

LEGAL ADVERTISEMENT

NOTICE

(2023-C-000077-ROANE COUNTY-H3 LLC)

To: WILLIAMSON M M C/O ARCHER LLC, ARCHER L L C, JILL ARCHER, HEIR OF M M WILLIAMSON, DECEASED, ARCHER I LLC, F/K/A ARCHER LLC, ARCHER I LLC, F/K/A ARCHER LLC, ATTN: CARLOS J ARCHER, STATUTORY AGENT, WILLIAMSON M M, N M WILLIAMSON, J N CARNES, INDIVIDUALLY AND AS TRUSTEE FOR HIMSELF AND N M WILLIAMSON AND THOMAS C HALL, ARCHER L L C, JILL ARCHER, JILL BREMYER ARCHER, INDIVIDUALLY AND AS TRUSTEE FOR ARCHER L L C, ARCHER LLC, ARCHER I LLC, F/K/A ARCHER LLC, ARCHER I LLC, ATTN: CARLOS J ARCHER, STATUTORY AGENT, CAROL J ARCHER, 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 GEARY MAP 9999 PARCEL 0000 2896 0000

You will take notice that H3 LLC, the purchaser of the following real estate, Cert No. 2023-C-000077, located in GEARY District, 49 1/3 OG LEFTHAND, which was returned delinquent or nonentered in the name of WILLIAMSON M M, and was sold by the deputy commissioner of delinquent and nonentered lands of Roane County at the sale for the delinquent taxes on June 4, 2024. H3 LLC requests that you be notified a deed for such real estate will be made on or after April 1, 2025, as provided by law, unless before that day you redeem such real estate. The needed to redeem on or before March 31, 2025, 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 2022-9818.

\$90.34 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 2023-9828. \$24.72 Additional taxes with interest.

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

\$166.85 Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. \$1,053.80 Additional Statutory Fees with interest.

\$0.00 Total amount due and payable to WV State Auditor - cashier check, money order, certified or personal check. \$1,335.71

You may redeem at any time before March 31, 2025 by paying the above total less any unearned interest.

Given under my hand October 23, 2024

G. Russell Rollyson Jr. Deputy Commissioner of Delinquent and Nonentered Lands of Roane County, State of West Virginia

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.

LEGAL ADVERTISEMENT

Questions please call 1-888-509-6568 3t 11/28-12/12/24 B

IN THE FAMILY COURT OF ROANE COUNTY, WEST VIRGINIA

IN RE:

Civil Action No. 2024-D-79
The Marriage of:
JAMES EDWARD MCGINNIS, Petitioner and KAYLA RAYSHHELL MCGINNIS Respondent

ORDER OF PUBLICATION THE OBJECT OF THIS SUIT IS TO OBTAIN A DIVORCE. THIS IS A PUBLICATION BY CLASS II LEGAL ADVERSITY-MENT.

To the Above-Named Respondent: It appearing by affidavit filed in this action that Kayla Raysshell McGinnis is a non-resident of the State of West Virginia or has an unknown address. It is hereby ordered that Kayla Raysshell McGinnis serve upon James Edward McGinnis, Petitioner, whose address is 1 Bookmark Lane, Ripley WV 25271, West Virginia, an Answer, including any related counterclaim or defense you may have to the Petition for Divorce filed in this action on or before January 7, 2025. If you fail to Answer the Petition for Divorce, a judgment may be taken against you for the relief demanded in the Petition. A copy of said Petition can be obtained from the undersigned Clerk's Office.

Entered by the Clerk of said Court November 15, 2024. Andrea Stockner Clerk of the Court

2t 11/28-12/5/24 B

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. Respondent(s),

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 regards to the subject real estate more commonly known as: 973 Clover Rd, Spencer, WV 25276.

It is ordered that Respondent, Russell W Nash, do serve upon James P. Tomasik, Petitioner's attorney, whose address is Reisenfeld & Associates LLC, 3962 Red Bank Road, Cincinnati, OH 45227, and file with the Court an answer or other defense to the Amended Petition filed in this action within 30 days of this second date of publication of this notice, otherwise judgment by default may be taken against you at any time thereafter. A copy of said Amended Petition can be obtained from the undersigned clerk at his/her office.

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

Andrea Stockner Circuit Court Clerk 2t 12/5-12/24 RCR

LEGAL ADVERTISEMENT

Notice of Ancillary Filing without any Administration to Creditors, Distributees & Legatees

Notice is hereby given that the following foreign will or affidavit of heirs has been filed in the Roane County Clerk's Office at 200 Main Street Spencer, WV 25276-1411, and no appointment or administration is being made pursuant to the provisions of West Virginia Code 44-1-14b.

An interested person(s) objecting to the filing of the foreign will or affidavit or objecting to the absence of appointment or administration being made in this state must file a statement with the Roane County Commission through the County Clerk's Office at the address listed above within 60 days after the date of first publication or 30 days of service of the notice, whichever is later. If an objection is not timely filed, the objection is forever barred. The Roane County Commission upon receiving any timely objection thereto shall schedule a hearing or hearings thereon and order relief, if any, it considers proper including, but not limited to, an order directing that full and complete ancillary administration of the estate of the nonresident decedent be made in this state.

First Publication Date: Thursday, December 5, 2024

ESTATE NUMBER: 2609 ESTATE NAME: MARIE GOUGH 119 BELINDA PARKWAY #706 ANCI LLARY ADMINISTRATOR CTA MOUNT JULIET TN 37122-9000 GLEN GOUGH 12 GAINES PARK MOUNT JULIET TN 37122-3967 2626 ESTATE NUMBER: ESTER WILLADENE HARPER 300 W J STREET NEWTON NC 28658-3540 ANCI LLARY ADMINISTRATOR CTA SANDRA H JAHN 1049 35TH AVE., LN, NE HICKORY NC 28601-9601 2630 ESTATE NUMBER: VIOLET KATHLEEN WEST 8032 FORREST ROAD GRANTVILLE GA 30220-2309 ANCI LLARY ADMINISTRATOR CTA TEDDY E WEST 1710 ARNOLDSBURG ROAD SPENCER WV 25276-9548

Subscribed and sworn to before me on 11/22/2024 Sena M. McDonald Clerk of the Roane County Commission

2t 12/5-12/24 B

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So we do not lose heart. Though our outer self is wasting away, our inner self is being renewed day by day. For this light momentary affliction is preparing for us an eternal weight of glory beyond all comparison, as we look not to the things that are seen but to the things that are unseen.

-- 2 Corinthians 4:16-18

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