

LEGAL ADVERTISEMENT

NOTICE OF TRUSTEE SALE OF VALUABLE REAL ESTATE

Pursuant to the authority vested in the undersigned by deed of trust dated the 18th day of May, 1982, signed by Donna L. Shimp, single, to John C. Musgrave, State Director of the Farmers Home Administration for the State of West Virginia and the successors in office as State Director or Acting State Director, Trustee(s), which said deed of trust is of record in the Office of the Clerk of the County Commission of Roane County, West Virginia, in Trust Deed Book 129, at page 382, and Golden & Amos, PLLC, Trustee having been requested so to do by the Secured Creditor, and default having been made under the terms and conditions of said deed of trust, and the provisions in said deed of trust concerning acceleration having been complied with by the Secured Creditor and present holder of the note, said Trustee will sell at public auction at 11:30 o'clock a.m. on the

30th day of JANUARY 2025 at the front doors of the Courthouse in Roane County, West Virginia, the following described real estate:

All that certain lot, tract or parcel of real estate, situate, lying and being on the waters of Tanner's Run, on Spencer Avenue, in the City of Spencer, Spencer Corporation, Roane County, West Virginia, and more particularly bounded and described as follows:

Being Lots No. One (1) and Two (2) in Block 3 of the delineated on a plat of said Addition of record in the Office of the Clerk of the County Commission of said Roane County in Plats Book No. 1, at page 110, and to which plat reference is here made for a more particular description of said real estate.

There has heretofore been excepted and reserved from the above described two lots, a fifteen (15) foot strip running parallel with Second Street and adjoining thereto, which is hereby excepted and reserved.

There is further excepted and reserved, a strip of land extending along the Eastern boundary of said two lots, which is 10 feet wide on Spencer Avenue, and 20 feet wide at the edge of the line between lots 2 and 3, which is to be used for a right of way for lots 3 and 4, however, first parties convey unto second parties a right of way over and across the same for ingress and egress to and from said Lots 1 and 2.

This conveyance is made and accepted subject to all prior reservations of the oil and gas heretofore made and appearing in the chain of title as well as any and all easements and rights of way in said chain of title.

Said first parties also convey unto second parties all rights of way and appurtenances and any and all free gas rights that they may own.

Being the same real estate granted and conveyed unto the said Donna L. Shimp by Charles Carihfield and Martha Carihfield by Deed dated the 18th day of May 1982, and to be recorded concurrent herewith.

Subject, however, to all valid outstanding easements, rights-of-way, mineral leases, mineral reservations and mineral conveyances of record. Any of the property constructed, improved, or purchased with the loan will be personally occupied and used by Borrower and not rented or leased, unless the Government gives written consent otherwise.

The mortgagor and mortgagee agree that any ranges, refrigerators, or carpeting purchased or finances in whole or in part, with loan funds will be considered and construed as a part of the property covered by the mortgage.

It is the intention of this notice to sell the secured property by proper description as was intended to be transferred and conveyed in the aforesaid deed of trust.

The above-described real estate is reported to have a mailing address of: 150 Spencer Street, Spencer, West Virginia 25276

TERMS OF SALE: Cash in hand on day of sale or within 30 days of date of sale upon terms to be agreed upon between Trustee and successful bidder, time being of the essence; payment for unpaid real estate taxes to be assumed by the purchaser. The Trustee does not warrant title or fitness to this property; it is being purchased as is; this is a buyer beware sale and any buyer is advised to retain counsel before the sale. If there is any part of the process of sale which is found to be objectionable, the Trustee reserves the right to cancel the sale. No purchaser should take possession or make improvements in the premises until the Trustee deed is delivered or recorded. A third-party purchaser at sale will be required to pay the purchase price plus all recording and transfer fees. Trustee at sale is under no duty to cause any existing tenant or person occupying the subject property to vacate said property.

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. The party(ies) secured by the Deed of Trust reserve the right to purchase the property at such sale. If the purchaser at sale is unable to complete the terms of purchase within 30 days, the Trustee reserves the right to transfer the property to the next highest bidder.

Any sale hereunder may be adjourned from time to time without any notice other than oral proclamation at the

LEGAL ADVERTISEMENT

time and place appointed for this sale or by posting of a notice of same. Should the Trustee not appear at the time appointed for the sale and there is no notice posted of a continuance please contact the office of the Trustee to make further inquiry. Any sale may be conducted or adjourned by the designated agent or attorney of the Trustee. The undersigned is fully vested with the authority to sell said property as Trustee by instrument of record. Some Trustee sales may be conducted by a servicer required Auction Company. In that event, the auctioneer will be acting under an "Auction Services Agreement." Should any party have any inquires, objections to the sale or protests regarding the sale, or requests regarding the sale, please notify the trustee below by one of the means of communications set forth below.

GOLDEN & AMOS, PLLC, TRUSTEE
543 Fifth Street, P.O. Box 81
Parkersburg, WV 26102
Telephone (304) 4853851
Fax (304) 485-0261
E-mail: timamos@goldenamos.com
Our business hours are 8 :30 AM – 5 :00 PM

On weekdays – not including holidays
Lender: Dawson / USDA
Processor: Kristi / Ext 27
Foreclosures / 2024 / Clute, Donald & Brenda – Shimp, Donna / Notice of Sale
3t 1/9-23/25 RCR

IN THE CIRCUIT COURT OF ROANE COUNTY, WEST VIRGINIA

Civil Action No. 24-P-38
Judge: Anita Ashley
PHH Mortgage Corporation
Petitioner,
VS.
Robin Horton, et al.

ORDER FOR SERVICE BY PUBLICATION

Respondent(s),
Now comes the Petitioner, PHH Mortgage Corporation, by counsel, who states that the object of the above styled suit is for Judicial Sale to Enforce Deed of Trust, Appoint Special Commissioner and Quiet 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, Cynthia Nash a/k/a Cynthia Hubbard, do serve upon James P. Tomasik, Petitioner's attorney, whose address is Reiscnfeld & 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 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 Amended Petition can be obtained from the undersigned clerk at his/her office.
Entered by the Clerk of said Court on January 8, 2025.

Andrea Stockner
Circuit Court Clerk
2t 1/16-23/25 RCR

NOTICE OF CONSOLIDATION OF PRECINCTS

NOTICE IS HEREBY GIVEN that the County Commission of Roane County, West Virginia, proposes, at its regular session to be held at the Roane County Courthouse on the 13th day of February 2025, to make and enter an Order relating to the following consolidation of voting precincts located in Roane County, West Virginia:

(1) **Precinct 19, Roane County Library**, located at 110 Parking Plaza, Spencer, WV 25276 will be **CONSOLIDATED** with **PRECINCT 18, Spencer Community Building**, located at 110 Church Street, Spencer, WV 25276 beginning with the 2026 elections.

(2) All voters registered within Precinct 19 will be notified by the Roane County Clerk's Office by letter and a new registration card that they will now be registered in **PRECINCT 18, Spencer Community Building**, located at 110 Church Street, Spencer, WV 25276. Approved pursuant to **WV Code§3-1-7(a)**, at the regular session of the Roane County Commission this the 9th day of January 2025.
Attest: Sena M. McDonald, Clerk
2t 1/16-23/25 B

NOTICE OF REVIEW AND EQUALIZATION MEETINGS BY COUNTY COMMISSION

In accordance with WV Code the Roane County Commission will conduct public meetings at the County Commission Court Room, Roane County Courthouse, 200 Main Street, Spencer, West Virginia 25276, on the following dates:

January 31 at 10:00 am
February 6 at 10:00 am
February 12 at 10:00 am
February 19 at 10:00 am

Property owners have a right to ask for corrections in their assessment list for the current year at these meetings. The Commission will correct errors in names, description and valuation of property but will NOT consider classification or taxability.

Call the Assessor (304 927-3020) or County Clerk (304 927-2860) to make an appointment for one of the meetings listed if you wish to address the Board of Review and Equalization concerning your assessment.

Persons who fail to apply for relief at these meetings shall have waived their right to ask for corrections for the current year, except on appeal to the Circuit Court.

Merlin Shamblyn, President
Roane County Commission
2t 1/23-30/25 B

MEETING NOTICE
The Board of Directors of Hospital

LEGAL ADVERTISEMENT

Development Co., a West Virginia nonprofit corporation doing business as Roane General Hospital (the "Hospital"), will hold a regular Board Meeting on Monday, January 27, 2025, at 6:00 p.m., in the Community Conference Room at Roane General Hospital, 200 Hospital Drive, Spencer, West Virginia, for the purposes of (a) discussing and taking final action on a resolution authorizing and approving a loan to the Hospital from the United States of America, acting through the Rural Housing Service, United States Department of Agriculture (the "USDA") in the original principal amount of \$3,000,000 to finance costs relating to the expansion, renovation, improvement and equipping of Roane General Hospital; and (b) conducting regular business. The Executive Committee of the Hospital will meet at 5:00 p.m. on Monday, January 27, 2025, in the Community Conference Room at Roane General Hospital, 200 Hospital Drive, Spencer, West Virginia, for the purpose of conducting regular business.
It 1/23/25 B

Notice of Proposed Bank Acquisition

Notice is given that application has been made to the Federal Deposit Insurance Corporation ("FDIC"), 10 10th Street NE, Suite 900, Atlanta, Georgia 30309-3849, seeking consent for REV Federal Credit Union, Charleston, South Carolina, to purchase the assets and assume the liabilities of First Neighborhood Bank, Spencer, West Virginia. This notice is published pursuant to Section 18(c) of the Federal Deposit Insurance Act. Following the acquisition, all of First Neighborhood Bank's branch locations will be operated as branches of REV Federal Credit Union. Any person wishing to comment on this application may file his or her comments in writing with the Regional Director of the FDIC at its regional office located at 10 10th

LEGAL ADVERTISEMENT

Street NE, Suite 900, Atlanta, Georgia 30309-3849 not later than February 24, 2024. The comment period may be extended by the Regional Director for good cause. The non-confidential portions of the application are on file at the FDIC's regional office and are available for public inspection during regular business hours. Photocopies of the non-confidential portion of the application file will be made available upon request.
3t 1/23-30/25 & 2/13/25 TR

ADVERTISEMENT FOR BIDS

Roane Economic Development Authority
216 Market Street, Suite 100
Spencer, WV 25276
Separate sealed Bids for the Roane EDA Multi-County Broadband Project for the Roane Economic Development Authority, which consists of the installation of approximately 287 miles of new fiber in Roane, Jackson, Gilmer, Braxton, Calhoun, Webster, Clay, and Nicholas Counties, West Virginia will be received by Mark Whitley, Executive Director, at the office of the Roane Economic Development Authority, until 2:00 P.M., local prevailing time, on February 18, 2025, and then at said office publicly opened and read aloud. The approximate 286 miles of aerial fiber and approximate 1 mile of buried fiber will be provided by the owner. This project will consist of the installation of primarily aerial fiber along existing utility right-of-way on existing utility poles. The primary purpose of this project is to deploy a fiber solution that will provide businesses and residents of the project area with broadband services of at least 100 Mbps download speed and 20 Mbps upload speed, and which are scalable to 100/100 Mbps. The Contract Documents may be examined at the Roane Economic Development Authority

LEGAL ADVERTISEMENT

216 Market Street, Suite 100 Spencer, WV 25276; at Thompson & Litton, 1105 Mercer Street, Princeton WV; and online at TRASCO (<http://www.trascoplanroom.com>). Copies of the Contract Documents (electronic and/or hard copy) are available for purchase through TRASCO at <http://www.trascoplanroom.com>. A mandatory Pre-Bid Conference will be held virtually on January 30, 2025, at 10:00 A.M. All interested parties are required to meet the Engineer at that time. Bids must be accompanied by Bid security as specified in the Instructions to Bidders. MBE/WBE firms are encouraged to submit Bids. The Contract(s) shall be awarded to the lowest responsive and responsible Bidder(s). The Multi-County Broadband Expansion Project is funded through an award from the West Virginia Department of Economic Development (WVDED) GigReady Incentive Program ("Program"), through Federal funding awarded as part of the U.S. Department of the Treasury's (Treasury) Capital Projects Fund (CPF) Program. Authorized by the American Rescue Plan Act (ARPA), Section 604 of the Social Security Act, as added by

section 9901 of the American Rescue Plan Act of 2021, Pub. L. No. 117-2 (Mar. 11, 2021), codified as 42 U.S.C. § 804, this Program is governed by ARPA, Treasury's published rules and applicable regulations and guidelines, including but not limited to, Treasury's published compliance guides, 2 CFR (Code of Federal Regulations) Part 200 (Uniform Guidance), as amended or revised, and the State of West Virginia Program rules, compliance guidance, and the applicable grant agreement requirements as agreed to between Roane County Economic Development Authority (RCEDA) and the West Virginia Department of Economic Development. RCEDA and any subcontractor selected shall be subject to all applicable provisions of ARPA, the above-referenced Treasury CPF and Uniform Guidance (2 CFR 200), and the terms and conditions of the grant agreement between RCEDA and the subcontractor, as well as all applicable Federal, state, and local laws and regulations, and all other Program requirements of WVDED and the U.S. Department of the Treasury now or hereafter in effect.

Roane Economic Development Authority
By Mark Whitley
2t 1/23-30/25 B

**Legal Advertising
Deadline is 3 p.m.
Thursday before publication.**
Email legal ads to: legals@thetimesrecord.net



"I can do everything through him who gives me strength."

- Philippians 4:13

Brought to you by these sponsors

SOUTHERN STATES
Brands you trust. People who know.
210 Bowman St., Spencer
304-927-3570

Roane General Hospital
200 Hospital Drive • Spencer
(304) 927-4444

Gentle Dental Care
Complete Family Dentistry
"We cater to cowards."
Insurance plans welcome.
Edward Moore, D.D.S.

Minnie Hamilton Health Care Center
"Your Family's Health Is Our Main Concern"
Rt. 1 Box 1A, Grantsville • (304) 354-9244

GEORGE CHIROPRACTIC CLINIC
Phone (304) 372-1010
368 W. Main St.
Ripley, WV 25271
DR. BRADLEY D. GEORGE
Now Accepting New Patients of All Ages

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

*Come join us for
Worship & Bible Study*

Spencer Church of the Nazarene
754 Parkersburg Rd., Spencer, • 304-927-1535
In person: Sundays at 10 a.m. and Wednesdays at 6:30 p.m.
On Facebook: @spencerchurchofthenazarene
On Radio: Sundays at 6 p.m. - WVRC 104.7 FM

"Holiness unto the Lord"

To advertise call 304-927-2360