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**NOTICE OF TRUSTEE'S SALE OF WELLS, LEASES, AND MINERAL AND SURFACE INTERESTS**

Notice is hereby given that, by virtue of the authority vested in the undersigned Trustee, Kenneth E. Tawney, by a Leasehold Deed of Trust, Assignment, Security Agreement, Fixture Filing and Financing Statement made and executed by Standard Oil Company, Inc., a West Virginia Corporation, to Kenneth E. Tawney, as Trustee, dated effective as of April 1, 2017, recorded in the Office of the Clerk of the County Commission of Roane County, West Virginia, in Trust Deed Book 339, at Page 480 (the "Deed of Trust") and default having been made in the payment of the note secured by the Deed of Trust, the owner and holder of said note, having elected to treat the whole principal debt secured by the Deed of Trust as immediately due and payable and having requested in writing the sale of the wells, leases, mineral and surface interests (the "Mortgaged Properties") conveyed by the Deed of Trust;

NOW, THEREFORE, the undersigned Trustee, having been required to do so by said holder, R&S Oil&Gas, LLC, will sell the Mortgaged Properties conveyed by the Deed of Trust at public auction to the highest bidder at the front door of the Courthouse of Roane County, West Virginia, in the City of Spencer, West Virginia, on **July 16, 2020, at 11:00 a.m.**, local time, and which said Mortgaged Properties are more particularly described in the Deed of Trust as follows:

**See Attached Exhibits A-1 through A-4**

The above-described Mortgaged Properties will be conveyed by the undersigned Trustee by deed, bill of sale, and assignment without warranty of any kind, express or implied, and subject to all prior liens, and further subject to all unpaid real estate taxes or assessments, encumbrances and claims in favor of public service districts / municipal sanitary boards, if any, and also further subject to any covenants, restrictions, conditions, reservations, rights of way and easements of record in the aforesaid Clerk's office and affecting the Mortgaged Properties, and without responsibility for or representations as to any items of personal property located thereon; and, any party claiming an interest in any item of personal property is responsible for the removal thereof prior to the date of sale.

**TERMS OF SALE**

1. Cash in hand on the day of sale;
2. Subject to any special assessments or any liens for real or personal property taxes;
3. The successful bidder shall be responsible for the payment of the transfer taxes imposed by West Virginia Code § 11-22-2.
4. The above-described Mortgaged Properties will be sold by the undersigned Trustee by auction to the highest bidder subject to the right of the undersigned Trustee to reject all bids if, in his opinion, said bids are inadequate;
5. The owner of the indebtedness secured by the Deed of Trust shall have the right to bid;
6. The above-described Mortgaged Properties will be sold in "AS IS" condition. The sale shall be without representation or warranty of any kind, express, or implied; and
7. Such other terms as may be announced at the time of sale.

**CONTINUANCE OR ADJOURNMENT OF SALE**

The undersigned Trustee reserves the right to continue the sale or to adjourn the sale for a time or from time to time without further notice other than oral public announcement at the time and the place of sale as hereinabove set forth or at any continuance or adjournment thereof.

Any questions regarding the sale should be directed to the undersigned at: Kenneth E. Tawney, Esq., 500 Lee Street E., Suite 1600, Charleston, West Virginia 25301 or Post Office Box 553, Charleston, West Virginia, 25322, Phone: (304) 340-1000.

DATED this 23<sup>rd</sup> day of June, 2020.

Kenneth E. Tawney, Trustee

**EXHIBIT A-1 OIL AND GAS LEASES**

Lessor	Lease Date	State	County	Gross Acres	Book/Page
Joseph S Kaufman Etal	8/15/1927	WV	Roane	648	46/60
Julia Thompson Widow, Etal	3/23/1959	WV	Roane	161	91/288
Bertha Wilson Etal	6/21/1957 4-11/1957	WV	Roane	167	88/452 87-447
Carter Oil Company	1/1/1926	WV	Roane	50 ac part of 2028 ac	101/124
Clarence Harper Etal	1/4/1964	WV	Roane	173	102/417
Stella Knotts	11/17/1932	WV	Roane	176	53/323
William S Ryan Etux	3/1/11965	WV	Roane	97	106/100
Mike Ross (Taylor)	7/8/232	WV	Roane	Bore Hole	201/232
Hiram Lukens Etal	1/22/1982	WV	Roane	40	164/718
Sherman Knight	7/27/1961	WV	Roane	52	95/181
Earl M Daniell & I. Chambers Etal	11/2/1960	WV	Roane	67.5	93/403
Dorothy Wright Etal	12/12/1979	WV	Roane	34	161/109
Donald Clarkson	3/5/1962	WV	Roane	70	96/61
Ira Wines	2/11/1964	WV	Roane	55	103/34
W W Wines Etal	3/3/1964	WV	Roane	74	105/558
A A Carihfield Etal	3/10/1964	WV	Roane	27.5	105/577
J C Hively	1/19/1909	WV	Roane	50	10/453
F M Summers	12/13/1905	WV	Roane	153	9/503
Dewey Keffer Etal	10/1/1957	WV	Roane	132	88/158
Dewey Keffer Etal	10/1/1959	WV	Roane	49	90/211
C C Rowe Etal	1/28/1960	WV	Roane	57	90/311
Pritchard		WV	Roane	40	
<b>TOTAL</b>				<b>2373</b>	

**EXHIBIT A-2 WELLS**

Well Name	API Number
J E Post # 1 (Post)	47-087-00748
J E Post # 2 (Post)	47-087-00760
J E Post # 3(Post)	47-087-00958
J E Post # 4 (Post Barbara Oil & Gas)	47-087-01063
Sherman Knight # 1	47-087-00855
M Poole # 1	47-087-01128
M Poole # 2	47-087-01160
Mary Poole # 9	47-087-01163
H W Wines (Sidney Wines)	47-087-01213
B A Hicks # 1	47-087-01210
B A Hicks # 2	47-087-01221
Donald Clarkson # 1	47-087-00897
Donald L Clarkson # 2	47-087-00914
Donald L Clarkson # 3	47-087-00933
F M Thompson # 1	47-087-00951
F M Thompson # 2	47-087-00950
Hiram Lukens # 1	47-087-01301DD
J C Savage # 1 (WM Kaufman)	47-087-01129
Wm Kaufman #2	47-087-01132
Wm Kaufman #3 (Clyde Nutter)	47-087-01138
Wm Kaufman #4 (Clyde Nutter)	47-087-01139
Wm Kaufman #6	47-087-01167
Nicholette #2	47-087-01984
Nicholette # 3	47-087-01985
Nicholette # 4	47-087-01986
William S Ryan # 1	47-087-01241
Radaker-Taylor	47-087-02113
G W Chambers # 1	47-087-02013
G W Chambers # 2	47-087-02014
F M Summers # 4	47=087-4104
F M Summers # 5	47-087-02960
Ira G Wines # 1	47-087-01199
J C Hively # 4	47-087-01529
J C Hively # 5	47-087-01548

Wines -Water Injection Well	47-087-1212
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**EXHIBIT A-3 MINERAL INTERESTS**

COUNTY	DISTRICT	LEGAL DESCRIPTION
ROANE	GEARY	60 A 1/2 OF SANDY
ROANE	HARPER	32 A 1/22 OG STRAIGHT CREEK
ROANE	SMITHFIELD	41 A 1/7 OG MALDEN
ROANE	SMITHFIELD	74 A 11/270 HENRY FORK -J-BAR- HIVELY
ROANE	SMITHFIELD	48 A 1/4 OG MUD FORK
ROANE	SMITHFIELD	153 A 1/27 OG FLAT FORK -STONE -B. STONE 1&2 API 873
ROANE	SMITHFIELD	67 A 53/315 OG JOHNSON CK - BOGGS-STONE LEASE # 1
ROANE	SMITHFIELD	41 A 1/150 OG MALDEN
ROANE	SMITHFIELD	153 A 104/315 OG FLAT FORK
ROANE	SMITHFIELD	68 A 104/315 OG POCA
ROANE	SMITHFIELD	470 A 52/315 POCA
ROANE	SMITHFIELD	114 A 131/210 OG CRANE NEST
ROANE	SMITHFIELD	15 1/12 OG POCA
ROANE	SMITHFIELD	30 A 1/12 OG POCA
ROANE	SMITHFIELD	1 A 1/12 OF POCA
ROANE	SMITHFIELD	47 A 1/4 OG POCA
ROANE	SMITHFIELD	67 A 1/54 OG JOHNSON CK
ROANE	SMITHFIELD	19 1/7 OG PAD
ROANE	SMITHFIELD	70 A 11/64 OG HENRY FORK
ROANE	SMITHFIELD	68 A 2/7 OG POCA
ROANE	SMITHFIELD	10 A 1/7 OG POCA
ROANE	SMITHFIELD	13 A 16/63 OG POCA
ROANE	SMITHFIELD	1/2 A 104/315 OG POCA
ROANE	SMITHFIELD	73 A 41/270 OG POCA
ROANE	SMITHFIELD	2 A 1/27 OG MUD FORK
ROANE	SMITHFIELD	19 A 1/54 OG MALDEN
ROANE	SMITHFIELD	470 A 2/108 OG POCA
ROANE	SMITHFIELD	65 A 1/108 OG POCA
ROANE	SMITHFIELD	13 A 17/270 OG POCA
ROANE	SMITHFIELD	1/2 A 1/27 OG POCA
ROANE	SMITHFIELD	30 A 26/315 OG JOHNSON
ROANE	SMITHFIELD	19A 52/315 OG MALDEN
ROANE	SMITHFIELD	156 A 11/270 OG HAYES
ROANE	SMITHFIELD	65 A 26/315 OG POCA
ROANE	SMITHFIELD	100 A 104/1575 OG POCA
ROANE	SMITHFIELD	50 A 11/180 OG POCA
ROANE	SMITHFIELD	10 A 11/1270 OG POCA
ROANE	SMITHFIELD	68 A 1/27 OG POCA - COLUMBIA
ROANE	SMITHFIELD	2 A 104/315 OG MUD FORK
ROANE	SPENCER	15 A 1/24 OG SLATE
ROANE	SPENCER	47 A 1/24 OG SLATE
ROANE	SPENCER	13 A 1/24 OG SLATE
ROANE	SPENCER	13 1/2 OG SLATE
ROANE	WALTON	347 A 1/3 OG MCKOWN CK -FLESHMAN & NEAL APP MECH.
ROANE	WALTON	2/6 8 A 2/9 OG JOHNSON
ROANE	WALTON	18 A 3/216 OG SILKET FORK
ROANE	WALTON	88 A 6/126 OG SILKET FORK
ROANE	WALTON	1/6 4 A 23/27 OG JOHNSON
ROANE	WALTON	2/6 50 A 1/9 OG MCKOWN CREEK
ROANE	WALTON	2/6 4 A 2/9 OG JOHNSON
ROANE	WALTON	4 A 2/72 OG JOHNSON
ROANE	WALTON	64 A 1/18 OG COTTON TREE
ROANE	WALTON	64 1/18 OG COTTON TREE
ROANE	WALTON	1/12 145 A OG SILKET FORK
ROANE	WALTON	135 A 1/6 OG COTTON TREE
ROANE	WALTON	8 A 2/9 OG JOHNSON CREEK
ROANE	WALTON	4 A 2/9 OG JOHNSON
Roane	Smithfield	30 A 1/108 OG Johnson CK
Roane	Smithfield	156 A 1/7 OG Hayes
Roane	Smithfield	53 A 1/27 OG Laurel
Roane	Smithfield	1/5 167 3/4 OG Clover/Post Barbara Heirs Wells
Roane	Smithfield	1/5 167 3/4 OG Clover/Post Barbara Heirs Wells
Roane	Smithfield	154 A 1/12 OG Poca-PZS-WRT Smith
Roane	Smithfield	100 A 1/135 OG Poca-5-Star- Daugherty Summer Dye
Roane	Spencer	96 A OG Laurel ( part of OG Wayne Roberts Surface)
Roane	Spencer	36 A 1/2 OG Laurel - Laurel Wells 1,2,3
Roane	Spencer	36 A 1/2 OG Laurel - Laurel Wells 1,2,3
Roane	Spencer	87 A 1/2 OG Slate WWV-Smith and Webb Wells
Roane	Spencer	16 A 1/6 OG Laurel
Roane	Spencer	14 A1/4 OG Laurel
Roane	Spencer	53 A 104/315 OG Laurel
Roane	Spencer	50 A 1/24 OG Miller Run - I G Wines Well
Roane	Spencer	49 A 1/6 OG Laurel- W C Bartlett
Roane	Spencer	24 A 1/4 OG Laurel
Roane	Spencer	50 A 1/72 OG Miller Run
Roane	Spencer	87 A 1/12 OG Goff Run
Roane	Spencer	126 A 1/3 OG Goff Run
Roane	Spencer	4 A 1/6 OG Goff Run
Roane	Spencer	2 A 1/12 OG Goff Run
Roane	Spencer	2 A 1/12 OG Goff Run
Roane	Spencer	12 A 1/96 OG Goff Run
Roane	Spencer	20 A 1/96 OG Miller Run
Roane	Spencer	70 A 1/24 OG Miller Run
Roane	Spencer	13 A 1/768 OG Miller Run
Roane	Spencer	34 A 1/2 OG Spring Creek
Roane	Spencer	38 A 1/96 OG Miller Run- H Boggs B A Hicks

**EXHIBIT A-4 SURFACE LANDS**

**Tract 1:**

All that certain, lot, tract or parcel of real estate, together with the improvements thereon and appurtenances thereunto belonging, situate, lying and being in Spencer District, Roane County, West Virginia, designated as Lot No. 10, more particularly bounded and described as follows, to-wit:

BEGINNING at a stake and pointers in an outside line, a corner to Lot No. 9; thence with a part of said outside line, N. 6 degrees 41' E. 40 poles to a White Oak stump, an original corner; thence with a part of another outside line S. 67 degrees 22' E. 106 ½ poles to a maple, a corner to Lot No. 1; thence with a line thereof S. ¾ E. 23 poles to a stake, a corner to Lots Nos. 1, 2, and 9; thence with a line of Lot No. 9, N. 76 degrees 25' W. 106 poles to the place of beginning, containing 21 acres, be the same more or less.

The said Lot No. 10 of the partition of the lands of A. J. Nester is further shown on a map of the partition in Plat Book 2, at page 84, which plat, and deed of said lot to Holly Nester in Deed Book 136, at page 116, grants a right of way for a roadway for the benefit of said Lot No. 10 and other lots, which right of way is set out by metes and bounds in said deed, to which reference is made for a more particular description of the same.

This conveyance is made and accepted subject to any and all prior exceptions and reservations as to the oil, gas and other minerals within and underlying said tract of land heretofore made or appearing in the chain of title; however,



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it is the intention of the parties of the first part to convey to the party of the second part any and all rights to the oil, gas and minerals which they own.

BEING the same tract of land conveyed by Jerry Saunders and Kathy Saunders, husband and wife, to Roy Wayne Roberts and Janet Lee Roberts, husband and wife, by deed dated September 10, 2004, and recorded in the office of the Clerk of the County Commission of Roane County, West Virginia, in Deed Book 426, at page 472, on September 20, 2004; and further being the same tract of land conveyed by Roy Wayne Roberts and Janet Lee Roberts, husband and wife, by deed dated April 1, 2017, to Standard Oil Company, Inc. and recorded in the office of the Clerk of the County Commission of Roane County, West Virginia, in Deed Book 557, at Page 119.

#### Tract 2:

All that certain, lot, tract or parcel of real estate, together with the improvements thereon and appurtenances thereunto belonging, situate on the waters of Goff's Run, Spencer District, Roane County, West Virginia, more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of Secondary 11/3, said point being N. 43-38 W. 15' from a ½" iron rod found, corner to Ralph Frazier; thence with the centerline of Secondary 11/3, S. 32-37 W. 188.33' to a point; thence S. 23-23 W. 191.19' to a point, corner to Orland Norman; thence leaving Secondary 11/3 and with Norman, N. 72-27 W. passing a ½" iron rod set at 15', passing another ½" iron rod set at 97' and another ½" iron rod set at a large White Oak stump at 398', in all 504' to a ½" iron rod set; thence leaving the Norman tract and with a new line across the parent tract; N. 30-07 E. 339.44' to a 24" Chestnut Oak on the ridge found marked, and in a line of the Freddy Carter tract; thence with the Carter tract, S.77-04 E. passing a ½" iron rod set at 480.2', in all 500.2' to the place of beginning, containing 3.95 acres, more or less, and as more fully set forth on that certain map or plat of survey made by William A. Roberts, L.L.S. #714, dated May 27, 1993, attached hereto and made a part hereof.

This conveyance is made and accepted subject to any and all prior exceptions and reservations as to the oil, gas and other minerals within and underlying said tract of land heretofore made or appearing in the chain of title.

BEING the same tract of land conveyed by Frances Vandale and Jeff Vandale, wife and husband, to R & S Oil and Gas, LLC, by deed dated June 7, 1993, and recorded in the office of the Clerk of the County Commission of Roane County, West Virginia, in Book 387, at page 231; and further being the same tract of land conveyed by R & S Oil and Gas, LLC by deed dated April 1, 2017, to Standard Oil Company, Inc. and recorded in the office of the Clerk of the County Commission of Roane County, West Virginia, in Deed Book 557, at Page 116.

#### Tract 3:

All that certain, lot, tract or parcel of real estate, together with the improvements thereon and appurtenances thereunto belonging, situate, lying and being on the waters of Vandale Fork of Spring Creek, in Smithfield District, Roane County, West Virginia, being bounded and described as follows, to-wit:

BEGINNING at a stake, corner to lands of first party and J. A. Keffer on the Vandale Fork Public Road, and running thence with three calls of J. A. Keffer, N. 42-1/2 E. 210 feet to a Red Oak; N. 43-1/2 E. 135 feet 6 inches to a B.O.; thence N. 82-1/2 E. 613 feet to an iron pin; S. 81-1/2 E. 759 feet to a White Oak corner to J. A. Keffer and William J. and Dorothy J. Blosser and running thence with eight calls with said Blosser line, S. 50 W. 243 feet to a Beech; S. 76-1/2 W. 255 to a Lynn; S. 79-1/2 W. 68 feet to a Beech; S. 74 W. 137 feet to a Beech; S. 70 W. 226 feet to a W. O.; S. 70 W. 194 feet to a W.O.; S. 88 W. 216 feet to a Lynn; N. 62-1/2 W. 236 feet to the place of beginning, containing 10.66 acres, (formerly described as containing 4 acres, but actually containing approximately 10.66 acres, more or less.)

There is EXCEPTED AND RESERVED from the above described tract a parcel containing 4.34 acres, bounded and described as follows:

BEGINNING at a white oak, corner to J. A. Keffer and William E. Hughes, thence S. 50 W. 243 feet to a Beech; thence S. 76-30 W. 255 to a Lynn; thence S. 79-30 W. 68 feet to a Beech; thence S. 74-00 W. 137 to a Beech; thence S. 70-00 W. 226 feet to a Beech; thence N. 7-00 E. 348 to an Iron Pipe set in the J. A. Keffer line; thence with said line N. 82-30 E. 422.5 feet to an iron pipe found; thence S. 81-30 E. 388 feet to the place of beginning, containing 4.34 acres, more or less, according to a survey made by Wallace J. Board, L.L.S.#526, on the 5th day of December, 1977.

The subject tract is further identified on the Smithfield District Tax Map No. 6, as Parcel 60.1, containing 6.32 acres, more or less.

This tract is conveyed subject to any and all outstanding interests in and to the oil and gas within and underlying the tract of land hereby conveyed and subject to all valid rights-of-way of record. Included as a part of said description is a roadway right-of-way sixteen (16) feet in width beginning thence over other lands belonging to Jesse Greathouse and Jessie E. Arthur and leading to the Vandale Fork Public Road. BEING the same tract of land conveyed by James D. Rollins, by Maxine Harrison, his Attorney in Fact, to R & S Oil and Gas Company by deed dated October 31, 2007, and recorded in the office of the Clerk of the County Commission of Roane County, West Virginia, in Book 450, at page 459, on October 31, 2007; and further being the same tract of land conveyed by R & S Oil and Gas, LLC by deed dated April 1, 2017, to Standard Oil Company, Inc. and recorded in the office of the Clerk of the County Commission of Roane County, West Virginia, in Deed Book 557, at Page 122.

2t 7/2-9/20 RCR

#### 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, July 3, 2020

Claim Deadline Date: Tuesday, September 1, 2020

ESTATE NUMBER:	1840
ESTATE NAME:	RENIX CHRISTOPHER CROWDER
EXECUTRIX:	LINDA K CROWDER 250 LYNCH RIDGE WALTON, WV 25286-9779
ESTATE NUMBER:	1839
ESTATE NAME:	LILLIAN MARIE HOKE
ADMINISTRATRIX:	VERNIE RAMSEY 198 CHILDERS ROAD CALDWELL, WV 24925-
ESTATE NUMBER:	1837
ESTATE NAME:	SHARON L JONES
EXECUTOR:	LARRY R JONES 169 BEAR RUN REEDY, WV 25270-9638
ESTATE NUMBER:	1830
ESTATE NAME:	DENNIS MORGAN KENNEDY JR
ADMINISTRATOR:	ELJAH D KENNEDY 158 CIRCLE AVENUE SPENCER, WV 25276-1733
ESTATE NUMBER:	1833
ESTATE NAME:	CAROLYN SUE LARCH
ADMINISTRATOR:	KENNA LARCH 3957 CHARLESTON ROAD GANDEEVILLE, WV 25243-9237
ESTATE NUMBER:	1838
ESTATE NAME:	DARLENE MARIE MEADOWS
EXECUTOR:	JOHN W MEADOWS JR 214 CHASE ROAD LOONEYVILLE, WV 25259-9536
ESTATE NUMBER:	1836
ESTATE NAME:	RONZEL PAUL NICHOLS
EXECUTRIX:	PATRICIA ANN NICHOLS 826 BEAR FORK GANDEEVILLE, WV 25243-9293
ESTATE NUMBER:	1832
ESTATE NAME:	EVELYN LOUISE SAMPLES
ADMINISTRATRIX:	ANNIE E GOODWIN 752 LOONEY FORK LEFT HAND, WV 25251-9614
ESTATE NUMBER:	1834
ESTATE NAME:	WILLIAM RANDOLPH SCOTT
ADMINISTRATRIX:	NANCY D SCOTT 218 MARKS DRIVE WALTON, WV 25286-8865
ESTATE NUMBER:	1829
ESTATE NAME:	NORMA GAY SMITH
CO EXECUTOR:	SAMUEL A SMITH 530 OSBORNE MILLS CLENDEIN, WV 25045-7950
CO EXECUTOR:	ROGER L SMITH 1453 MCKOWNS CREEK WALTON, WV 25286-8807
CO EXECUTOR:	DAVID A SMITH 898 ROBINSON RUN WALTON, WV 25286-8946
CO EXECUTOR:	ROY A SMITH 9213 CHARLESTON ROAD WALTON, WV 25286-9641

Subscribed and sworn to before me on 06/25/2020

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

2t 7/2-9/20 B

#### IN THE CIRCUIT COURT OF ROANE COUNTY, WEST VIRGINIA

IN RE:

Juvenile Cases:

R.S. (DOB: 10/31/2017) 20-JA-25

S.S. (DOB: 11/05/2018) 20-JA-26

Infant Respondents,

Hon. Anita Harold Ashley

ANTHONY SHAMBLIN,

CORRIE KROSER,

Adult Respondents.

#### ORDER OF PUBLICATION

It appearing, by a petition filed in this action that Infant Respondent R.S. a male child, born October 31, 2017, whose biological mother is Corrie Kroser aka Cory Crozier, whose biological father is Anthony Shamblin,

who is currently in the custody of the West Virginia Department of Health and Human Services.

It also appearing, by a petition filed in this action that Infant Respondent S.S. a female child, born November 5, 2018, whose biological mother is Corrie Kroser aka Cory Crozier, whose biological father is Anthony Shamblin, who is currently in the custody of the West Virginia Department of Health and Human Services. You are hereby notified, in accordance with the provisions of West Virginia Code Chapter 49, that a petition has been filed in the Circuit Court of Roane County, West Virginia seeking to take custody of the children, R.S a male child, and S.S. a female child and there are no reasonably available alternative to removal of the children, and the continuation in the home is contrary to the best interest of the children due to abuse of these children, and that the emergency situation made efforts to preserve the family and prevent the placement unreasonable or impossible. If you wish to assert or exercise your parental rights to said child you must appear and defend the petition at within thirty (30) days of your receipt of this notice. Your failure to appear and defend will result in the permanent termination of your parental rights. If you fail to respond to this notice within the required time, you may not appear in or receive further notice of this proceeding. You are further notified that a hearing shall be heard on September 9, 2020 at 11:30 a.m., for adjudication or soon thereafter as counsel may be heard, in the Circuit Courtroom of the Roane County Courthouse, 200 Main Street, Spencer, West Virginia, before the Honorable Anita Harold Ashley.

**Andrea Stockner, Clerk  
Circuit Court of  
Roane County, West Virginia**  
2t 7/9-16/20 B

#### TRUSTEE'S SALE OF VALUABLE REAL ESTATE

The undersigned Trustee, acting on the authority granted by the Substitution of Trustee instrument of record in the Office of the Clerk of the County Commission of Roane County, West Virginia, in Trust Deed Book 355, at page 492, and by that Deed-of-Trust, dated October 2, 2013, and recorded in said Clerk's office, in Trust Deed Book 319, at page 325, whereby Kenneth P. Jarvis, Jr. did convey unto James Bennett and David Palmer, Trustees, certain real property which then had the physical address of 1901 Vandals Fork, Spencer, WV 25276 and which property is particularly described in said Deed-of-Trust and, default having been made under the aforementioned Deed of Trust, the current Trustee has been instructed by the secured party to foreclose thereunder and he will offer this real property for sale at public auction at the front door of the Roane County Courthouse in Spencer, West Virginia, on **July 30, 2020, at 2:00 p.m.** The subject property is located in Smithfield District, Roane County, West Virginia, and is bounded and described as follows:

TRACT 1: BEGINNING at a Beech in the line between H.G. Glaze and J.S. Brannon at a stone marked "X", thence 68 W. 74 poles to a Maple; thence S. 70 W. 81 ¼ poles to a stake; thence; S. 9 ½ W. 16 ¼ poles to a C. O. Stump; thence S. 12 ¾ E. 20 poles to a stone pile; thence S. 47 E. 8 poles to a stone; thence S. 89 ½ E. 8 ½ poles to three Poplars; thence S. 67 ¼ E. 21 1/5 poles to a B.O.; thence N. 67 E. 116 poles to a stake in said Brannon line; thence N. 4 W. 4 1/3 poles to the

place of beginning, containing 40 ½ acres and 6 poles, more or less.

There is RESERVED and EXCEPTED from the above-described tract or parcel of land a certain tract or parcel thereof bounded as follows:

BEGINNING at a nail driven in the center of West Virginia Secondary Road 36/8, corner to Ralph Nichols and running thence with Ralph Nichols line, S. 64 degrees 17' E. 1,139.71 feet to an iron pin set in the ground, corner to Ralph Nichols and Clarence W. Hickel; and running thence with the Hickel line S. 1 degrees 40' E. 71.45 feet to an iron pin, corner to Hickel and B.L. Bays; thence with the B.L. Bays line crossing a well access road and a cemetery road, S. 69 degrees 20' W. 874.35 feet to a nail driven in the center of State Secondary Route 36/8; thence running with State Secondary Route 36/8 and thence center thereof 4 lines, N. 19 degrees 16' W. 143.90 feet; thence 17 degrees 19' W 219.58 feet; thence N. 9 degrees 45' W. 215.49 feet; thence N. 11 degrees 09' W. 286.58 feet to the place of beginning, containing 10.077 acres, more or less.

There is also EXCEPTED and RESERVED all that certain lot, tract or parcel of land, situate, lying and being on the waters of the Left Fork of Spring Creek, in Smithfield District, Roane County, West Virginia, bounded and described as follows: BEGINNING at a point in the center of secondary 46, in a line of the Kenneth Jarvis tract at a corner to the Randell Conley tract and a corner to the parent tract, thence with the Kenneth Jarvis tract in part; S-69-20-W passing an iron rod set at 15.01', a total distance of 185.01' to an iron set, thence leaving the Kenneth Jarvis tract and across the parent tract; N-32-16-W 242.70' to an iron rod set, thence; N-40-33-W 58.74' to an iron rod set, thence; N-68-33-W 93.43' to a 15" poplar, thence; S-87-03-W 51.36' to an iron rod set, thence; N-12-30-W 51.36' to an iron rod set, thence; N-12-30-W 50.99' to an iron rod set, thence; N-48-56-E 39.67' to an iron rod set, thence; N-33-03-E 54.49' to an iron rod set, thence; N-04-55-E 261.73' to an iron rod set, thence; N-00-13-W 105.43' to an iron rod set, thence; N-14-59-E 149.97' to

an iron rod set in a line of the Orville Nichols tract, thence with the same, N-73-35-E 32.05' to an iron rod set, thence; S-64-17-E passing a point on a rock at 42.85', a total distance of 61.60' to a point in the center of secondary 46 at a corner to the aforementioned Randell Conley tract; thence with Conley tract and the center of secondary 466; S-11-09-E 286.32' to a point, thence; S-09-45-E 251.49' to a point, thence; S-17-19-E 219.58' to a point, thence; S-19-16-E 143.58' to the place of beginning, containing 4.68 acres, more or less.

This conveyance is expressly made subject to all outstanding interest in and to the oil, gas and other minerals within and underlying the tract or parcel of land hereby conveyed and is also made subject to any and all valid easements or rights of way through, on, over or across same.

This conveyance, however, is expressly made subject to that certain gas line right-of-way over the above conveyed tract of land conveyed by Betty Cucina, widow, to Vera Phalen, by deed dated the 18<sup>th</sup> day of June, 1976, and of record in the Office of the Clerk of the County Commission of said Roane County in Deed Book No. 260, at page 636, to which deed reference is here made for a further description of same.

There is EXCEPTED and RESERVED a 20 foot right-of-way over and across the parcel tract from the Old Haul Road to the Main Road, Twenty foot right-of-way shall follow Old Haul Road as located to main road. This covenant shall extend to and be binding upon the heirs, assigns or successors to Grantors and Grantees.

BEING the same real estate conveyed unto Kenneth Paul Jarvis Jr. by a Deed dated January 15, 1998, and of record in the Office of the Clerk of the County Commission of Roane County, West Virginia, in Deed Book 376, at page 24.

TRACT 2, BEGINNING at a C.O., corner to Brannon and Douglas surveys; thence S 57-1/4 E 30 poles to a stake; N 75-3/4 W 147 poles and 9 links to a stake in line of Ernest West; N 10 E 30 poles to a C.O. stump; S 55 E 6 poles and 16 links to a stone pile;

S 47 E 8 poles to a stone; S 89-1/2 E 8-1/2 poles to three Poplars; S 67-1/2 E 21-1/5 poles to B.O.; N 67 E poles to stake in Brannon's line; S 2-1/2 E 64-1/2 poles to the place of beginning, containing Forty-six (46) acres and 137 poles, more or less.

BEING the same real estate conveyed unto Kenneth P. Jarvis Jr. by a Deed dated February 27, 1993, and of record in the Office of the Clerk of the County Commission of Roane County, West Virginia, in Deed Book 342, at page 190.

This conveyance is made subject to all easements, rights of way, restrictions and protective covenants, including but not limited to all oil, gas and mineral exceptions, reservations and leases, appearing in the chain of title.

This sale includes a 1999 Redman mobile home located on the above described land.

The subject property will be sold in "AS IS" condition. The Trustee and the secured party shall be under no duty or obligation to cause any existing tenant or person occupying the subject property to vacate said property.

TERMS: The above-described property will be sold by the undersigned Trustee or his agent by auction to the highest bidder, for cash in hand on the day of sale or under any different, other, or additional sale terms as he or the lender, in reasonable discretion, determines to be appropriate or advisable.

FEDERAL TAX LIEN: In the event that there are Federal Tax Liens against the property, the United States would have the right to redeem the property within a period of 120 days from the date of such sale or the period allowable for redemption under local law, whichever is longer.

The Trustee reserves the right to continue the sale, or to adjourn the sale, without further notice other than by posting, or by oral announcement at the time and place of sale as set forth above. Drew Patton, *Trustee*

210 Court Street  
Spencer, WV 25276  
(304) 927-1900

7/9-16/20 RCR