Notice of Administration to Creditors, Distributees & Legatees

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 written notice of an objection with the County Commission through the Roane County Clerk's Office at the address listed above 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 or 44-3A.

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: Thursday, February 1, 2024

01/09/2024

Jane A Boggs

01/12/2024

01/10/2024

James Garrett

1226 27Th Street

Michael D Jones

Daren Mcpherson

Jack Clayton Myers

612 S County Road 232

01/16/2024 Referred

2436 Giant Oaks Lane

Pittsburgh PA 15241-2847

Elizabeth WV 26143-0279

Barbara Ellen Starcher

Spencer WV 25276-1038

William J Starcher

Elizabeth M Becker

Bristol NH 03222-3570

6568

3t 1/25-2/8/24 B

stewart@movrc.org.

attention of:

161 Lake Street

210 Vallis Drive

Roy William Rishel

Kimberly A Tetrick

Leslie Maze

2489

P.O. Box 279

01/09/2024

01/12/2024

Treelady

Freemont OH 43420-9231

2494

01/11/2024

778 Flat Fork

01/18/2024

Janet R Myers

Stanton Arthur Boggs

4757 Charleston Road

Russell Earl Collins Jr

Bristol NH 03222-3570

Two Rivers WI 54241-2117

Claudena Caroline Kingery

Delbert Douglas Mcpherson

Looneyville WV 25259-9586

Elizabeth M Becker

Hallie Grace Garrett

11/17/2023 Referred

6982 Charleston Road

Walton WV 25286-8844

161 Lake Street

Gandeeville WV 25243-9257

Claim Deadline: Monday, April 1, 2024 2490

Estate Number: Appointment Date: Estate Name: Executrix

Estate Number: Appointment Date: Estate Name:

Administratrix

Estate Number: Appointment Date: Estate Name: Ancillary Administrator

> Appointment Date: Estate Name: Executor

> > Estate Number:

Estate Name:

Appointment Date:

Estate Number:

Estate Name: Administrator Estate Number: Appointment Date:

Ancillary Administrator Cta

Estate Number: Appointment Date: Estate Name: Executrix

Fiduciary Commissioner

Estate Number: Appointment Date: Estate Name:

Estate Number:

Appointment Date: Estate Name: Administratrix

Subscribed and sworn to before me on 01/29/2024 Sena M. McDonald Clerk of the Roane County Commission By Lynn Webb

June 30, 2024, by paying the above

Given under my hand January 8,

Deputy Commissioner of Delinquent

Nonentered Lands of ROANE

Return this letter and payment to

the WV State Auditor's Office, County

Collections Division, 1900 Kanawha

Blvd East, Building 1, Room W-114,

Questions please call 1-888-509-

NOTICE OF REQUEST FOR

FIBER OPTIC CABLE BIDS

Development Authority, RCEDA,

located in Roane County, West Virginia

is requesting bids for fiber optic cable

for the Roane EDA Multi-County

Broadband Project. The bidder will

be required to complete and submit

Exhibit A in its entirety. **Exhibit A must**

The purpose of the competitive

process is to objectively select the

bidder who will provide the highest

quality products at a realistic fee

Please submit one (1) sealed copy

of all requested information prior to

3:00 p.m. on February 15, 2024, to the

Mid-Ohio Valley Regional Council

Please also forward a copy of the

requested information via e-mail to

For questions or additional

It is the responsibility of the

Attention is directed to the fact that

respondent to ensure the receipt of the

bid by 3:00 p.m. on February 15, 2024.

the project may be undertaken with a

combination of State and/or Federal

funds and all work must be performed

in accordance with all applicable laws,

This procurement shall be in ac-

cordance with the requirements of 2

The owner calls attention to the need

for bidders to make attempts to buy

American in compliance with 2 CFR

200.322: "As appropriate and to the

extent consistent with law, the non-

Federal entity should, to the greatest

extent practicable under a Federal

award, provide a preference for the

purchase, acquisition, or use of goods,

products, or materials produced in the

United States (including but not limited

to iron, aluminum, steel, cement, and

other manufactured products). The

CFR Part 200, Subpart D, sections

information, please contact the MOVRC

delivered by March 15, 2024.

Attn: Caroline Stewart

Parkersburg, WV 26101

caroline.stewart@movrc.org

709 Market Street

at (304) 699-3703.

rules, and regulations.

200.317-200.326.

be requested, in writing, to caroline.

The Roane County Economic

Charleston, West Virginia, 25305.

total less any unearned interest.

G Russell Rollyson Jr.

County, State of West Virginia

2t 2/1-8/24 B

NOTICE

(2022-C-000602 - ROANE COUNTY -ARMSTRONG LAND MANAGEMENT

To: CONNIE SEEBAUGH, BRENDA K. BOGGS OR HER HEIRS AT LAW, DEVISEES, CREDITORS, REPRESENTATIVES, SUCCESSORS. ASSIGNS, ALL UNKNOW HEIRS, GUARDIANS, CONSERVATORS, FIDUCIARIES, ADMINISTRATORS, OTHER PARTIES HAVING AN UNDIVIDED INTEREST IN THE DELINQUENT PROPERTY, AND OTHER PARTIES MAY HAVE ANY INTEREST IN THE SUBJECT PROPERTY, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, coowners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

DISTRICT REEDY MAP 9999 PARCEL 0000 2876 0000

You will take notice that ARMSTRONG LAND MANAGEMENT COMP, the purchaser of the following real estate, CERT NO.: 2022-C-000602, located in REEDY District, 91A 1/20 MIN REEDY, which was returned delinquent or nonentered in the name of BOGGS BRENDA K, and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for delinquent taxes on May 3, 2023. ARMSTRONG LAND MANAGEMENT COMPANY requests that you be notified a deed for such real estate will be made on or after JULY 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before JUNE 30, 2024 will be as follows: Amount equal to the taxes and

charges due on the date of the certification, with interest, for tax year ticket number 2021-15398. \$90.96

Back tax tickets, with interest, and charges due on the date of certification for ticket number \$0.00 Subsequent of taxes paid on the property, with interest to for tax year 2022-15413. \$24.34 Additional taxes with interest

\$0.00 Auditor's Certification, Publication,

and Redemption fee plus interest. \$106.73

Amount paid for the Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. \$980.98 Additional Statutory Fees with interest. \$0.00 Total amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.

\$1,203.01 You may redeem at any time before

requirements of this section must be included in all sub awards including all contracts and purchase orders for work or products under this award.

The RCEDA will afford full opportunity to women-owned and minority business enterprises that submit a show of interest in response to this request and will not discriminate against any interested firm or individual on the grounds of race, creed, color, sex, age, handicap, or national origin in the award of this contract.

This contract will be awarded to the responsible offeror whose bid is within the competitive range and determined to be the most advantageous to the RCEDA; price, delivery date, and other factors considered. Owner has the right to refuse any or all bids presented. West Virginia businesses are strongly encouraged to bid.

A public opening will be conducted at 4:00 p.m. on February 15, 2024, at the Mid-Ohio Valley Regional Council located at 709 Market Street, Parkersburg, WV 26101. 2t 2/1-8/24 B

Roane County Commission Notice of Public Information Meeting

USDA - Rural Development has received an application for federal assistance from the Roane County Commission. The purpose of this notice is to inform the public of the proposed project which consists of the purchase of a law enforcement vehicle.

This notice is also to inform the public of a public meeting to be held on February 22, 2024 at 9:30am. The purpose of the meeting is to provide an opportunity to become acquainted with the proposed project and to comment on economic and environmental impacts, service area, alternatives to the project, or any other issues related to the project.

For further information regarding the proposed project, please contact the Roane County Commission at (304) 927-0078, or USDA Rural Development at (304) 776-5256 Ext. 113 2t 2/1-8/24 B

NOTICE

(2022-C-000806 - ROANE COUNTY - RANDALL D. JARVIS)

To: ROSCOE MURPHY C/O MICHELLE WUDY, ROSCOE MURPHY UNKNOWN HEIRS OF ROSCOE MURPHY, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, coowners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

DISTRICT SPENCER MAP 24 PARCEL 0030 0001 3001

You will take notice that RANDALL D. JARVIS, the purchaser of the following real estate, CERT NO .: 2022-C-000806, located in SPENCER District, ½ INT 10 SUR LAUREL, which was returned delinquent or nonentered in the name of MURPHY ROSCOE, and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for delinquent taxes on May 3, 2023. RANDALL D. JARVIS requests that you be notified a deed for such real estate will be made on or after JULY 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before JUNE 30 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021-31000.

\$179.98 Back tax tickets, with interest, and charges due on the date of certification for ticket number Subsequent of taxes paid on the

property, with interest to for tax year 2022-31030. \$107.49 Additional taxes with interest

\$0.00 Auditor's Certification, Publication,

and Redemption fee plus interest. \$213.25 Amount paid for the Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. \$811.48

Additional Statutory Fees with \$0.00 interest. Total amount Due and Payable to WV State Auditor - cashier check, money

order, certified or personal check. \$1,312.20 You may redeem at any time before JUNE 30, 2024, by paying the above total less any unearned interest.

Given under my hand January 18,

2024. G Russell Rollyson Jr. Deputy Commissioner of Delinquent

Nonentered Lands of ROANECounty, State of West Virginia

Return this letter and payment 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-

3t 2/1-15/24 B

NOTICE

(2021-S-00000077 - ROANE COUNTY WVTJ LLC)

To: STEPHEN BAILEY, GOLDIE BAILEY C/O STEPHEN BAILEY, PAUL BAILEY, ROBERT BILEY, BETTY JO MCCORD, BETTY MCCORD, GOLDIE BAILEY, GOLDIE BAILEY, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, coowners, other parties having an undivided interest in the delinquent property, and other parties that

may have any interest in the subject property.

DISTRICT GEARY MAP 9999 PARCEL 0000 0107

You will take notice that WVTJ LLC, the purchaser of the tax lein(s) on the following real estate. Certificate of Sale: 2021-S-00000077, 314 1/8 OG LEFTHAND, located in GEARY, which was returned delinquent in the name of BAILEY GOLDIE, and for which the tax lien(s) thereon was sold by the sheriff of Roane County at the sale for the delinquent taxes made on the 9th day of November, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after March 23, 2024, 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 22, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to March 22, 2024. \$122.82

Amount of subsequent years taxes paid on the property, since the sale, with interest to March 22, 2024.

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, 2022 following the sheriff's sale to March 22, 2024. \$1,215.30 Amount paid for other statutory costs with interest from following the sheriff's sale to March 22, 2024. \$357.96

Total amount payable to sheriff - cashier check, money order or certified check must be made payable to The Honorable Philip Dever, Sheriff and Treasurer of Roane County. \$1,714.86

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 22, 2024, 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, Questions please call 1-888-509-

6568 option 2 3t 2/1-15/24 B

NOTICE

(2021-S-00000089 - ROANE COUNTY WVTJ LLC)

To: MARJORIE WILLS, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, coowners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

DISTRICT HARPER MAP 25 PARCEL 0017 00003007

You will take notice that WVTJ LLC. the purchaser of the tax lein(s) on the following real estate, Certificate of Sale: 2021-S-00000089, 3/50 INT 82 SUR POCA, located in HARPER, which was returned delinquent in the name of WILLS MARJORIE, and for which the tax lien(s) thereon was sold by the sheriff of Roane County at the sale for the delinquent taxes made on the 9th day of November, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after March 23, 2024, 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 22, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to March 22, 2024.

Amount of subsequent years taxes paid on the property, since the sale, with interest to March 22, 2024.

\$52.88 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. 2022 following the sheriff's sale to March 22, 2024. Amount paid for other statutory costs with interest from following the sheriff's sale to March 22, 2024.

\$112.97 Total amount payable to sheriff - cashier check, money order or certified check must be made payable to The Honorable Philip Dever, Sheriff and Treasurer of Roane County.

\$1,417.67 Cost of Certification of Redemption - cashier check, money order or certified check must be made payable to The Honorable John B. McCuskey, State Auditor.

You may redeem at any time before March 22, 2024, 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 2/1-15/24 B

NOTICE

(2021-S-00000090 - ROANE COUNTY - WVTJ LLC)

To: MARJORIE WILLS, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, coowners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject

PARCEL 0019 00003007

You will take notice that WVTJ LLC, the purchaser of the tax lein(s) on the following real estate, Certificate of Sale: 2021-S-00000090, 3/50 INT 30 SUR POCA, located in HARPER, which was returned delinquent in the name of WILLS MARJORIE, and for which the tax lien(s) thereon was sold by the sheriff of Roane County at the sale for the delinquent taxes made on the 9th day of November, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after March 23, 2024, 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 22, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to March 22, 2024. \$124.57

Amount of subsequent years taxes paid on the property, since the sale, with interest to March 22, 2024. \$20.61

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, 2022 following the sheriff's sale to March 22, 2024. \$1,092.36 Amount paid for other statutory costs with interest from following the sheriff's sale to March 22, 2024. \$112.97

Total amount payable to sheriff cashier check, money order or certified check must be made payable to The Honorable Philip Dever, Sheriff and Treasurer of Roane County \$1,350.51

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 22, 2024, 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 2/1-15/24 B

NOTICE

(2021-S-00000106 - ROANE COUNTY - WVTJ LLC)

To: KENNETH FRANCIS, KEITH FRANCIS, KELSON FRANCIS, KENNETH FRANCIS, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, coowners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

DISTRICT REEDY MAP 9999 PARCEL 0000 2573

You will take notice that WVTJ LLC, the purchaser of the tax lein(s) on the following real estate, Certificate of Sale: 2021-S-00000106, 66A OG M REEDY, located in REEDY, which was returned delinquent in the name of FRANCIS KENNETH R ET AL, and for which the tax lien(s) thereon was sold by the sheriff of Roane County at the sale for the delinquent taxes made on the 9th day of November, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after March 23, 2024, 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 22, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to March 22, 2024. \$138.04

Amount of subsequent years taxes paid on the property, since the sale, with interest to March 22, 2024. \$32.73

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, 2022 following the sheriff's sale to March 22, 2024. \$1.145.05 Amount paid for other statutory costs with interest from following the sheriff's sale to March 22, 2024. \$183.68

Total amount payable to sheriff - cashier check, money order or certified check must be made payable to The Honorable Philip Dever, Sheriff and Treasurer of Roane County. \$1,499.50

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

You may redeem at any time before March 22, 2024, 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 2/1-15/24 B

NOTICE (2021-S-00000110 - ROANE COUNTY

 WVTJ LLC) To: WANNA JEAN MOORE,

HARVEY D WETTER, HARVEY D WETTER, THOMAS D CARPENTER, IRS. ATTN: ADVISORY CONSOLIDATED RECEIPTS. WV STATE TAX DEPARTMENT, HARVEY D WETTER, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-DISTRICT HARPER MAP 25 owners, other parties having an

undivided interest in the delinquent property, and other parties that may have any interest in the subject

DISTRICT REEDY MAP 999 PARCEL 0001 1461

You will take notice that WVTJ LLC, the purchaser of the tax lein(s) on the following real estate, Certificate of Sale: 2021-S-00000110, 145A 1/4 OG M REEDY, located in REEDY, which was returned delinquent in the name of WETTER HARVEY D, and for which the tax lien(s) thereon was sold by the sheriff of Roane County at the sale for the delinquent taxes made on the 9th day of November, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after March 23, 2024, 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 22, 2024 will be as

Amount equal to the taxes and charges due on the date of the sale, with interest, to March 22, 2024.

\$121.33 Amount of subsequent years taxes paid on the property, since the sale, with interest to March 22, 2024.

\$17.40

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, 2022 following the sheriff's sale to March 22, 2024. \$1,160.63 Amount paid for other statutory costs with interest from following the sheriff's sale to March 22, 2024. \$734.39

Total amount payable to sheriff - cashier check, money order or certified check must be made payable to The Honorable Philip Dever, Sheriff and Treasurer of Roane County.

\$2,033.75 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 22, 2024, 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 2/1-15/24 B

NOTICE

(2021-S-00000123 - ROANE COUNTY - WVTJ LLC)

To: KARNE SILKWOOD, ERIC SILKWOOD, PHILLIP GAINER, KENNETH GAINER, CHARLES WILLIAM READING, CHARLES WILLIAM READING, RICHARD JARVIS, RICHARD JARVIS. RICHARD JARVIS, MILDRED JARVIS, LUCILLE GAINER, CHARLES WILLIAM READING, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, coowners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

DISTRICT SMITHFIELD MAP 999 PARCEL 0000 1830

You will take notice that WVTJ LLC, the purchaser of the tax lein(s) on the following real estate, Certificate of Sale: 2021-S-00000123, 186A 1/3 OG FLAT FORK, located in SMITHFIELD, which was returned delinquent in the name of READING CHARLES WILLIAM, and for which the tax lien(s) thereon was sold by the sheriff of Roane County at the sale for the delinquent taxes made on the 9th day of November, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after March 23, 2024, 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 22, 2024 will be as

follows: Amount equal to the taxes and charges due on the date of the sale, with interest, to March 22, 2024.

\$134.80 Amount of subsequent years taxes paid on the property, since the sale, with interest to March 22, 2024.

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, 2022 following the sheriff's sale to March 22, 2024. \$1,285.55 Amount paid for other statutory costs with interest from following the sheriff's sale to March 22, 2024.

Total amount payable to sheriff cashier check, money order or certified check must be made payable to The Honorable Philip Dever, Sheriff and Treasurer of Roane County.

\$1,959.46 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 22, 2024, 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,

Questions please call 1-888-509-6568 option 2 3t 2/1-15/24 B

NOTICE (2021-S-00000124 - ROANE COUNTY

- WVTJ LLC)

2/7/24 1:48 PM

LEGALS 2-8.indd 1

LEGAL ADVERTISEMENT

To: KARNE SILKWOOD, ERIC SILKWOOD, PHILLIP GAINER, KENNETH GAINER, CHARLES WILLIAM READING, CHARLES Virginia, 25305. WILLIAM READING, RICHARD JARVIS, RICHARD JARVIS, 6568 option $\overline{2}$ RICHARD JARVIS, LUCILLE GAINER, 3t 2/1-15/24 B MILDRED JARVIS, CHARLES WILLIAM READING, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, - WVT.J LLC) guardians, conservators, fiduciaries, administrators, lienholders, coowners, other parties having an

DISTRICT SMITHFIELD MAP 999 PARCEL 0000 1834

undivided interest in the delinquent

property, and other parties that

may have any interest in the subject

property.

You will take notice that WVTJ LLC, the purchaser of the tax lein(s) on the following real estate, Certificate of Sale: 2021-S-00000124, 119A 1/4 OG HENRY FORK, located in REEDY, which was returned delinquent in the name of READING CHARLES WILLIAM, and for which the tax lien(s) thereon was sold by the sheriff of Roane County at the sale for the delinquent taxes made on the 9th day of November, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after March 23, 2024, 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 22, 2024 will be as

Amount equal to the taxes and charges due on the date of the sale, with interest, to March 22, 2024.

\$117.86 Amount of subsequent years taxes paid on the property, since the sale, with interest to March 22, 2024.

\$14.18

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, 2022 following the sheriff's sale to March 22, 2024. \$1,285.55 Amount paid for other statutory costs with interest from following the sheriff's sale to March 22, 2024.

\$602.24 Total amount payable to sheriff - cashier check, money order or certified check must be made payable to The Honorable Philip Dever, Sheriff and Treasurer of Roane County.

\$2,019.83 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 22, 2024, 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 2/1-15/24 B

NOTICE

(2021-S-00000134 - ROANE COUNTY WVTJ LLC)

To: BETTY MACQUEEN, STEPHEN MACQUEEN, DOUGLAS MACQUEEN CHARLES MACQUEEN, CHARLES MACQUEEN, CHARLES MACQUEEN II, STEPHEN VIRGIL MACQUEEN, DOUGLAS RAY MACQUEEN, CHARLES MACQUEEN, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries. administrators, lienholders, coowners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject

property. DISTRICT SPENCER MAP 999 PARCEL 0000 1687

You will take notice that WVTJ LLC, the purchaser of the tax lein(s) on the following real estate. Certificate of Sale: 2021-S-00000134, 51 OG LAUREL, located in SPENCER, which was returned delinquent in the name of MACOUEEN CHARLES W. and for which the tax lien(s) thereon was sold by the sheriff of Roane County at the sale for the delinquent taxes made on the 9th day of November, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after March 23, 2024, 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 22, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to March 22, 2024. \$113.38

Amount of subsequent years taxes paid on the property, since the sale, with interest to March 22, 2024.

\$9.86 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, 2022 following the sheriff's sale to March 22, 2024. \$1,232.86 Amount paid for other statutory costs with interest from following the sheriff's sale to March 22, 2024.

\$821.53 Total amount payable to sheriff - cashier check, money order or certified check must be made payable to The Honorable Philip Dever, Sheriff

and Treasurer of Roane County. \$2,177.63 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 22, 2024, by paying the above total less any unearned interest. Return this letter and both certified funds to the WV State Auditor's

LEGAL ADVERTISEMENT

Office, County Collections Division, 1900 Kanawha Blvd East, Building 1, Room W-114, Charleston, West

Questions please call 1-888-509-

NOTICE

(2021-S-00000145 - ROANE COUNTY

To: IRENE BRISENDINE, IRENE BRISENDINE, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, coowners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

DISTRICT WALTON MAP 999 PARCEL 0000 0131

You will take notice that WVTJ LLC, the purchaser of the tax lein(s) on the following real estate, Certificate of Sale: 2021-S-00000145, 130 1/7 OG SANDY CORE APP-BRISENDINE, located in WALTON, which was returned delinquent in the name of BRISENDINE IRENE, and for which the tax lien(s) thereon was sold by the sheriff of Roane County at the sale for the delinquent taxes made on the 9th day of November, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after March 23, 2024, 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 22, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to March 22, 2024.

\$109.88 Amount of subsequent years taxes paid on the property, since the sale, with interest to March 22, 2024.

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, 2022 following the sheriff's sale to March 22, 2024. \$1,109.93 Amount paid for other statutory costs with interest from following the sheriff's sale to March 22, 2024.

\$96.56 Total amount payable to sheriff - cashier check, money order or certified check must be made payable to The Honorable Philip Dever, Sheriff and Treasurer of Roane County.

\$1,323.22 Cost of Certification of Redemption - cashier check, money order or certified check must be made payable to The Honorable John B. McCuskey, State Auditor.

You may redeem at any time before March 22, 2024, 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 2/1-15/24 B

NOTICE

(2022-C-000047 - ROANE COUNTY -MOUNTAIN PROPERTIES LLC)

To: ELLA COTTRELL OR HEIRS AT LAW, HEIRS OF WILLIAM CARPENTER, HEIRS OF REVA CARPENTER, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, coowners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

DISTRICT GEARY MAP 28 PARCEL

0020 0000 0000 You will take notice that MOUNTAIN PROPERTIES LLC, the purchaser of the following real estate, CERT NO.: 2022-C-000047, located in GEARY District, 9.52 SUR GRANNIES CREEK (NEW SURVEY 348/188), which was returned delinquent or nonentered in the name of COTTRELL ELLA ET AL, and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for delinquent taxes on May 3, 2023. MOUNTAIN PROPERTIES LLC requests that you be notified a deed for such real estate will be made on or after JULY 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before JUNE 30, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021-4407. \$170.26

Back tax tickets, with interest, and charges due on the date of certification \$0.00 for ticket number Subsequent of taxes paid on the property, with interest to for tax year 2022-4382. \$99.25 Additional taxes with interest

\$0.00 Auditor's Certification, Publication, and Redemption fee plus interest.

Amount paid for the Title Examination, notice to redeem, publication, personal service, Secretary of State \$1,474.65 with interest. Additional Statutory Fees with \$0.00 interest.

Total amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. \$1,957.41

You may redeem at any time before June 30, 2024, by paying the above total less any unearned interest.

Given under my hand January

LEGAL ADVERTISEMENT

G Russell Rollyson Jr.

Deputy Commissioner of Delinquent and Nonentered Lands of ROANE

County, State of West Virginia Return this letter and payment 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

3t 2/8-22/24 B

NOTICE

(2022-C-000816 - ROANE COUNTY -MOUNTAIN PROPERTIES LLC)

To: THORNIE PHILLIPS IV. JANICE PHILLIPS, SANDRA BROJAKOWSKI, MARK BROJAKOWSKI, OCCUPANT, OCCUPANT, BRIAN STEELE, OCCUPANT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, coowners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

DISTRICT SPENCER MAP 39 PARCEL 0002 0000 0000

You will take notice that MOUNTAIN PROPERTIES LLC, the purchaser of the following real estate, CERT NO .: 2022-C-000816, located in SPENCER District, 46.69 SUR SPRING CREEK, which was returned delinquent or nonentered in the name of STEELE BRIAN J, and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for delinquent taxes on May 3, 2023. MOUNTAIN PROPERTIES LLC requests that you be notified a deed for such real estate will be made on or after JULY 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before JUNE 30, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021-32588.

\$696.94

Back tax tickets, with interest, and charges due on the date of certification for ticket number Subsequent of taxes paid on the property, with interest to for tax \$0.00

Additional taxes with interest \$0.00

Auditor's Certification, Publication, and Redemption fee plus interest.

\$213.25 Amount paid for the Title Examination, notice to redeem, publication, personal service, Secretary of State \$1,850.58 with interest. Additional Statutory Fees with \$0.00

Total amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. \$2,760.77

You may redeem at any time before June 30, 2024, by paying the above total less any unearned interest. Given under my hand January

26, 2024. G Russell Rollyson Jr.

Deputy Commissioner of Delinquent

Nonentered Lands of ROANE

County, State of West Virginia Return this letter and payment 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-

3t 2/8-22/24 B

NOTICE

(2022-C-000905 - ROANE COUNTY -

MOUNTAIN PROPERTIES LLC) To: HEIRS OF JACKIE BOGGS, OCCUPANT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, coowners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

DISTRICT SPENCER CORP MAP 3

PARCEL 0003 0002 0000 You will take notice that MOUNTAIN PROPERTIES LLC, the purchaser of the following real estate, CERT NO.: 2022-C-000905, located in SPENCER CORP District, 4408 SQ FT TANNER RUN, which was returned delinquent or nonentered in the name of BOGGS LORNA E (LIFE EST) COOK ROY L, and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for delinquent taxes on May 3, 2023. MOUNTAIN PROPERTIES LLC requests that you be notified a deed for such real estate will be made on or after JULY 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before JUNE 30, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021-34294.

\$91.12 Back tax tickets, with interest, and charges due on the date of certification for ticket number Subsequent of taxes paid on the property, with interest to for tax year 2022-34326. \$24.48

Additional taxes with interest \$0.00 Auditor's Certification, Publication, and Redemption fee plus interest.

\$168.25 Amount paid for the Title Examination, notice to redeem, publication, personal service, Secretary of State \$1.061.82 with interest. Additional Statutory Fees with \$0.00

LEGAL ADVERTISEMENT

Total amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.

\$1,345.67 You may redeem at any time before June 30, 2024, by paying the above total less any unearned interest.

Given under my hand January 26, 2024.

G Russell Rollyson Jr.

Deputy Commissioner of Delinquent and Nonentered Lands of ROANE County, State of West Virginia

Return this letter and payment 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 1-888-509-3t 2/8-22/24 B

NOTICE

(2022-C-000907 - ROANE COUNTY -

MOUNTAIN PROPERTIES LLC) To: NICOLE FOGEL, NICOLE FOGEL, NICOLE FOGEL, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, coowners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject

DISTRICT SPENCER CORP MAP 3

PARCEL 0173 0000 0000 You will take notice that MOUNTAIN PROPERTIES LLC, the purchaser of the following real estate, CERT NO.: 2022-C-000907, located in SPENCER CORP District, LOTS 53-54 FAIRVIEW, which was returned delinquent or nonentered in the name of GARRETT JOEL H, and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for delinquent taxes on May 3, 2023. MOUNTAIN PROPERTIES LLC requests that you be notified a deed for such real estate will be made on or after JULY 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before JUNE 30, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021-34634.

\$980.15 Back tax tickets, with interest, and charges due on the date of certification for ticket number Subsequent of taxes paid on the property, with interest to for tax year 2022-34642. \$853.93 Additional taxes with interest

\$0.00 Auditor's Certification, Publication, and Redemption fee plus interest.

\$213.25 Amount paid for the Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. \$1,233.15 Additional Statutory Fees with interest. \$0.00 Total amount Due and Payable to WV State Auditor - cashier check, money

order, certified or personal check. \$3,280,48 You may redeem at any time before June 30, 2024, by paying the above

total less any unearned interest. Given under my hand January

26, 2024.

G Russell Rollyson Jr. Deputy Commissioner of Delinquent

Nonentered Lands of ROANE

County, State of West Virginia Return this letter and payment 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 3t 2/8-22/24 B

NOTICE

(2022-C-000913 - ROANE COUNTY -

MOUNTAIN PROPERTIES LLC) To: HEIRS OF GIFFORD ROBERTS C/O ANTHONY ROBERTS, OCCUPANT, LISSIE ROBERTS, GENEVIEVE STUUMP. LELA CARPENTER, GEORGE ROBERTS. HOLLY ROBERTS, GUY ROBERTS, JEWELL VANKE, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, coowners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject

DISTRICT SPENCER CORP MAP 5

PARCEL 0066 0002 0000 You will take notice that MOUNTAIN PROPERTIES LLC, the purchaser of the following real estate, CERT NO.: 2022-C-000913, located in SPENCER CORP District, LOT 4 RILEY ADDN, which was returned delinquent or nonentered in the name of ROBERTS GIFFORD DEO ETAL, and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for delinquent taxes on May 3, 2023. MOUNTAIN PROPERTIES LLC requests that you be notified a deed for such real estate will be made on or after JULY 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before JUNE 30, 2024 will be as follows: Amount equal to the taxes and

charges due on the date of the certification, with interest, for tax year ticket number 2021-35278. \$422.72

charges due on the date of certification for ticket number \$0.00 Subsequent of taxes paid on the property, with interest to for tax year 2022-35317. \$336.95

LEGAL ADVERTISEMENT

Additional taxes with interest

\$0.00 Auditor's Certification, Publication, and Redemption fee plus interest. \$183.25

Amount paid for the Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. \$1,941.46 Additional Statutory Fees with \$0.00 interest. Total amount Due and Payable to WV State Auditor - cashier check, money

\$2,884.38 You may redeem at any time before June 30, 2024, by paying the above total less any unearned interest.

order, certified or personal check.

Given under my hand January 26, 2024.

G Russell Rollyson Jr. Deputy Commissioner of Delinquent

Nonentered Lands of ROANE

County, State of West Virginia Return this letter and payment 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 3t 2/8-22/24 B

NOTICE

(2022-C-000915 - ROANE COUNTY -MOUNTAIN PROPERTIES LLC)

To: RACHEL MCNEELY OR HEIRS AT LAW, RACHEL MCNEELY OR HEIRS AT LAW, CHRISTOPHER LAWS OR HEIRS AT LAW, CHRISTOPHER LAWS OR HEIRS AT LAW, OCCUPANT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, coowners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

DISTRICT WALTON MAP 3 PARCEL 0011 0006 0000

You will take notice that MOUNTAIN PROPERTIES LLC, the purchaser of the following real estate, CERT NO .: 2022-C-000915, located in WALTON District, I SUR BIG LICK, which was returned delinquent or nonentered in the name of MCNEELY RACHEL E ETAL, and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for delinquent taxes on May 3, 2023. MOUNTAIN PROPERTIES LLC requests that you be notified a deed for such real estate will be made on or after JULY 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before JUNE

30, 2024 will be as follows: Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021-39602.

\$506.35 Back tax tickets, with interest, and charges due on the date of certification for ticket number Subsequent of taxes paid on the property, with interest to for tax year 2022-39612. Additional taxes with interest

\$0.00 Auditor's Certification, Publication, and Redemption fee plus interest.

\$1,393.20 Amount paid for the Title Examination, notice to redeem, publication, personal service, Secretary of State \$2,900.03 with interest. Additional Statutory Fees with interest. Total amount Due and Payable to WV State Auditor - cashier check, money

order, certified or personal check. \$1,345.67 You may redeem at any time before June 30, 2024, by paying the above total less any unearned interest.

Given under my hand January 26, G Russell Rollyson Jr.

Deputy Commissioner of Delinquent and Nonentered Lands of ROANE

County, State of West Virginia Return this letter and payment 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 1-888-509-3t 2/8-22/24 B

PUBLIC NOTICE

The Roane County Board of Education will meet to consider public input regarding the 2024-25 school calendar on Thursday, February 22, 2024, and Thursday, March 14, 2024. Each of these meetings will be held in the library at Roane County High School beginning at 6 pm. A sample calendar and other considerations will be discussed at these meetings. The public is encouraged to attend. 2t 2/8-15/24 B

Notice of Request for Qualifications for Architectural & Engineering Services **ROANE COUNTY COURTHOUSE PLUMBING** RENOVATIONS

The Roane County Commission (Spencer, West Virginia) is in the process of obtaining statements of qualifications from qualified firms to provide complete architectural & engineering services for renovations and upgrades to the Roane County Courthouse plumbing system. Professional services will include, but not limited to the following: project Back tax tickets, with interest, and design; preparation of all necessary permit applications; preparation of construction documents, specifications and bidding documents: assistance during bidding; and construction administration services.

Procurement of said services will be in accordance with WV Code Chapter 5G and 24 CFR Part 85.34. All firms interested in being considered for this

selection must submit four (4) copies of a proposal detailing qualifications, technical expertise, management and staffing capabilities, related prior experience, and client references.

The goal of the competitive process is to objectively select the firm who will provide the highest quality of service. Accordingly, technical expertise and related past experience will be weighed heavily. The candidates judged most qualified based on a review of the statements of qualifications will be interviewed. The firm determined to be the most qualified based on an evaluation of the interviews will be asked to prepare fee proposals for services as project scope is finalized.

Please submit four (4) copies of all requested information to: Roane County Commission, ATTN: Jennifer Randolph, Administrative Assistant 200 Main Street, Spencer, WV 25276. Statements of Qualifications will

be accepted until 10:00 a.m. on February 22, 2024. The Roane County Commission reserves the right to accept or reject any and/ or all submissions. All work will be performed in accordance with the regulations issued by State and Federal agencies relative hereto. The selected candidate will be required to comply with Title VI of the Civil Rights Act of 1964, Executive Order 11246, Section 109 of the Housing and Urban Development Act of 1974, Section 3 of the Housing and Urban Development Act of 1968, Conflict of interest Statement, and the Access to Records provisions. The Roane County Commission shall ensure, to the fullest extent possible, that positive efforts are made to utilize small businesses, including those in rural areas, minority-owned firms, and women-owned business enterprises. The Roane County Commission will afford full opportunity to women and minority owned business enterprises to submit a show of interest and response to this request and will not discriminate against any interested individual or firm on the grounds of race, creed, color, sex, age, handicap, or national origin in award of the contract.

Roane County Commission 2t 2/8-15/24 B

To: All Interested Agencies, Groups, and

Individuals This is to give notice that Roane General Hospital has applied for a Community Project Funding Program - Congressionally Funded Construction Programs grant from Health Resources and Services Administration (HRSA) of the Department of Health and Human Services (HHS). Roane General Hospital proposes to construct a modular rural health clinic at 7313

Charleston Rd., Walton, WV 25286. The purpose of this notice is to inform the public of this proposed action within the floodplain as required by Section 2(a)(4) of Executive Order 11988 for Floodplain Management as the proposed action

is within and/or affects a floodplain. Additional information may be obtained by contacting: Roane General Hospital Attn: Amy Downey, CFO, 200 Hospital Drive, Spencer, WV 25276 or (304) 927-6201.

Written comments on the proposed action and potential impacts to floodplains must be submitted to the following address on or before February 23, 2024 Roane General Hospital, Attn: Amy Downey, CFO, 200 Hospital Drive, Spencer, WV

TRUSTEE'S SALE OF

25276.

1t 2/8/24 B

VALUABLE REAL ESTATE The undersigned Substitute Trustee, by virtue of the authority vested in him by that certain Deed of Trust, dated July 28, 2009, and duly recorded in the Office of the Clerk of the County Commission of Roane County, West Virginia, in Document No. 2072186, in Book No. 293, at Page 297, and modified by Loan Modification Agreement recorded in Document No. 2144615, in Book No. 341, at Page 463, and modified in Order recorded in Book No. 30. at Page 597, Joshua Armstead did convey unto Stewart Title Guaranty, Trustee(s), certain real property described in said Deed of Trust; and the beneficiary has elected to appoint Seneca Trustees, Inc., as Substitute Trustee; and default having been made under the aforementioned Deed of Trust, and the undersigned Substitute Trustee having been instructed by MidFirst Bank to foreclose thereunder, will offer for sale at public auction at the front door of the Roane County Courthouse in

Spencer, West Virginia, on March 19, 2024 at 1:00 PM

the following described real estate, together with its improvements, easements and appurtenances thereunto belonging, situate in 02 -Geary District, Roane County, West Virginia, and more particularly described as follows:

All that certain parcel of land situate in the City of Pigeon, County of Roane and State of West Virginia bounded and described as follows:

The residue of the following two

adjoining lots, tracts or parcels of real estate, situate, lying and being on the waters of Big Pigeon of Big Sandy, in Geary District, Roane County, West Virginia, and severally bounded and described as follows: First Tract:

Beginning at a corner of lot line

of W. N. Naylor on the South of Big Pigeon Creek; thence with said line in a 22 E 200 poles crossing the creek

2/7/24 1:48 PM

LEGAL ADVERTISEMENT

LEGALS 2-8.indd 2

LEGAL ADVERTISEMENT

to the original line of 400 acres tract of land conveyed by M. Geary and husband to said W. N. Naylor; thence with same reversed N 72 W 50 poles to a stake and corner to Mary Naylor and with line of same S 22 W 200 poles to the original line of said four hundred acres; thence with same S 72 E 40 poles to the Place of Beginning, containing 50 acres, more or less.

Second Tract: Beginning at a stake in the center of the road on top of dividing ridge between Spice Lick of Grannies Creek and Eads Branch of Pigeon, corner to land sold to Clarence Wells, thence S 61-30 E 647 feet to a black oak and pointers on ridge, thence in 88 E 965.1 feet to a stake on knob, thence S 43 E 105 feet to a stake and pointers on knob; thence S 17 W 465 feet to a stake and hickory pointer; thence S 2-30 E 940 feet to a stake, black oak pointer; thence S 41 E 415 feet to a stake white oak pointer; thence S 12 E 369 feet to a stake in the Navlor line: thence with the Naylor line N 67-45 E passing a set stone at 3,129 feet, on all 32.37 feet to a stake in road; thence leaving the Naylor line and running with said road N 6 E 325 feet; N 34-30 E 239 feet; N 17-30 E 484 feet; N 13-30 W 260.1 feet; N 46-30 E 157.6 feet to the Place of Beginning, containing seventy-two and four-tenths acres.

But there is expressly excepted and reserved from this conveyance the following tracts or parcels of real estate conveyed out of the aforesaid tracts:

(1) A tract of 57 acres and 59 poles. conveyed by A. M. Short, et con to Lawrence Hill, dated April 27, 1938, and of record in the Office of the Clerk of the County Commission of said Roane County, in Deed Book No. 127. at Page 68. (2) A tract of 0.076 acres, conveyed by Condie Short and Margie J. Short, his wife, to Roy Short, dated the 14th day of July, 1978, and of record in said Clerk's Office, in Deed Book No. 267, at Page 618. (3) A tract of 1.02 acres, conveyed by Condie E. Short and Margie J. Short, his wife, to Edward David Donley and Joann Donley, dated the 30th day of July, 1981, and of record in said Clerk's Office, in Deed Book No. 284, at Page 277. (4) A tract of 0.59 acres, conveyed by Condie E. Short and Margie J. Short, his wife, to Charles A. Simonds and Connie J. Simonds, by Deed dated the 29th day of January, 1982, and of record in said Clerk's Office, in Deed Book No. 286, at Page 422. (5) A tract of 1.51 acres, conveyed by Condie E. Short and Margie J. Short, his wife, to Ralph Dean Short and Judy Short, by Deed dated the 29th day of January, 1982, and of record in said Clerk's Office, in Deed Book No. 286. at Page 426. (6) A tract of 1.15 acres, conveyed by Roy A. Short and Rose M. Short to Robert Parsons and Rose Mary Parsons, by deed dated March 25, 1998 and recorded in said Clerk's Office on Deed Book 377, at Page 22. (7) A tract of 2.96 acres, conveyed by Roy A. Short and Rose M. Short to Paul R. Keaton by deed dated March 25, 1998 and recorded in said Clerk's Office on Deed Book 377, at Page 25.

After the aforesaid outconveyances there remains conveyed hereby by estimation 57.7265 acres, more or less, being comprised of the first tract containing 50 acres, more or less, and the second tracts containing 7.7265 acres more or less.

Being a part of the same real estate an undivided 1/7th interest in which was inherited by the said Condie E. Short from his father, the late A. M. Short; and being a part of the same real estate granted and conveyed unto the said Candie E. Short and Margie J. Short by two separate Deeds as follows:

An undivided 5/7ths interest was granted and conveyed by Connis W. Short and wife, Harry M. Short, single, Lona B. Reynolds and husband, Grace Pedley and husband, Carney R. Short and wife, by Deed dated the 3rd day of July, 1967, and of record in the Office of the Clerk of the County Commission of said Roane County in Deed Book No. 222, at Page 588; and an undivided 1/7th interest granted and conveyed by Charles C. Short, widower, by Deed dated the 28th day of January, 1975, and of record in said Clerk's Office, in Deed Book No. 251, at Page 749. The Deeds were conveyed unto Condie E. Short and Margie J. Short, jointly with survivorship. The said Margie J. Short departed this life on the 3rd day of July, 1987, leaving the said Condie E. Short as sole owner of the entire tract of real estate.

Parcel ID#: 02 33 0027 2833 20897031

At the time of the execution of the Deed of Trust, this property was reported to have an address of: 2890 Big Pigeon Rd, Pigeon, WV 25164.

The referenced real estate will be conveyed with no covenants of warranty, and subject to all covenants, restrictions, easements, rights of way and reservations which may be a matter of record in the aforesaid Clerk's Office or visible upon the ground, all prior liens and encumbrances, including, without limitation, liens for real estate taxes. incinerator, sanitary and sewer charges. The purchasers at the sale shall be responsible for paying the recording costs and also the tax on the privilege of transferring real property (the cost of the tax stamp to be affixed to the deed). The purchasers shall be responsible for payment of all real estate taxes.

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

TERMS: \$9000.00 in cash and/ or certified funds as deposit at the time of sale with the balance due and payable within 30 days of the

LEGAL ADVERTISEMENT

day of sale.

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. Pursuant to the Deed of Trust, the Trustee may postpone the sale by public announcement at the time and place designated or by posting a notice of the same, and act by agent in the execution of the sale. The parties secured by the Deed of Trust reserve the right to purchase the property at such sale.

SENECA TRUSTEES, INC. 5000 Coombs Farm Drive, Suite

Morgantown, WV 26508 (304) 413-0044 (304) 292-2918 Toll free: (888) 534-3132 Reference File No. 82295 cc: Roane County Reporter February 8, 2024, February 15, 2024 2t 2/8-15/24 RCR

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

The undersigned Substitute Trustee, by virtue of the authority vested in him by that certain Deed of Trust, dated August 8, 2011, and duly recorded in the Office of the Clerk of the County Commission of Roane County, West Virginia, in Document No. 2087411, in Book No. 306, at Page 17, Jeremy D Greathouse did convey unto David G Palmer, Trustee(s), certain real property described in said Deed of Trust: and the beneficiary has elected to appoint Seneca Trustees, Inc., as Substitute Trustee; and default having been made under the aforementioned Deed of Trust, and the undersigned Substitute Trustee having been instructed by MidFirst Bank to foreclose thereunder, will offer for sale at public auction at the front door of the Roane County Courthouse in Spencer, West Virginia,

March 19, 2024 at 1:00 PM the following described real estate, together with its improvements, easements and appurtenances thereunto belonging, situate in 09 Walton District, Roane County, West Virginia, and more particularly described as follows:

Situate in Marks Home Addition to Village of Walton, located in the District of Walton, County of Roane, and the State of West Virginia, more particularly bounded and described as follows, to wit:

BEING Lots Nos. Eighteen (18), and Nineteen (19), in Block D, in the Marks Home Addition to the Village of Walton, and more particularly described and set out upon that certain map or plat of said Addition, which is of record in the Office of the Clerk of the County Commission of Roane County, West Virginia, in Plat Book No. 2-A, at page 218.

BEING the same real estate conveyed unto Jeremy O. Greathouse by Juan M. Stearns and Kendal E. Stearns, husband and wife, a Deed dated July 20, 2011, and to be recorded in the Office of the Clerk of the County Commission of Roane County, West Virginia, immediately prior hereto.

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

At the time of the execution of the Deed of Trust, this property was reported to have an address of: 94 Marks Drive, Walton, WV 25286.

The referenced real estate will be conveyed with no covenants of warranty, and subject to all covenants, restrictions, easements, rights of way and reservations which may be a matter of record in the aforesaid Clerk's Office or visible upon the ground, all prior liens and encumbrances, including, without limitation, liens for real estate taxes. incinerator, sanitary and sewer charges. The purchasers at the sale shall be responsible for paying the recording costs and also the tax on the privilege of transferring real property (the cost of the tax stamp to be affixed to the deed). The purchasers shall be responsible for payment of all real estate taxes.

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

TERMS: \$4000.00 in cash and/ or certified funds as deposit at the time of sale with the balance due and payable within 30 days of the day of sale.

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.

Pursuant to the Deed of Trust, the Trustee may postpone the sale by public announcement at the time and place designated or by posting a notice of the same, and act by agent in the execution of the sale. The parties secured by the Deed of Trust reserve the right to purchase the property at

SENECA TRUSTEES, INC. 5000 Coombs Farm Drive, Suite 104 Morgantown, WV 26508 (304) 413-0044 (304) 292-2918

Toll free: (888) 534-3132 Reference File No. 85924 cc: Roane County Reporter February 8, 2024, February 15, 2024

2t 2/8-15/24 RCR

CLASSIFIED & REAL ESTATE

STATEWIDE ADS

LET THE WHOLE STATE KNOW about your auction, farm for sale, employment needs, business, service or product with a statewide classified available through this newspaper. Your ad will appear in more than 50 daily and weekly newspapers that reach three out of every four homes in the state and will be posted on the Internet at www.wvpress.org at no additional charge. Cost is \$175 for 25 words, \$10 for each word over 25. For information, contact Spencer Newspapers, 210 E Main St, Spencer, WV 25276 or call 304- 927-2360.

CAREER

TRAIN ONLINE TO DO MEDICAL BILLING! Become a Medical Office Professional online at CTI! Get Trained, Certified & ready to work in months! Call 877-635-0244. The Mission, Program Information and Tuition is located at Career-Technical.edu/consumer-information. (M-F 8am-6pm ET)

EQUIPMENT

GRAVELY TRACTORS New Zero Turn Mowers. Best prices, parts, and repairs. Toll free price line 1-800-827-4551 Richard's Lawn & Garden Spencer, WV Authorized Gravely

HEALTH/MEDICAL

Is 2024 your year? We're here for it and here for you. Reach your goals this year with WeightWatchers. Get started with THREE months FREE. www.weightwatchersoffer. com/46

DONT LET THE STAIRS LIMIT YOUR MOBILITY! Discover the ideal solution for anyone who struggles on the stairs, is concerned about a fall or wants to regain access to their entire home. Call AmeriGlide today! 1-844-592-5113

PORTABLE OXYGEN CONCEN-TRATOR May Be Covered by Medicare! Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One.

Free information kit! Call 833-274- Call: 844-601-2044

DENTAL INSURANCE from Physicians Mutual Insurance Company. Coverage for 350 plus procedures. Real dental insurance - NOT just a discount plan. Do not wait! Call now! Get your FREE Dental Information Kit with all the details! 1-855-405-3412 www.dental50plus.com/press

INTERNET/TV

DIRECTV OVER INTERNET - Get your favorite live TV, sports and local chan-nels. 99% signal reliability! CHOICE Package, \$84.99/mo for 12 months. HBO Max and Premium Channels included for 3 mos (w/ CHOICE Package or higher.) No annual contract, no hidden fees! Some restrictions apply. Call IVS 1-855-656-0296

SWITCH TO DISH and get up to a \$300 gift card! Plus get the Multisport pack in-cluded for a limited time! Hurry, call for details: 1-855-736-4350

CONNECT TO THE BEST WIRE-LESS HOME INTERNET WITH EARTHLINK. En-joy speeds from 5G and 4G LTE networks, no contracts, easy installation, and da-ta plans up to 300 GB. Call 844-230-3640

HUGHESNET SATELLITE INTER-NET - 25mbps starting at \$49.99/ mo! Get More Data FREE Off-Peak Data. FAST download speeds. WiFi built in! FREE Stand-ard Installation for lease customers! Limited Time, Call 1-877-567-2866

MISCELLANEOUS

DONATE YOUR CAR, truck, boat, RV and more to support our veterans! Sched-ule a FAST, FREE vehicle pickup and receive a top tax deduction! Call Veteran Car Donations at 1-888-964-4167 today!

BATH & SHOWER UPDATES in as little as ONE DAY! Affordable prices -No payments for 18 months! Lifetime warranty & professional installs. Senior & Mili-tary Discounts available.

UPDATE YOUR HOME with Beautiful New Blinds & Shades. FREE inhome es-timates make it convenient to shop from home. Professional installation. Top quality - Made in the USA. Call for free consultation: 877-802-8381. Ask about our specials!

HANDS ON THE RIVER MASSAGE, Geraldine Gardner, LMT, 3422 Pennsylva-nia Ave., Charleston, WV. Call (304) 541-9139 for an appointment.



Auction

CHAD STRICKLIN AUCTIONEERING COMPANY LLC WV License # 2168

Spencer, WV 25276 304-532-9682

Licensed by WV Department of Agriculture, Bonded in favor by



Spencer Mon. - Sat. 8 a.m. - 5 p.m. (304) 927-2700

Services

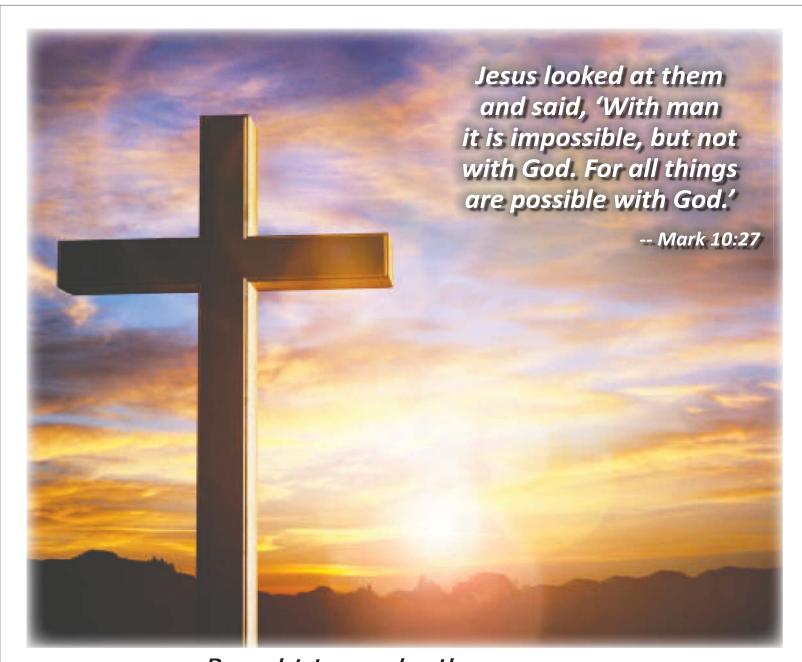






304-927-2360

1 or 2 color and 1 or 2 sided



Brought to you by these sponsors



Minnie Hamilton Health Care Center "Your Family's Health Is Our Main Concern"

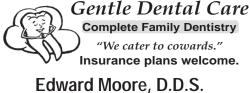
Rt. 1 Box 1A, Grantsville • (304) 354-9244

Roane General Hospital 200 Hospital Drive• Spencer

ROTARY

(304) 927-4444

OF SPENCER



210 E. Main St., Spencer • 304-927-2360

Come join us for Worship E Bible Study

Spencer Church of the Nazarene

754 Parkersburg Rd., Spencer, • 304-927-1535

In person: Sundays at 9:45 a.m. and 6 p.m. and Wednesdays at 6:30 p.m. • Rev. John Miller On Facebook: @spencerchurchofthenazarenewv On Radio: Sundays at 6 p.m. - WVRC 104.7 FM

To advertise call 304-927-2360



Classified 2-8.indd 1 2/7/24 1:49 PM