the issuance of its Hospital Revenue Notes in the maximum aggregate principal amount of not to exceed \$1,000,000 (the "Notes"), pursuant to Chapter 13, Article 2C of the West Virginia Code, as amended, to assist Hospital Development Co., d/b/a Roane General Hospital, a West Virginia non-profit corporation, with hospital facilities located at 200 Hospital Drive, Spencer, West Virginia (the "Hospital"), with the acquisition of certain healthcare equipment, including, but not limited to, capital

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purchase to support the Hospital's technology infrastructure, radiology, neurosurgery, lab and surgical departments, and paying the costs of issuance of the Notes (the "Project"). The Notes shall not constitute an indebtedness of the Commission, but shall be a limited obligation of the Commission, payable solely from the property, revenues and moneys pledged therefor by the Hospital, and neither the Notes nor the interest thereon, nor any charge in connection therewith, shall be a charge against the general credit or taxing powers of the Commission, nor shall the same ever constitute an indebtedness of the Commission within the meaning of any constitutional provision or statutory limitations.

A public hearing will be held before the Commission at the Roane County Courthouse in the Commission Court Room (first floor), located at 200 Main Street, Spencer, West Virginia 25276, on February 28, 2020 at 10:30 a.m., and any person or persons interested may appear before the Commission to present written or oral comments and suggestions and be heard as to the nature of the proposed equipment to be financed with the proceeds of the Notes. Interested individuals may also submit written comments to the Commission at 200 Main Street, Spencer, West Virginia 25276, on or before 10:30 a.m., February 28, 2020. Dated this 5<sup>th</sup> day of February, 2020.

/s/ Merlin Shamblin  
President, Roane County Commission

2t 2/13-20/20 B

**NOTICE OF  
TRUSTEE'S SALE**

**NOTICE OF TRUSTEE'S SALE** and Notice of the Beneficiary/Servicer's election to sell property is hereby given pursuant to and by virtue of the authority vested in the Trustee by that certain Deed of Trust dated July 28, 2007, executed by Jesse M. Starcher and Tina M. Starcher to Drew Patton, Trustee, of record in the Office of the Clerk of the County Commission of Roane County, West Virginia, in Book 278, at Page 368. Bailey & Slotnick, PLLC was appointed as Trustee by APPOINTMENT OF SUCCESSOR TRUSTEE dated January 16, 2020, of record in the Clerk's Office in Book 355, at Page 77. The borrowers defaulted under the Note and Deed of Trust and the Trustee has been instructed to foreclose under the Deed of Trust. Accordingly, the Trustee will sell the following described property to the highest bidder at the front door of the Courthouse of Roane County, in Spencer, West Virginia, on:

TUESDAY, FEBRUARY 25, 2020,  
AT 10:00 A.M.

All that certain lot, tract or parcel of real estate situate, lying and being in the Fairground Park Addition to the City of Spencer, Spencer Corp. District, Roane County, West Virginia, and more particularly described as follows:

BEING Lot No. Twelve (12) in Block E of said Fairground Park Addition as delineated and laid out on a map or plat of said Addition of record in the office of the Clerk of the County Commission of Roane County in Plats Book No. 1, at page 172, which plat was made by W.G. Crichton, C.E.

This conveyance is made and accepted subject to any and all valid easements or rights of way on, over, through and across said real estate in chain of title thereto.

This is the same real estate conveyed unto Jesse M. Starcher and Tina M. Starcher, by Walter A. Counts and Phyllis I. Counts, by deed dated July 28, 2007, and of record in the said Clerk's Office in Deed Book 449, at Page 379.

**TERMS OF SALE:**

1) The property will be conveyed in an "AS IS" physical condition by Deed containing no warranty, express or implied, subject to the Internal Revenue Service right of redemption, all property taxes, prior Deeds, liens, reservations, encumbrances, restrictions, rights-of-ways, easements, covenants, conveyances and conditions of record in the Clerk's office or affecting the subject property.

2) The Purchaser shall be responsible for the payment of the transfer taxes imposed by the West Virginia Code § 11-22-2.

3) The Beneficiary and/or the Servicer of the Deed of Trust and Note reserve the right to submit a bid for the property at sale.

4) The Trustee reserves the right to continue sale of the subject property from time to time by written or oral proclamation, which continuance shall be in the sole discretion of the Trustee.

5) The Trustee shall be under no duty to cause any existing tenant or person occupying the property to vacate the property, and any personal property and/or belongings remaining at the property after the foreclosure sale will be deemed to constitute ABANDONED PROPERTY AND WILL BE DISPOSED OF ACCORDINGLY.

6) The total purchase price is payable to the Trustee by cashier's check, cash or money order within thirty (30) days of the date of sale, with a minimum deposit of \$3,000.00 payable to the Trustee by cashier's check, cash or money order at the time and place of the sale.

Given under my hand this 31<sup>st</sup> day of January, 2020.

**BAILEY & SLOTNICK, PLLC-  
TRUSTEE**  
By: **Marc J. Slotnick, Member**  
Bailey & Slotnick, PLLC  
500 Virginia Street East, Suite 600  
Charleston, West Virginia 25301  
Phone: (304) 3461800  
WV State Bar No. 5956  
2t 2/13-20/20 B

**IN THE FAMILY COURT OF**

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**ROANE COUNTY, WEST  
VIRGINIA**

**Magistrate Court Case No.: 19-  
M44D-00009**

**Family Court Civil Action No.:  
19-DV-7**

**TO:  
BRYAN SEITH BUCKNER  
132 CIRCLE AVENUE APT. C  
SPENCER WV 25276  
ORDER OF PUBLICATION  
(PROTECTIVE ORDER / HEARING  
DATE)**

1. The object of this suit is to obtain protection from the Respondent.

2. The object of this publication is to notify Respondent of the PROTECTIVE ORDER prohibiting the above-named Respondent from having contact with certain individuals. This Order may affect properly and other rights of the Respondent. Violating this Order may subject the Respondent to criminal sanctions. The Respondent is strongly encouraged to obtain copy of this Protective Order and Petition from the Circuit Clerk of the county listed above.

TO THE ABOVE-NAMED RESPONDENT:

If appearing by evidence duly taken in this action that you could not be found in or that you have left the State of West Virginia, you are hereby notified of the ORDER referenced above. A copy of the Petition and Order may be obtained at the Roane County Circuit Clerk's office. This PROTECTIVE ORDER will remain in effect until MAY 3, 2020.

A Final Hearing is scheduled for the 2nd day of MARCH, 2020, at 11:00 A.M. before the Roane County Family Court.

Issued this 3<sup>rd</sup> day of February, 2020 at 2:15 p.m.

Andrea Stockner  
Circuit Clerk  
It 2/12/20 TR

**NOTICE OF SALE UNDER  
DEED OF TRUST**

Default having been made in the payment of that certain note and debt secured by that certain **deed of trust**, executed by **William D. Bartram and Brenda J. Bartram**, which deed of trust is **dated January 13, 2014**, and recorded in the Office of the Clerk of the County Commission of **Roane County, West Virginia**, in **Trust Deed Book 322 page 499**, and demand for sale having been made by the beneficiary and holder of the note and debt secured thereby, to-wit: **Premier Bank, Inc. formerly known as Bank of Gassaway**; notice is hereby given that on **the 9th day of March, 2020, at 10:30 o'clock A.M.**, the undersigned, Trustee, **Terry D. Reed, will offer for sale at public auction** to the highest bidder thereof, at the front door of the Courthouse at Roane County, West Virginia, subject to the reservations, exceptions and provisions hereinafter mentioned, described or referred to, the following described real estate, together with the buildings and improvements thereon and the appurtenances thereunto belonging, including any manufactured structures, mobile homes, double wide or modular homes, the residue of those certain lands situate on the waters of Big Sandy in Geary District, Roane County, West Virginia, and being more particularly bounded described as follows:

**FIRST TRACT:** BEGINNING at a Sugar on Creek bank South 76 West 12 2/5 poles to a Wild Cherry, S. 32 W. 9 4/5 to a dogwood, S. 51 ¼ W. 24 poles to a Hickory, N. 64 ¼ W. 3 poles to a Hickory, N. 70 ½ W. 21 poles to a Chestnut Oak, N. 41 ¼ E. 45 3/5 poles to a stone at foot of hill, S. 63 E. 11 poles to the place of beginning, containing 6 acres, more or less.

**SECOND TRACT:** BEGINNING to a stone pile in a 126 poles line; S. 63 E. 31 poles to a Sugar on Creek bank; S. 30 ½ E. 8 2/5 poles to a sugar N. 64 E. 7 5/6 poles to a Lombard Poplar, N. 47 ½ E. 4/25 poles to a stone at road; N. 37 W. 10 1/5 poles to a White Oak; N. 51 W. 5 4/5 poles to a Chestnut; N. 32 ½ W. 2 poles to iron stake; N. 15 ½ W. 9 4/5 poles to pole line; thence with said line N. 38 W. 15 2/5 poles to the place of beginning, containing 3 acres, more or less.

There is excepted and reserved from the above-described three-acre tract, a tract or parcel of land which is more particularly bounded and described as follows:

BEGINNING at an iron pin, beside the main road, which iron pin is located N. 47 ½ W. 176 feet from three Wild Cherry trees and running thence S. 47 ½ E. 176 feet to three Wild Cherry trees; thence N. 68 ½ E. 157 feet and 6 inches to an iron pin; thence N. 8 E. 205 feet and 6 inches to an electric pole; thence N. 76 W. 101 feet to an iron pin at the public road; thence with public road S. 50 W. 265 feet to the place of beginning, containing 1 ¼ acres, more or less.

The property herein conveyed is the same tract conveyed unto William D. Bartram and Brenda J. Bartram by Edgar Lee Sigmond and Susan G. Sigmond by deed dated January 13, 2006 of record in the Office of the Clerk of the County Commission of Roane County, West Virginia in Deed Book 438 at page 367.

This conveyance is made subject to all existing reservations, restrictions, exceptions, conditions, easements, rights of way or other servitudes, if any, made, reserved or created in prior deeds of record in said Clerk's office, or which would be disclosed by a visual inspection of the premises.

This sale is made subject to, and where applicable, the Purchaser herein shall have the benefit of the exceptions, reservations, rights of way, easements and provisions contained in the foregoing deeds of record.

This sale is further made subject to any and all terms of any other deeds constituting the chain of title.

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The aforesaid tract, and sale thereof, are subject to rights of way or easements and all prior reservations, exceptions, restrictions and agreements affecting the premises which are of record in said Clerk's Office or which would be disclosed by a careful inspection of the premises **and any unpaid real estate taxes.**

Said sale is further made subject to any prior reservations of coal, oil or gas, minerals, and mining, drilling and production rights pertinent thereto. No representation or warranty as to the status of title to the aforesaid property, nor the status of any appurtenances or rights pertaining thereto is given.

**TERMS OF SALE**

Ten (10%) Percent cash in hand on day of sale, remaining balance within thirty (30) days, and subject to any

and all unpaid or unassessed property taxes against said real estate.

The undersigned Trustee reserves the right to continue, cancel, or postpone the sale of said real estate and property from time to time, and to reject all bids if deemed inadequate as he may determine necessary, without notice other than oral proclamation of said postponement, continuation or cancellation at the advertised time and place of said sale.

Dated at Buckhannon, West Virginia this 22nd day of January, 2020.

Terry D. Reed, Trustee

State Bar No.: 3046

P.O. Box 310

Buckhannon, West Virginia 26201

304-472-1565

2t 2/13-20/20 RCR