

LEGAL ADVERTISEMENT

To: KARNE SILKWOOD, ERIC SILKWOOD, PHILLIP GAINER, KENNETH GAINER, CHARLES WILLIAM READING, CHARLES WILLIAM READING, RICHARD JARVIS, RICHARD JARVIS, RICHARD JARVIS, RICHARD JARVIS, RICHARD JARVIS, MILDRED JARVIS, CHARLES WILLIAM READING, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the subject property.

DISTRICT SMITHFIELD MAP 999 PARCEL 0000 1834

You will take notice that WVTJ LLC, the purchaser of the tax lien(s) on the following real estate, Certificate of Sale: 2021-S-00000124, 119A ¼ 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 follows:

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

LEGAL ADVERTISEMENT

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-00000145 – ROANE COUNTY – WVTJ LLC)

To: IRENE BRISENDINE, IRENE BRISENDINE, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the subject property.

DISTRICT WALTON MAP 999 PARCEL 0000 0131

You will take notice that WVTJ LLC, the purchaser of the tax lien(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. \$6.87

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. \$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

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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: THORNI 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, co-owners, other parties having an undivided 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 \$0.00

Subsequent of taxes paid on the property, with interest to for tax year. \$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 with interest. \$1,850.58

Additional Statutory Fees with interest. \$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 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-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, co-owners, other parties having an undivided 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 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 for ticket number \$0.00

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. \$91.12

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 2022-34326. \$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 with interest. \$1,061.82

Additional Statutory Fees with interest. \$0.00

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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 1-888-509-6568
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, co-owners, other parties having an undivided interest in the subject property.

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 \$0.00

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 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-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, co-owners, 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 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

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 2022-35317. \$336.95

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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 interest. \$0.00

Total amount Due and Payable to WV State Auditor – cashier check, money order, certified or personal check. \$2,884.38

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 1-888-509-6568
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, co-owners, 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 \$0.00

Subsequent of taxes paid on the property, with interest to for tax year 2022-39612. \$787.23

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 with interest. \$2,900.03

Additional Statutory Fees with interest. \$0.00

Total amount Due and Payable to WV State Auditor – cashier check, money order, certified or personal check. \$1,345.67

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 1-888-509-6568
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

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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 25276.
It 2/8/24 B

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 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

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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 Naylor 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

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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 104
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, on

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 such sale.

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cc: Roane County Reporter
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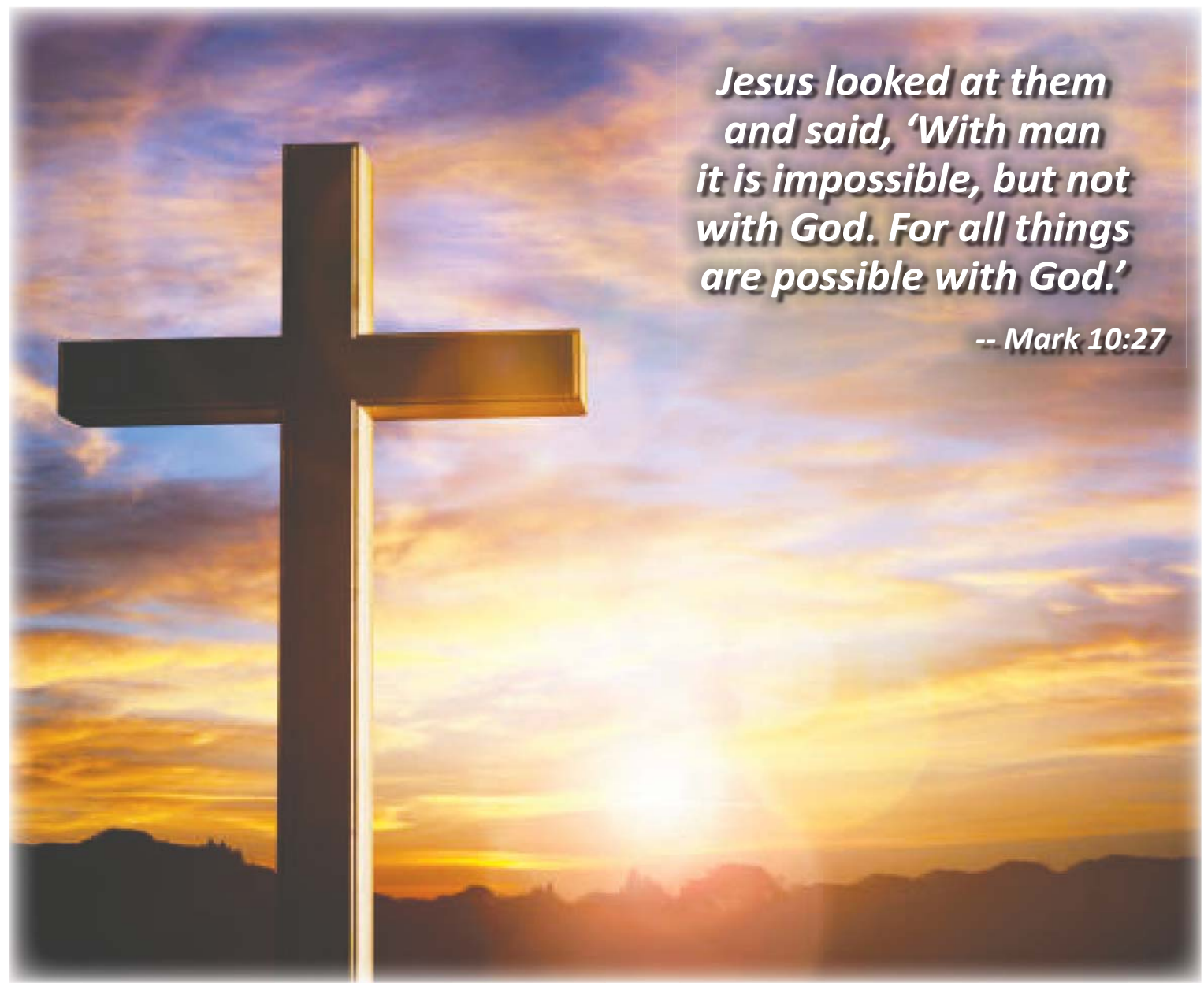
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Jesus looked at them and said, 'With man it is impossible, but not with God. For all things are possible with God.'

-- Mark 10:27

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