

LEGAL ADVERTISEMENT

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, August 1, 2024

Claim Deadline: Monday, September 30, 2024

Estate Number: 2567
 Appointment Date: 07/02/2024
 Estate Name: Richard Dale Barker
 Administrator: Clayton Barker
 392 South Lewis Street
 Glenville WV 26351-1040

Estate Number: 2577
 Appointment Date: 07/24/2024
 Estate Name: Larry Keith Berkhouse
 Executrix: Patricia Diane Berkhouse
 8873 Clay Road
 Lefthand WV 25251-9733

Estate Number: 2569
 Appointment Date: 07/10/2024
 Estate Name: Mary Kay Boggs
 Administrator: Kenneth Boggs
 5781 Thorofare Road
 Clendenin WV 25045-9603

Estate Number: 2565
 Appointment Date: 07/01/2024
 Estate Name: Alvina Faith Brabham
 Administrator: Ira J Brabham
 317 Allentown Road
 Gay WV 25244-9623

Estate Number: 2576
 Appointment Date: 07/22/2024
 Estate Name: Jennifer Sue Crowley
 Administrator: Jonathan Cook
 13105 Clay Road
 Newton WV 25266-9527

Estate Number: 2568
 Appointment Date: 07/02/2024
 Estate Name: Bonnie Jean Elmore
 Administrator: Patricia E Rose
 394 Mullins Hollow Road
 Walton WV 25286-9674

Estate Number: 2575
 Appointment Date: 07/22/2024
 Estate Name: Polly Ann Huffman
 Executrix: Carolyn I Stewart
 1075 Little Fork Road
 Elkview WV 25071-6470

Estate Number: 2574
 Appointment Date: 07/18/2024
 Estate Name: June Irene Justice
 Administrator: Herbert Justice
 122 Pine Street
 Dunbar WV 25064-1217

Estate Number: 2566
 Appointment Date: 07/01/2024
 Estate Name: Mary Catherine Sherry
 Administrator: Kevin Sherry
 105 Hillcrest Street
 Havelock NC 28532-1922

Estate Number: 2571
 Appointment Date: 07/12/2024
 Estate Name: Carole Jean Sloan
 Executor: Robert Sloan
 1213 Little Lefthand Road
 Amma WV 25005-9017

Estate Number: 2578
 Appointment Date: 07/24/2024
 Estate Name: Eddie Carl White
 Executrix: Connie S White
 514 Reedyville Road
 Spencer WV 25276-8694

Estate Number: 2570
 Appointment Date: 07/10/2024
 Estate Name: Robert Lee Wintz III
 Beatriz Bacsal Wintz
 2534 Clay Road
 Spencer WV 25276-7774

Subscribed and sworn to before me on 07/25/2024

Sena M. McDonald
 Clerk of the Roane County Commission
 By Lynn Webb
 Deputy Clerk

2t 8/1-8/24 B

PUBLIC SERVICE COMMISSION OF WEST VIRGINIA CHARLESTON

CASE NO. 24-0557-WS-DSIC
 WEST VIRGINIA-AMERICAN WATER COMPANY
 2025 Distribution System Improvement Charge.

NOTICE OF FILING & HEARING

On June 28, 2024, West Virginia-American Water Company (WVAVC) filed an application for approval of a Distribution System Improvement Plan and Charge (Application) pursuant to the direction of the Public Service Commission of West Virginia (Commission) in its February 24, 2016 order that resolved WVAVC's 2015 rate application, Case Nos. 15-0675-S-42T and 15-0676-W-42T.

WVAVC proposes to invest approximately \$40.6 million in water and \$3.2 million in wastewater infrastructure replacement and system upgrades in 2025. The investment will include the replacement of transmission and distribution mains, hydrants, water service lines, meters, wastewater collection mains, manholes, wastewater service lines, pumping equipment, treatment and disposal equipment, and investment in troubled systems. To recover the costs related to the investment WVAVC is requesting an increase to its Distribution System Improvement Charge (DSIC). The projects proposed for 2025 are identified in the Application, which is on file and available for public inspection at the Commission's offices at 201 Brooks Street, Charleston, West Virginia, and may be viewed on the Commission's website, www.psc.state.wv.us.

As with the DSIC currently in place, WVAVC proposes to recover costs associated with these investments through a separate rate component on customer bills, calculated as a percentage of the total monthly bill for service (comprised of both the minimum meter charge and the volumetric rate component). WVAVC proposes to include a wastewater system improvement charge as a component of the DSIC rate component to recover proposed qualified investment in wastewater utility plant as authorized by the Commission in its March 1, 2024 order in Case No. 23-0558-WS-DSIC. The proposed DSIC rate combines the Company's DSIC qualified wastewater revenue requirement with its water revenue requirement to calculate a single DSIC rate that is the same percentage adder for both water and wastewater customers.

WVAVC projects that if rate increments are approved as requested, the current 4.23% DSIC/WSIC adder will be increased to 7.01%, representing an increase of approximately 2.78% for average monthly usage bills. The average monthly bill for its various classes of water and sewer customers will change as follows:

Water Service DSIC Rate of 7.01%

Customer Class	\$ Increase	% Increase	Average Usage
Residential	\$1.94	2.78%	3,000 gallons per month
Commercial	\$10.31	2.78%	16,000 gallons per month
Industrial	\$252.79	2.78%	650,000 gallons per month
Other Public Authority	\$43.80	2.78%	33,000 gallons per month
Sale for Resale	\$1,509.74	2.78%	5,652,000 gallons per month

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Wastewater Service WSIC Rate of 7.01%

Customer Class	\$ Increase	% Increase	Average Usage
Residential	\$2.00	2.78%	3,000 gallons per month
Commercial	\$9.56	2.78%	16,000 gallons per month
Industrial	\$378.49	2.78%	650,000 gallons per month
Other Public Authority	\$19.46	2.78%	33,000 gallons per month
Sale for Resale	\$ N/A	2.78%	5,652,000 gallons per month

The increases shown above are based on averages of all customers in the indicated class. Each class may receive an increase greater or less than stated here. Individual customers may receive increases that are greater or less than average. The requested rates and charges are only a proposal and are subject to changes (increases or decreases) by the Public Service Commission in its review of the filing. The new DSIC rate increment will become effective as ordered by the Commission.

The Commission set a hearing date on the Application which will begin at 9:30 a.m. on November 6, 2024, in the Howard M. Cunningham Hearing Room at the Commission's offices at 201 Brooks Street, Charleston, West Virginia. The Commission may cancel the hearing for good cause shown. Interested persons intending to attend the hearing should monitor the web docket.

Anyone desiring to protest or intervene should file a written protest or request to intervene that briefly states the reason for the protest or request to intervene. Requests to intervene must comply with the rules on intervention set forth in the Commission's Rules of Practice and Procedure and must be filed within twenty (20) days following the date of this publication unless otherwise modified by Commission order. The Commission will receive public comments throughout the entirety of the proceeding. All written comments and requests to intervene should state the case name and number and be addressed to Karen Buckley, Executive Secretary, P.O. Box 812, Charleston, West Virginia 25323. Public comments may also be filed online at <http://www.psc.state.wv.us/scripts/onlinecomments/default.cfm> by clicking the "Formal Case" link.

WEST VIRGINIA-AMERICAN WATER COMPANY

It 8/1/24 RCR

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

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to Bidders, and Supplementary Instructions to Bidders:

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

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

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

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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 char-

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acter 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 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 § 11-22-2.

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

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

FIDUCIARY ANNUAL ACCOUNTING

I have before me the proposed annual accounting of Robert G. Ashley, Guardian/Conservator for Daniel E. Looney, a protected person, for July 10, 2022, until January 28, 2024.

The proposed annual accounting shall remain in my office for a period of ten (10) days after publication of this notice, during which time it may be examined and exceptions made to it, if so desired. If no objections or exceptions are filed with me as Fiduciary Commissioner within said time period, then said annual accounting shall be filed with the Roane County Circuit Court for approval and ratification.

Given under my hand this 22nd day of July, 2024.

Leslie L. Maze
 Fiduciary Commissioner
 County of Roane
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It's That Time!

BACK TO SCHOOL GUIDE 2023-24

FIRST DAY OF SCHOOL IS WED., AUGUST 21

RECORD REPORTER

Contact Annie Hedges at Spencer Newspapers to make sure your business is included in our Back to School guide. 304-927-2360 or sales@thetimesrecord.net.

Advertising deadline is Thursday, August 8. Publication date is Aug. 15.