

LEGAL ADVERTISEMENT

IN THE CIRCUIT COURT OF ROANE COUNTY, WEST VIRGINIA

Civil Action No: 24-P-38
Judge: Anita Ashley

PHH Mortgage Corporation
Petitioner,
v.
Robin Horton, et al.
Respondents.

ORDER FOR SERVICE BY PUBLICATION

Now comes the Petitioner, PHH Mortgage Corporation, by counsel, who states that the object of the above styled suit is for a Judicial Sale to Enforce Deed of Trust, Appoint Special Commissioner and Declaratory Judgment Quieting Title in Deed of Trust in regard to the subject real estate more commonly known as: 973 Clover Road Spencer, WV 25276. It is ordered that Respondent, Unknown Heirs of the Estate of Richard Earl Nasp and William S. Nash a/k/a Steven William Nash, do serve upon James P. Tomasik, Petitioner's attorney, whose address is Reisenfeld & Associates, LLC, 3962 Red Bank Road, Cincinnati, Ohio 45227, and file with the Court an answer or other defense to the First Amended Petition filed in this action within 30 days of the second date of publication of this notice, otherwise judgment by default may be taken against you at any time thereafter.

A copy of said First Amended Petition can be obtained from the undersigned clerk at his/her office.

Entered by the Clerk of said Court on July 8, 2024.

Andrea Stockner
Circuit Court Clerk

2t 7/18-25/24 B

NOTICE OF SALE

In accordance with the storage space rental agreement(s) by and between Hardman's Mini Storage and Jeffery Walters, Units 23A & 18F, Jean Reynolds, Unit 3E, Anna Matthewson, Unit 9G, Michael Blake, Unit 3D the contents of these storage unit(s) will be sold at a public sale to the highest bidder commencing at 4:00 p.m., Friday, June 26, 2024, with the viewing of the unit(s) starting five minutes prior to bidding of each unit. The sale of the above described property will be made without warranty. Hardmans reserves the right (1) to bid at the sale, (2) to reject bids at the public sale, (3) to continue such sale to any other time and place by announcement of such continuance at the time and place set forth herein. Auction will take place next to Save A Lot, 109 Pike Street, Spencer, WV. Fred C Hardman, Counsel for Spencer Mini Storage
2t 7/18-25/24 TR

PUBLIC NOTICE

The Calhoun County Commission will be selling property located at 88 Country Lane; Mt. Zion, WV 26151. The property includes a dwelling and pole barn and is includes two parcels of land - 0.81 acre and 4.59 acres. This property is appraised at \$118,000.00 with appraisement available upon request. The sale will be held on the Calhoun County Courthouse steps on August 12th at 9:00 with a minimum bid of \$75,000.00. If you have any questions, please contact the Calhoun County Clerk's office at (304) 354-6725.
2t 7/18-25/24 RCR

REQUEST FOR PROPOSALS FOR A PERFORMANCE SERVICES PROJECT

Pursuant to WV Code 5A-3B-1 and SBA Policy Section 210, the Roane County Board of Education is seeking Proposals from qualified energy services companies to implement an energy efficiency project at four Roane County school locations.

Qualified companies are invited to contact Richard D. Duncan, Ph.D., Superintendent, at the Roane County Board of Education Office [rdduncan@k12.wv.us or (304) 927-6400] to obtain a copy of the complete Request for Proposals and submission requirements. A mandatory pre-proposal conference will be held on Friday, August 2, 2024, beginning at 10:00 am local prevailing time at Roane County High School. Complete proposals must be received no later than 1:00 pm local prevailing time on Friday, August 16, 2024, at the Administrative Offices of the Roane County Board of Education, 813 Capitol Street, Spencer, WV 25276.
2t 7/18-25/24 B

PUBLIC SERVICE COMMISSION OF WEST VIRGINIA CHARLESTON

CASE NO. 24-0434-WS-PC
WEST VIRGINIA-AMERICAN WATER COMPANY

Petition for consent and approval of main extension multipliers, excess usage leak adjustment rates and exemption from certain provisions of Water Rule 7.5.5 and Sewer Rule 7.4.5.

NOTICE OF FILING

On May 3, 2024, West Virginia-American-Water Company (WVAWC) petitioned the Commission to (i) modify the amounts WVAWC is required to contribute for line extensions for water and sewer customers, (ii) increase the leak adjustment rate for water customers from \$0.87 to \$1.28 per thousand gallons, and (iii) increase the leak adjustment rate for sewer customers from \$1.86 to \$2.10 per thousand gallons. The application is on file with and available for public inspection at the Public Service Commission, 201 Brooks Street, in Charleston, West Virginia, and online. The Commission will receive public

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comments through August 12, 2024. All written comments should state the case name and number and be addressed to Executive Secretary, P.O. Box 812, Charleston, West Virginia 25323. Public comments may also be filed online at <http://www.psc.state.wv.us/sclipts/onlinecommentdefault.cfm> by clicking the "Formal Case" link.

WEST VIRGINIA-AMERICAN WATER COMPANY

1t 7/25/24 RCR

PUBLIC NOTICE

PUBLIC NOTICE OF PROPOSED CONSTITUTIONAL AMENDMENT: Appearing on the ballot for the 2024 General Election scheduled for November 5, 2024, is a proposed amendment to the West Virginia Constitution as authorized by HJR 28 (2024 Regular Session). The title of the proposed amendment is "Protection of persons against medically assisted suicide" and its summary purpose is "to protect West Virginians against medically assisted suicide." 1t 7/25/24 B

ROANE COUNTY COURTHOUSE PLUMBING PHASE 1 JULY 25, 2024 SBM No. 24089 INVITATION TO BID 000100 - 1 SECTION 000100 - INVITATION TO BID

The Roane County Commission invites proposals to provide all Work including, but not limited to, labor, material, equipment supplies and transportation for:

Request for Bids
Roane County Courthouse
Plumbing Phase 1
200 Main St., Spencer, WV

Scope of Work: The project includes replacement of sanitary piping in the crawl space below the first floor. Inspection and/or hydro jetting of additional piping is to be included. Two new penal fixtures are to be installed. The domestic water pressure reducing valve in the crawl space is to be replaced.

Technical questions concerning the bidding documents shall be directed to Scheeser Buckley Mayfield, 1540 Corporate Woods Parkway, Uniontown, OH 44685-8797 (330-526-2723).

All Bids must be submitted in accordance with Bidding Documents issued by Scheeser Buckley Mayfield and on the Form of Proposal. Bidding Documents may be obtained from: Scheeser Buckley Mayfield 1540 Corporate Woods Parkway Uniontown, OH 44685-8797 (330-526-2723)

Prime Contract Bidders only may contact Scheeser Buckley Mayfield and request Bidding Documents in PDF format. Documents will be available on the Roane County Commission website: www.roanewv.com. They will also be available from the Contractors Association of West Virginia website: www.cawv.org.

A Prebid meeting is scheduled for: Time: 10:00 AM, EDST Date: 8 August 2024 Place: Roane County Courthouse 200 Main Street Spencer, WV 25276

All Prime Contractors bidding the project are encouraged to attend the Prebid meeting to familiarize themselves with the Project location, site conditions, and other relevant information. Subcontractors and material suppliers are also encouraged to attend.

The Bidder, if successful and awarded a contract, will receive a notice to proceed from the Owner and agrees that all Work will start from date of Notice to Proceed and that the project will be Substantially Complete in number of days inserted on Form of Proposal by Bidder. Bidder also agrees to achieve Final Completion within 30 days thereafter.

The Owner will suffer financial loss if the Work is not Substantially Complete within the Contract Time. For each calendar day of delay in achieving Substantial Completion, the Contractor shall be liable for and shall pay the Owner, not as a penalty but as liquidated damages, in accordance with the following schedule:

For each calendar day the project is not Substantially Complete, damages to be assessed at \$100.00 (One Hundred Dollars) per day.

For each calendar day of delay in achieving Final Completion, the Contractor shall be liable for and shall pay half the amount of liquidated damages stated above, plus any additional fees of the Architect and the Architect's consultants that may accrue. Allowances may be made for delays due to shortages of materials and/or energy resources, subject to proof by documentation, and for delays due to strikes or other delays beyond the control of the Contractor. The Contractor in accordance with the Contract Documents must properly document all delays and any claim for extension of the Contract Time.

Submitting Bids: Sealed Bids will be received by the OWNER at the following location until 10:00 AM, EDST, 22 August, 2024 in accordance with the Invitation to Bid, Instructions to Bidders, and Supplementary Instructions to Bidders:

Roane County Commission President
200 Main Street
Spencer, WV 25276
Special Instructions for Delivering Bids:

1. UPS and Federal Express: UPS and FedEx drivers will deliver bids to the mail room at the address above.
2. Hand Delivered Bids (to the address below):

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Roane County Commission
President 200 Main Street Spencer, WV 25276

Owner reserves the right to accept or reject any/all bids. Late bids will not be accepted and will be returned unopened.

All applicable federal, state and local laws, rules and regulations apply.
2t 7/25-8/1/24 B

TRUSTEE'S SALE OF VALUABLE REAL ESTATE

The undersigned Substitute Trustee, by virtue of the authority vesting in it by that certain Deed of Trust recorded on April 26, 2021, in the Office of the Clerk of the County of Commission of Roane County, West Virginia, in Book No. 362 at Page 405, Cody A. Coon and Kayla Coon did convey unto Andrew Patton, as Original Trustee, certain real property described in said Deed of Trust; and the beneficiary has elected to appoint Elk River Trustees Inc., as Substitute Trustee by virtue of a Substitution of Trustee recorded on May 21, 2024, in Book 380 at Page 135 in the aforesaid Clerk's Office; the undersigned Substitute Trustee has been requested, in writing, by the beneficiary of said Deed of Trust to sell the real estate described below, as there has been a default under the terms and conditions of said Deed of Trust. Therefore, the undersigned Substitute Trustee having been instructed by NewRez, LLC d/b/a Shellpoint Mortgage Servicing to foreclose thereunder will offer for sale, at a public auction at the front door of the Roane County Courthouse in Spencer, West Virginia, on

September 18, 2024 at 11:00 AM

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

LEGAL DESCRIPTION

All that certain lot, tract or parcel of real estate situate on the waters of Middle Fork of Reedy Creek, in Reedy District, Roane County, West Virginia, more particularly bounded and described as follows:

BEGINNING at a stake and Walnut pointers by the road, a corner to lands formerly owned by Virginia L. Corbitt; thence with the road N. 42 1/2 E. 39 1/2 poles to a Walnut; thence S. 31 1/2 E. 16 poles to a Stake; thence S. 46 W. 11 poles to a Stake (protracted); thence S. 47 E. 21 poles to a Stake; thence S. 47 E. 21 poles to a Stake; thence S. 47 1/2 W. 19 3/5 poles to a Stake in the upper line; thence with said line N. 55 W. 35 poles to the place of beginning, containing six (6) acres, more or less.

This Deed is made and accepted subject to all outstanding interests in and to the oil, gas and other minerals within and underlying said tract of land, and is further made subject to all valid easements or rights of way of record or apparent from an inspection of the premises.

BEING the same real estate conveyed unto Cody A. Coon and Kayla Coon, husband and wife, by Deborah Huffman and Bradley Cottrill by Deed dated April 9, 2021, and to be recorded in the Office of the Clerk of the County Commission of Roane County, West Virginia, simultaneously herewith.

At the time of the execution of the subject Deed of Trust, the property was reported to have an address of: 237 Middle Fork Rd., Reedy, West Virginia 25270.

The above referenced real estate will be conveyed with no covenants of warranty and subject to any and all easements, rights of way, conditions, covenants, restrictions, exceptions, reservations, leases and other servitudes, which may be a matter of record in the aforesaid Clerk's Office or visible upon the ground. The sale of the referenced real estate will also be subject to all prior liens and including any and all other deeds of trust, judgments, liens, and all other encumbrances of any nature whatsoever, if any, having priority over the subject Deed of Trust.

The subject property will be sold in an "AS IS" condition. The Substitute Trustee makes no representations and warranties of any kind or character including, but not limited to, the condition of the real estate or the title to the real estate to be conveyed. The Substitute Trustee shall be under no duty to cause any existing tenant or

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person occupying the subject property to vacate said property.

In the event that there are federal tax liens against the property, the United States has the right to redeem the property within a period of one hundred twenty (120) days from the date of the sale. The Substitute Trustee reserves the right to adjourn the sale for a time, or from time to time, without further notice, by announcement at the time and place of the foreclosure sale described herein.

TERMS OF SALE

1. \$8,000.00 (Eight Thousand Dollars) in cash and/or certified funds made payable to "Elk River Trustees, Inc." due as a deposit at the time of sale, with the balance due and payable within thirty (30) days of sale. Personal checks will not be accepted.

2. The purchaser at the sale shall be responsible for payment of all real estate taxes.

3. The purchaser shall be responsible for payment of the recording cost of the deed and also for payment of the tax on the privilege of transferring the real property (transfer tax) imposed by West Virginia Code § 11-2-2.

4. The parties secured by the Deed of Trust reserve the right to purchase the property at the foreclosure sale.

ELK RIVER TRUSTEES, INC.
714 Venture Drive, #132
Morgantown, WV 26508
Telephone: 304-241-6962
Fax: 330-436-0301
Reference file # 24-00895
cc: The Roane County Reporter (July 25, 2024; August 1, 2024)
2t 7/25-8/1/24 RCR

PUBLIC NOTICE

The Roane County Solid Waste Authority will hold a public meeting concerning the draft of the five-year update of the Comprehensive Litter and Solid Waste Control Plan and the Commercial Solid Waste Facility Siting Plan. The hearing will take place at the Roane County Recycling Center, 381 Oak Drive, Spencer, WV on 9, September, 2024 at 2:00 PM, during which time public comments will be heard. The plan may be reviewed at the Roane County Library - 110 Parking Plaza, Spencer, WV and its branches in Walton, WV and Geary, the Roane County Clerk's Office, and the Mid-Ohio Valley Regional Council Office. Written comments will be accepted until 20, September, 2024 and may be sent to RCSWA, PO Box 713, Spencer, WV 25276 or emailed to RoaneSWA@gmail.com with PLAN COMMENT capitalized in the subject line.
1t 7/25/24 RCR

PUBLIC NOTICE

Newton Self Storage WV LLC
11334 Clay Rd
Newton WV 25266
3044339300
Has considered rental unit #39 Rented to Dennis Copen abandoned NSSWV will dispose of contents by Aug 1, 2024 if not claimed.
2t 7/25-8/1/24 RCR

Climbing the stairs



CARRIE CLASSON

The Postscript

I told my husband, Peter, when he first announced the idea, that I thought it was dumb.

I probably didn't say "dumb," because I try to be nicer than that. But I let him know that I thought his idea of getting exercise by climbing stairs in the stairwell was, well, kind of dumb.

"Find out if I can access the stairs in the stairwell!" he told me, after we had purchased this condo, sight unseen, during the pandemic. We didn't see it for almost two years. When we were finally ready to move, the movers were late, and we had to change our airplane tickets. So I flew out to see our condo for the first time without Peter.

I'm going to tell you honestly, it was not impressive.

The condo had been occupied by the woman who bought it when the building was built in the 1980s. She died right there at home, and things had gone downhill toward the end. Other than a fresh coat of paint on the walls and ceiling, very little updating had been done. So I was seeing all this for the first time, and Peter's big concern was whether the stairwell was accessible so he could climb the stairs.

It was, I reported. But I couldn't imagine how that would be any fun at all.

When Peter finally moved in to the condo, he started climbing the steps in the stairwell—12 rounds a day. The building is 20 stories high, and the top 17 are accessible, which means he climbs 238 stories every day.

That works out to 2,856 stairs, if you are interested in doing the math.

While I walked the neighborhood and admired the old mansions and the manicured gardens and the friendly dogs, Peter climbed the stairs every day, seven days a week.

If this wasn't dumb, it certainly seemed a little crazy to me.

But the thing I didn't count on is that Peter didn't go down the stairs. That would be hard on his knees, he explained. He took

the elevator down to the third floor and then climbed up those 17 stories. Then he did it again. And every time he took the elevator down, he had a conversation with a different person in our building.

He got to know the young working professionals and the retired folks. He got to know the housekeeper who cleans up the public areas and the maintenance man. He got to know all the dogs who were going out for a walk and all the people who owned them.

And Peter became kind of famous.

He started carrying business cards with our name and picture on them and handed them out when he met new people. "You're the wife of the guy who does the stairs!" strangers said to me.

So when there was a vacancy on the condo board, it should have come as no surprise that Peter was asked to fill it. Campaigning for a seat on the board was about the last thing Peter would ever do, but everyone on the board knew him by now, and he seemed like a smart choice.

Of course he was. Now Peter spends a lot of time reading documents and attending meetings for his new duties as board member.

Eventually, after the weather warmed, he bought a bike, and he started riding around town. I have to believe this is more enjoyable. But if there is rain in the forecast, Peter doesn't hesitate. He climbs the stairs.

And when the weather is fine, I'm sure everyone in the elevator misses him.

Till next time,
Carrie
For more Carrie Classon, go to CarrieClasson.com.

Email legal ads:
legals@thetimesrecord.net

MOUSA DAJJANI, MD
PRIMARY CARE PROVIDER

Specializing in individualized primary and preventive care for patients of all ages

Roane General Hospital is pleased to announce the addition of Dr. Mousa Dajjani to its team of primary care providers. Dr. Dajjani is now accepting patients of all ages at Roane General Medical Clinic and provides services that include:

- | | |
|---|---|
| Chronic Disease Management | Minor Procedures (Joint Injections, Cryotherapy, Incision and Drainage, etc.) |
| Routine Check Ups | Medicare Annual Wellness Visits |
| Preventive Screenings | Hospital Discharge Follow Ups |
| Well Child Checks | Referrals to Specialists |
| Immunizations | Referrals to the RGH Prescription for Your Health Program |
| Treatment of Minor Acute Illness and Injury | |

SCHEDULE TODAY • 304-927-6822

Roane General Medical Clinic
200 Hospital Drive • Spencer, WV 25276
Located inside the RGH Center for Health



For more information, visit roanegeneralhospital.com

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