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Annual Drinking Water Quality Report 2019
CITY OF SPENCER WATERWORKS
116 Court Street, Spencer, WV 25276 • 304-927-2300
PWS# WV3304405
February 13, 2020

Why am I receiving this report?

In compliance with the Safe Drinking Water Act Amendments, the **City of Spencer Waterworks** is providing its customers with this annual water quality report. This report explains where your water comes from, what it contains, and how it compares to standards set by regulatory agencies. The information in this report shows the results of our monitoring for the period of January 1st to December 31st, 2019 or earlier if not on a yearly schedule. If you have any questions concerning this report, you may contact **Mark Ray, Chief Operator, 304-927-1497**. If you have any further questions, comments or suggestions, please attend any of our regularly scheduled city council meetings held on the **1st Thursday** of every month at **6:00PM** in the **council chambers at the Municipal Building, 116 Court Street, Spencer, WV**. **Where does my water come from?**
 Your water source is **surface** water from the Charles Fork Lake.

Source Water Assessment

The West Virginia Bureau for Public Health (WVBPB) conducted a Source Water Assessment in 2003. The intake that supplies drinking water to the **City of Spencer Waterworks** has a ("higher susceptibility to contamination, due to the sensitive nature of surface water supplies and the potential contaminant sources identified within the area"). This does not mean that this intake will become contaminated; only that conditions are such that the surface water could be impacted by a potential contaminant source. Future contamination may be avoided by implementing protective measures. The source water assessment report that contains more information is available for review or a copy will be provided to you at our office during business hours or from the WVBPB 304-558-2981.

Why must water be treated?

All drinking water contains various amounts and kinds of contaminants. Federal and State regulations establish limits, controls, and treatment practices to minimize these contaminants and to reduce any subsequent health effects.

Contaminants in Water

In order to ensure that tap water is safe to drink, EPA prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits of contaminants in bottled water that must provide the same protection for public health. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of these contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at (800-426-4791).

The source of drinking water (both tap and bottled water) includes rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of land or through the ground, it dissolves naturally occurring minerals, and in some cases radioactive material and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include:

- Microbial contaminants**, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations and wildlife.
- Inorganic contaminants**, such as salts and metals, which can be naturally-occurring, or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, farming.
- Pesticides and herbicides**, which may come from a variety of sources such as agriculture, urban storm water runoff, and residential uses.

- Organic chemical contaminants**, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can, also come from gas stations, urban storm water runoff, and septic systems.
- Radioactive contaminants**, which can be naturally-occurring or the result of oil and gas production and mining activities. Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by **Cryptosporidium** and other microbial contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

Water Quality Data Table

Definitions of terms and abbreviations used in the table or report:

- MCLG - Maximum Contaminant Level Goal**, or the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
- MCL - Maximum Contaminant Level**, or the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technique.
- MRDLG - Maximum Residual Disinfectant Level Goal**, or the level of drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect benefits of use of disinfectants to control microbial contaminants.
- MRDL - Maximum Residual Disinfectant Level**, or the highest level of disinfectant allowed in drinking water. There is convincing evidence that addition of disinfectant is necessary to control microbial contaminants.
- AL - Action Level**, or the concentration of a contaminant which, when exceeded, triggers treatment or other requirements which a water system must follow.
- TT - Treatment Technique**, or a required process intended to reduce the level of a contaminant in drinking water.

Abbreviations that may be found in the table:

- ppm** - parts per million or milligrams per liter.
- ppb** - parts per billion or micrograms per liter.
- NTU** - Nephelometric Turbidity Units, used to measure cloudiness in water.
- Pci/l** - picocuries per liter
- NE** - not established.
- N/A** - not applicable.

The **City of Spencer Waterworks** routinely monitors for contaminants in our drinking water according to federal and state laws. The tables below show the results of our monitoring for contaminants.

Table of Test Results - Regulated Contaminants

Contaminant	Violation Y/N	Level Detected	Unit of Measure	MCLG	MCL	Likely source of Contamination
Microbiological Contaminants						
Turbidity	N	0.23 (High) 100% of Monthly Samples < 0.3	NTU	0	TT	Soil runoff
Total Organic Carbon	N	3.31	ppm	N/A	TT	Naturally present in the environment
Radioactive Contaminates						
Alpha emitters	N	1.72	pCi/l	0	15	Erosion of natural deposits
Combined radium	N	0.752	pCi/l	0	5	Erosion of natural deposits
Inorganic Contaminants						
Copper*	N	0.1850	ppm	1.3	AL=1.3	Corrosion of household plumbing systems, erosion of natural deposits
Lead*	N	0.0031	ppm	0	AL= 0.0150	Corrosion of household plumbing systems, erosion of natural deposits
Barium	N	0.0159	ppm	2	2	Discharge from drilling wastes; erosion of natural deposits
Nitrate	N	0.12	ppm	10	10	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Fluoride	N	0.75 (Annual Avg.)(Range) 1.11 to 0.09	ppm	4	4	Erosion of natural deposits; additive to water which promotes strong teeth; discharge from fertilizer and aluminum factories
Volatile Organic Contaminants						
Chlorine	N	2.23 (Yearly Avg.) (Range) 3.8 to 0.50	PPM	4 MRDLG	4 MRDL	Water additive used to control microbes.
Haloacetic Acids (HAA5)	N	38.7 (Yearly Avg.) (Range) 28.0 to 53.9	ppb	N/A	60	By-product of drinking water disinfection.
Total Trihalomethanes (TTHMs)	N	35.9(Yearly Avg.) (Range) 15.2 to 60.1	ppb	N/A	80	By-product of drinking water disinfection.

*Copper and lead samples were collected from 20 area residences in August 2017. Only the 90th percentile is reported. None of the samples collected exceeded the MCL.

Table of Test Results - Unregulated Contaminants

Contaminant	Violation Y/N	Level Detected	Unit of Measure	MCLG	MCL	Likely source of Contamination
Sodium	N	12.0	ppm	NE	20	Erosion of natural deposits
Sulfate	N	24.0	ppm	250	250	Erosion of natural deposits

WE ARE PLEASED TO REPORT THAT THE CITY OF SPENCER WATERWORKS MET ALL FEDERAL AND STATE WATER STANDARDS FOR THE REPORTING YEAR 2019.

Additional Information

The City of Spencer Waterworks system has monitored for some 60 other contaminants and none were found to have detects. Turbidity is a measure of cloudiness in water. We monitor it because it is a good indicator of the effectiveness of our filtration system

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing.

The City of Spencer Waterworks is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your drinking water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>. This report will not be mailed. A copy will be made available for review or your use upon request at our office during regular business hours.

1t 2/20/20 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 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

NOTICE

2018-S-0000074 - ROANE COUNTY - MOUNTAIN PROPERTIES LLC
 To: GLENDA JEAN MORRIS, 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-0000074, 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 8th 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 HOSPITAL 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 purchases 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 proposed issue of Notes and 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 5th day of February, 2020. /s/ Merlin Shamblyn
 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 31st 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 RCR
- 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 ½ 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.

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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.

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

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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 2/20-27/20 RCR

NOTICE OF SALE

In accordance with the storage space rental agreement(s) by and between Hardman's Mini Storage and

Walter Boggs, Unit 5D,
Daniel Simonds, Unit 1F,
Brian McClain, Unit 1H

the contents of these storage unit(s) will be sold at a public sale to the highest bidder commencing at 3:00 p.m., Friday, February 28, 2020, with the viewing of the unit(s) starting five minutes prior to bidding of each unit. The sale of the above described property will be made without warranty. Hardmans reserves the right (1) to bid at the sale, (2) to reject bids at the public sale, (3) to continue such sale to any other time and place by announcement of such continuance at the time and place set forth herein. Auction will take place next to Save A Lot, 109 Pike Street, Spencer, WV.

Fred C Hardman,
Counsel for Spencer Mini Storage

2t 2/20-27/20 TR