

LEGAL ADVERTISEMENTS

TRUSTEE’S SALE OF VALUABLE REAL ESTATE

The undersigned Substitute Trustee, by virtue of the authority vested in it by that certain Deed of Trust dated August 26, 2022, and duly recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed of Trust Book 693, at Page 191, Spring Valley Wellness, LLC did convey unto William C. Keaton and/or W. Joseph Milleson, Jr., Trustee, certain real property described in said Deed of Trust; and the beneficiary has elected to appoint Pill & Pill, PLLC as Substitute Trustee by a Substitution of Trustee recorded in the aforesaid Clerk's Office; and default having been made under the aforementioned Deed of Trust, and the undersigned Substitute Trustee having been instructed by the secured party to foreclose thereunder, will offer for sale at public auction at the front door of the Hampshire County Courthouse, in Romney, West Virginia, on

March 31, 2026, at 4:15 PM

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

All that certain tract or parcel of real estate, containing 2.05 acres, more or less, together with all buildings situate thereon and easements and appurtenances thereunto belonging, more commonly known as the old Springfield Assembly of God Church, situate in Springfield District, Hampshire County, West Virginia, situated 900 feet north of Springfield, on the west side of State Route 28 with a north latitude of 39° 27' 19.2" and a west longitude of 78° 41' 51.2". A Plat of Survey, titled "Plat of Survey for Assembly of God Church of Springfield, WV" dated October 8, 2012, prepared by Curtis E. Keplinger, PS #518 for L & W Ent., is recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in deed Book No 510, page 391, and is by reference made a part hereof for all pertinent and proper reasons, this tract is referred to as "Church 2.05 Acres" on the aforesaid plat. Said real estate is depicted on the 2022 Hampshire County Land Books as District 10, Tax Map 18, Parcel 69.

And being the same real estate conveyed unto Spring Valley Wellness, LLC, a West Virginia Limited Liability Company, by deed of Charles Price, Linda Landis, and James Fields, Trustees for the Assembly of God Church of Springfield, West Virginia, dated the 29th day of May, 2013, and of record in the office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 515 at Page 102.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 8685 Cumberland Road, Springfield, WV 26763.

THIS SALE IS BEING MADE SUBJECT TO A FIRST DEED OF TRUST, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED OF TRUST BOOK 619, AT PAGE 219.

AND BEING the same real estate which was conveyed to Spring Valley Wellness, LLC, by Deed dated May 29, 2013, from Charles Price, Linda Landis, and James Fields, Trustees for the Assembly of God Church of Springfield, West Virginia, and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 515, at Page 102.

The above-described property will be sold subject to any covenants, restrictions, easements, leases and conditions of record, and subject to any unpaid real estate taxes.

The subject property will be sold in "AS IS" condition. The Substitute Trustee shall be under no duty to cause any existing tenant or person occupying the subject property to vacate said property.

TERMS: Ten percent (10%) of the purchase price as a deposit with the balance due and payable within 30 days of the day of sale.

Pill & Pill, PLLC, Substitute Trustee
Richard A. Pill, Member
P. O. Box 440, 85 Aikens Center, Martinsburg, WV 25404
Phone 304-263-4971, Fax 304-267-5840, e-mail: foreclosures@pillwvlaw.com

3-11-3c

Fiscal Year July 1, 2026 - June 30, 2027
Levy Estimate - Budget Document

STATE OF WEST VIRGINIA
MUNICIPALITY OF CAPON BRIDGE, WEST VIRGINIA

In accordance with WV Code §11-8-14, as amended, the Council proceeded to make an estimate of the amounts necessary to be raised by a levy of taxes for the current fiscal year, and does determine and estimate the several amounts to be as follows:

The amount due and the amount that will become due and collectible from every source during the fiscal year INCLUDING THE LEVY OF TAXES, is as follows:

REVENUE SOURCE	
Unassigned Fund Balance	\$ 45,000
Property Taxes - Current Expense	90,735
Gas & Oil Severance Tax	1,550
Excise Tax on Utilities	7,000
Wine & Liquor Tax	4,600
Hotel Occupancy Tax	18,520
Fines, Fees & Court Costs	39,265
Licenses	5,000
Building Permit Fees	1,050
IRP Fees (Interstate Registration Plan)	12,356
Police Protection Fees	10,370
State Government Grants	5,400
Gaming Income	11,000
Interest Earned on Investments	300
Refunds	1,400
Accident Reports	40
Video Lottery (LVL)	750
TOTAL ESTIMATED REVENUE (GENERAL FUND)	\$ 254,336

COAL SEVERANCE TAX FUND REVENUE SOURCE	
Assigned Fund Balance (Coal Fund Only)	\$ 10,400
Coal Severance Tax	1,430
TOTAL ESTIMATED REVENUE (COAL SEVERANCE FUND)	\$ 11,830

	General Fund	Coal Severance Fund
ESTIMATED CURRENT EXPENDITURES		
Mayor's Office	6,459	-
City Council	5,113	-
Treasurer's Office	12,030	-
City Clerk's Office	41,412	-
Police Judge's Office	11,380	-
City Attorney	4,400	-
City Auditor	3,000	-
Personnel Office	80	-
Enforcement Agency	600	-
Custodial	880	-
Regional Development Authority	420	-
City Hall	13,339	-
Contributions/Transfers to Other Funds	5,400	-
Public Works Department	26,000	-
Police Department	82,072	11,830
Streets and Highways	11,750	-
Street Lights	9,628	-
Signs and Signals	150	-
Snow Removal	500	-
Garbage Department	1,203	-
Parks & Recreation	6,260	-
Visitors Bureau	9,260	-
Fair Associations/Festivals	3,000	-
TOTAL ESTIMATED EXPENDITURES	\$ 254,336	\$ 11,830

MUNICIPALITY OF CAPON BRIDGE, WEST VIRGINIA
Regular Current Expense Levy
FISCAL YEAR JULY 1, 2026 - JUNE 30, 2027

	Certificate of Valuation Assessed Value For Tax Purposes	Levy Rate/\$100	Taxes Levied
CLASS I			
Personal Property	\$ 0	11.97	\$ 0
Public Utility	0		0
Total Class I	\$ 0		\$ 0

Class II			
Real Estate	\$ 12,905,380	23.94	\$ 30,895
Personal Property	154,002		369
Total Class II	\$ 13,059,382		\$ 31,264

Class IV			
Real Estate	\$ 7,787,550	47.88	\$ 37,287
Personal Property	4,805,750		23,010
Public Utility	1,647,415		7,888
Total Class IV	\$ 14,240,715		\$ 68,185

Total Value & Projected Revenue	\$ 27,300,097	\$ 99,449
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Less Delinquencies, Exonerations & Uncollectible Taxes	5.00%	4,972
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Less Tax Discounts (use Total Projected Revenue to calculate)	2.00%	1,890
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Less Allowance for Tax Increment Financing (if Applicable)		0
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Total Projected Property Tax Collection	\$ 92,587
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Less Assessor Valuation Fund (Subtracted from regular current expense taxes levied only)	2.00%	1,852
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Net Amount to be Raised by Levy of Property Taxes	\$ 90,735
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STATE OF WEST VIRGINIA
COUNTY OF HAMPSHIRE
MUNICIPALITY OF CAPON BRIDGE, WV

I, David Holliday, Mayor of said municipality, do hereby certify that the foregoing are true copies from the record of the orders made and entered by the council of the said municipality on 10th day of March, 2026.

David Holliday
Mayor

3-25-2c

IN THE FAMILY COURT OF
HAMPSHIRE COUNTY,
WEST VIRGINIA

In Re: The Matter of:

Selena Vaughan Rich,
PETITIONER

and

James Oscar Gwinn, III
RESPONDENT

Civil Action No. 26D28

ORDER OF PUBLICATION

The object of this suit is to obtain Petition for Support and/or Allocation of Custodial Responsibility.

To the Above Named Respondent:

It appearing by affidavit filed in this that James Oscar Gwinn, III is a non-resident of the State of West

Virginia or has an unknown address. It is hereby ordered that James Oscar Gwinn, III serve upon Sonja K. Embrey, Circuit Clerk, Circuit Clerk's Office, whose address is 50 South High Street, Romney, WV 26757, an answer, including any related counterclaim or defense you may have to the petition filed in this action on or before April 24, 2026. If you fail to do so, thereafter judgment, upon proper hearing and trial, may be taken against you for the relief demanded in the petition.

A copy of said petition can be obtained from the undersigned Clerk at this office.

Entered by the Clerk of said Court on 17th day of March, 2026.

Sonja K. Embrey
Circuit Clerk
By: Katie L. Simmons
Deputy Clerk

3-25-2c

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