

LEGAL ADVERTISEMENTS

PUBLIC NOTICE

STATE OF WEST VIRGINIA
Department of Environmental Protection
Division of Water and Waste Management
601 57th Street SE
Charleston, WV 25304
Telephone: 304-926-0495
Fax: 304-926-0463

Public Notice No.: BS-034-2025
Publication: Statewide/West Virginia Press Association
Publication Date: April 9, 2025

The West Virginia Department of Environmental Protection's (WVDEP) Division of Water & Waste Management is proposing to reissue the West Virginia National Pollutant Discharge Elimination System (NPDES) General Water Pollution Control Permit WV0116025, which covers discharges to waters of the state from small municipal separate storm sewer systems (MS4s). The agency is proposing that the General Permit be issued for a five-year term.

An MS4 is a conveyance or system of conveyances that is:

- Owned by a state, city, town, village or other public entity that discharges to waters of the U.S.
- Designed or used to collect or convey stormwater (e.g., storm drains, pipes, ditches)
- Not a combined sewer
- Not part of a sewage treatment plant, or publicly owned treatment works (POTW).

- This General Permit regulates storm water runoff from MS4s and is designed to prevent stormwater runoff from washing harmful pollutants into local surface waters.

The draft permit and fact sheet are available on the WVDEP website at: <https://dep.wv.gov/WWE/Programs/stormwater/MS4/Pages/default.aspx>.

The public comment period for the Draft General Permit begins April 17, 2025 and ends on May 17, 2025.

During the public comment period, any interested person may submit written comments on the draft permit and/or request a public hearing. Any interested person may submit written comments on the draft permit. Comments and/or a request for a public hearing shall be made in writing and can be sent via email to Billy Shirley at Billy.T.Shirley@wv.gov or by regular mail to:

Attention: Billy Shirley
West Virginia Department of Environmental Protection
Division of Water and Waste Management
601 57th Street SE
Charleston, WV 25304

All comments received by the end of the comment period will be considered prior to the agency making its final decision on the draft General Permit. Comments and/or requests for a public hearing should include the name and contact information of the writer and a concise statement of the nature of the issues raised.

Hard copies are available for review at WVDEP headquarters in Charleston or any of the agency's regional field offices and can be mailed upon request. For more information, contact Billy Shirley at 304-926-0499, Ext. 43893 or Billy.T.Shirley@wv.gov.

4-9-1c

Notice of Administration to Creditors, Distributees & Legatees

Notice is hereby given that the following estate(s) have been opened for probate in the Hampshire County Clerk's Office at PO Box 806, 19 East Main Street Romney, WV 267570806. Any person seeking to impeach or establish a will must make a complaint in accordance with the provisions of West Virginia Code 41511 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 Hampshire 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 442 or 443A.

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.

First Publication Date: Wednesday, April 9, 2025
Claim Deadline Date: Sunday, June 8, 2025

ESTATE NAME: **DAVID ALAN POLAND**
EXECUTRIX **MARCIA A KEISTER**
27 TAYLOR DR
ROMNEY WV 26757-6329
ATTORNEY **JULIE A FRAZER**
56 E. MAIN ST
ROMNEY WV 26757-1817

ESTATE NAME: **CLAUDE JAY ROWZEE**
EXECUTRIX **BARBARA A ROWZEE**
15771 JERSEY MT. RD
LEVELS WV 25431-9336

ESTATE NAME: **WALLACE ARNOLD DIXON, SR**
ADMINISTRATOR **WALLACE A DIXON, JR**
1355 SANDY HOLLOW RD
BLOOMERY WV 26817

ESTATE NAME: **GREG B CARIGNAN**
ANCILLARY ADMINISTRATOR **ERIN CARIGNAN**
189 KNOWER RD
WESTMINSTER MA 01473-1450

ESTATE NAME: **PALMER RAY EMERICK, JR**
EXECUTOR **PALMER RAY EMERICK, III**
383 CHEVY LANE
BERKELEY SPRINGS WV 25411-5441

ESTATE NAME: **JOYCE ANN POWNELL**
ANCILLARY ADMINISTRATOR **CYNTHIA ZUELLA**
240 NORTHFIELD WAY
CENTREVILLE MD 21617-2367
ATTORNEY **WILLIAM C KEATON**
56 E. MAIN ST
ROMNEY WV 26757-1817

ESTATE NAME: **JUDITH SMITH PENNINGS**
ANCILLARY ADMINISTRATOR **BRUCE W PENNINGS**
40 HIGHLAND TERRACE
BERKELEY SPRINGS WV 25411-6663

ESTATE NAME: **PETER T CHRESSO**
EXECUTOR **THEODORE P CHRESSO**
1521 BETHLEHEM AVE
BALTIMORE MD 21222-1103

ESTATE NAME: **ROY BELL, JR**
ADMINISTRATOR **MICHAEL BELL**
912 HEATHERFIELD LANE
MILLERSVILLE MD 21108-1959

ESTATE NAME: **FLORENCE R TRENUM**
EXECUTRIX **PEGGY S. WOLFORD**
18718 GEORGE WASHINGTON HWY
ROWLESBURG WV 26425

Subscribed and sworn to before me on 4/4/2025

Eric W. Strite
Clerk of the Hampshire County Commission

4-9-2c

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 December 31, 2008, in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Book 489 at Page 704 and modified by Loan Modification Agreement recorded on December 29, 2015, in Book 593 at Page 421, John Hughes did convey unto Richard A. Pill, Esq., 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 March 19, 2025, in Book 724 at Page 402 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 Nationstar Mortgage LLC, to foreclose thereunder will offer for sale, at a public auction at the front door of the Hampshire County Courthouse in Romney, West Virginia, on

April 30, 2025 at 11:00 AM

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

LEGAL DESCRIPTION

Situate in Gore District, Hampshire County, West Virginia, more particularly described as follows:

Lot Number 18 of the Fort Leisure Subdivision, containing 5.010 acres, more or less, as shown in the subdivision plat bearing March 21, 1986, which is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book No. 4, at Page 122. Said Plat is hereby of reference for all pertinent and proper reasons, including a more particular metes and bounds description of the real estate herein conveyed.

AND BEING the same real estate conveyed unto John E. Hughes from Gerald E. Hall and Christine A. Hall, by deed dated the 23rd day of December, 2008, and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, immediately prior hereto.

This lot is subject to those certain "Fort Leisure Dedication of Plat and Description of Protective Covenants, Conditions and Restrictions," dated the 27th day of - October, 1986, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 288, at page 323. It is expressly understood and agreed that the grantee, his heirs and assigns, in accepting title to the within parcel of real estate shall become and are members of the "Fort Leisure Lot Owners Association", and that they are entitled to all the rights and duties that flow from membership in said Association.

The real estate herein conveyed is subject to any other rights or easements which may affect the same and which are of record in the aforesaid Clerk's Office.

At the time of the execution of the Deed of Trust this property was reported to have an address of 18 Fort Leisure, Three Churches, West Virginia, 26757

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 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. \$7,000.00 (Seven 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 of the final sale price 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 # 25-00590

4-2-2c

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

(2022-C-000092 – HAMPSHIRE COUNTY – CATO ENERGY LLC)

HAMPSHIRE REVIEW
POST OFFICE BOX 1036
ROMNEY, WV 26757

To: PAUL KRAMER, PAUL KRAMER, LINDA ROBBINS, LINDA ROBBINS, NANCY KRAMER, NANCY KRAMER, 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 interest in the subject property.

DISTRICT SHERMAN MAP 23 PARCEL 0090 0000 0000

You will take notice that CATO ENERGY LLC, the purchaser of the following real estate, **Cert No.** 2022-C-000092, located in SHERMAN District, 4.05 AC LOT 37 SHORT MOUNTAIN ESTATES SD, which was returned delinquent or nonentered in the name of KRAMER PAUL ROBERT & LINDA RITA ROB, and was sold by the deputy commissioner of delinquent and nonentered lands of HAMPSHIRE County at the sale for the delinquent taxes on June 28, 2023. CATO ENERGY LLC requests that you be notified a deed for such real estate will be made on or after June 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before May 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 2021 - 16649	\$381.39
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 - 16738	\$254.80
Additional taxes with interest	\$0.00
Auditor's Certification Publication and Redemption fee plus interest	\$218.70
Amount paid for Title Examination, notice to redeem publication, Personal service, Secretary of State with interest	\$877.03
Additional Statutory Fees with Interest	\$655.62
Total Amount Due and Payable to WV State Auditor – Cashier check, money order, certified or personal check	\$2,387.54

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

If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.

Given under my hand April 1, 2025
Christal G. Perry
Deputy Commissioner of Delinquent and Nonentered Lands of HAMPSHIRE County, State of West Virginia

**Please 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**

4-9-3c



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