

LEGAL ADVERTISEMENTS

Continued from page 6B

SCHEDULE OF PROPOSED LEVY RATES  
HAMPSHIRE COUNTY BOARD OF EDUCATION  
For the Fiscal Year Ended June 30, 2027

The following is a true copy from the record of orders entered by HAMPSHIRE COUNTY BOARD OF EDUCATION on the 16th day of March 2026:

	Excess Levy		Permanent Improvement		Bond Levy	
	Levy Rates/\$100	Taxes Levied	Levy Rates/\$100	Taxes Levied	Levy Rates/\$100	Taxes Levied
<b>Class I</b>						
Personal Property	-	\$ -	-	\$ -	6.26	\$ -
Public Utilities		-		\$ -		-
Total Class I		-		\$ -		-
<b>Class II</b>						
Real Estate	-	-	-	\$ -	12.52	1,279,698
Personal Property		-		\$ -		6,380
Total Class II		-		\$ -		1,286,078
<b>Class III</b>						
Real Estate	-	-	-	\$ -	25.04	732,442
Personal Property		-		\$ -		455,309
Public Utilities		-		\$ -		458,051
Total Class III		-		\$ -		1,645,802
<b>Class IV</b>						
Real Estate	-	-	-	\$ -	25.04	81,435
Personal Property		-		\$ -		43,866
Public Utilities		-		\$ -		19,526
Total Class IV		-		\$ -		144,827
<b>Total Assessed Valuation and Projected Gross Tax Collections</b>		\$ -		\$ -		\$ 3,076,707
Less Allowance for Uncollectibles, Exonerations & Delinquencies	5.00%	-	5.00%	-	4.83%	\$ 148,507
Less Allowance for Tax Discounts	2.00%	-	2.00%	-		
Less Allowance for Tax Increment Financing see worksheet P/I		-		-		
Net Projected Tax Collections, before Assessor's Fund						-
Less - Allowance for Assessor's Valuation Fund						-
<b>Projected Net Taxes to be Collected</b>		\$ -		\$ -		\$ 2,928,200
<b>Total Projected Net Taxes from Regular and Excess Levies</b>		\$ 8,699,403				

SIGNED THIS 16TH DAY OF MARCH, 2026 BY  
George R. Collett  
SECRETARY OF THE BOARD OF EDUCATION

4-22-2c

SCHEDULE OF PROPOSED LEVY RATES  
HAMPSHIRE COUNTY BOARD OF EDUCATION  
For the Fiscal Year Ended June 30, 2027

The following is a true copy from the record of orders entered by HAMPSHIRE COUNTY BOARD OF EDUCATION on the 16th day of March 2026:

	Column E		Current Expense Levy	
	Certificate of Valuation Assessed Value For Tax Purposes	Levy Rate/\$100	Taxes Levied	
<b>Class I</b>				
Personal Property	\$ -	19.40	\$ -	
Public Utilities	-		-	
Total Class I	-		-	
<b>Class II</b>				
Real Estate	1,022,123,270	38.80	3,965,838	
Personal Property	5,095,876		19,772	
Total Class II	1,027,219,146		3,985,610	
<b>Class III</b>				
Real Estate	292,508,750	77.60	2,269,868	
Personal Property	181,832,583		1,411,021	
Public Utilities	182,927,705		1,419,519	
Total Class III	657,269,038		5,100,408	
<b>Class IV</b>				
Real Estate	32,522,150	77.60	252,372	
Personal Property	17,518,506		135,944	
Public Utilities	7,797,915		60,512	
Total Class IV	57,838,571		448,828	
<b>Total Assessed Valuation and Projected Gross Tax Collections</b>	\$ 1,742,326,755		\$ 9,534,846	
Less Allowance for Uncollectibles, Exonerations & Delinquencies		5.00%	(476,742)	
Less Allowance for Tax Discounts		2.00%	(181,162)	
Less Allowance for Tax Increment Financing - see worksheet (Subtracted from regular current expense tax levy only)			-	
Net Projected Tax Collections, before allowance for Assessor's Valuation Fund			8,876,942	
Less - Allowance for Assessor's Valuation Fund (Subtracted from regular current expense tax levy only)		2.00%	(177,539)	
<b>Projected Net Taxes to be Collected</b>			\$ 8,699,403	

Note: Copies of all approved excess and/or bond levy orders and certified copies of the canvass of votes must be on file with the State Auditor's Office and the State Department of Education before excess or bond levy rates can be approved.

SIGNED THIS 16TH DAY OF MARCH, 2026 BY  
George R. Collett  
SECRETARY OF THE BOARD OF EDUCATION

4-22-2c

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 September 19, 2023, in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Book 705 at Page 687, James H. Baker IV and Joyce L. Rost Baker did convey unto W. Joseph Milleson, Jr., 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 April 10, 2026, in Book 740 at Page 81 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 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

May 6, 2026 at 1:00 PM

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

LEGAL DESCRIPTION

All that certain tract or parcel of real estate containing 0.123 of an acre, or 5,373.97 square feet, more or less, located on Elk Place in the Town of Romney, Romney Municipal District, Hampshire County, West Virginia, as shown on that certain Description and Plat of Survey, prepared by K.F. Snyder & Associates, copies of said Description and Plat of Survey are of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 463, at pages 465 and 466, respectively, and by reference are made a part hereof for all pertinent and proper reasons, including a more particular description of the real estate. Said real estate is depicted on the Hampshire County Land Books as being District 08, Tax Map 1, Parcel 80.

And being the same real estate which was conveyed unto James H. Baker, IV and Joyce L. Rost Baker, his wife, by deed of James E. Miller, II, dated September 11, 2023, and to be recorded prior to or contemporaneously with the recordation of this instrument in the Office of the Clerk of the County Commission of Hampshire County, West Virginia.

The subject Deed of Trust, the property was reported to have an address of: 476 Elk Place, Romney, 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

- \$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.
- The purchaser at the sale shall be responsible for payment of all real estate taxes.
- 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.
- The parties secured by the Deed of Trust reserve the right to purchase the property at the foreclosure sale.
- The purchaser, if applicable, shall be responsible to provide all necessary

information, including but not limited to entity full legal name and DBA, dates of birth and EIN/tax identification numbers, entity owner information, trust information including date of execution, trust beneficial owner information, etc., to the Substitute Trustee to ensure compliance with any necessary United States Financial Crimes Enforcement Network (FinCEN) reporting requirements. Failure to provide the information will void the sale.

ELK RIVER TRUSTEES, INC.  
714 Venture Drive, #132,  
Morgantown, WV 26508  
Telephone: 304-241-6962  
Fax: 330-436-0301  
Reference file # 26-00533

4-22-2c

TRUSTEE'S SALE OF VALUABLE REAL ESTATE

The undersigned Substitute Trustee, by virtue of the authority vested in him by that certain Deed of Trust, dated February 24, 2006, and duly recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Document No. 82045, in Book No. 416, at Page 534 and modified in Freddie Mac Flex Modification Agreement recorded on December 8, 2017 in Document No. 183966 MOD, in Book No. 617, at Page 608, Kathy Gregory and Larry Gregory, Sr did convey unto Trump and Trump LC, Trustee(s), certain real property described in said Deed of Trust; and the beneficiary has elected to appoint Seneca Trustees, Inc., as Substitute Trustee; and default having been made under the aforementioned Deed of Trust, and the undersigned Substitute Trustee having been instructed by Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-2 to foreclose thereunder, will offer for sale at public auction at the front door of the Hampshire County Courthouse in Romney, West Virginia, on

May 28, 2026 at 11:15 AM

the following described real estate, together with its improvements, easements and appurtenances thereunto belonging, situate in 09 - Sherman District, Hampshire County, West Virginia, and more particularly described as follows:

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

All that certain tract or parcel of real estate, known and designated as Tract No. Twenty (20) of Rio Hill Subdivision, containing 6.3 acres, more or less, situate in Sherman District, Hampshire County, West Virginia, together with all roads, rights of way, easements and appurtenances thereunto belonging, according to a plat of Rio Hill Subdivision prepared by Allen G. Clem, LLS, dated September 28, 1973, which plat is duly recorded in the Clerk's Office of the County Commission of Hampshire County, West Virginia, in Map Book No. 1, at page 129, and which said plat is by reference expressly made a part hereof.

There is conveyed with this property a right of way as shown on the plat of Rio Hill Subdivision, which right of way is 50 feet wide, with 25 feet thereof being within the bounds of the tract herein conveyed, and there is also reserved said right of way as an open road across part of the tract herein conveyed for the use and benefit of the grantees and grantors, their successors and assigns, or other tract owners who have the right to use the same; it being understood that the present roadway is located within the bounds of the fifty (50) foot right of way as shown on the said plat, but may not necessarily be located in the center thereof.

This lot may not be subdivided.

There is also reserved the right to grant unto utility companies the right to establish their power lines and utility lines as may be necessary to serve the owners of the parcels within said subdivision.

Grantees are to pay \$25.00 per deeded tract per year for the maintenance of the roads and any facilities dedicated to the Lot Owners in Common. BEING the same real estate conveyed unto Larry E. Gregory, Sr. and Kathy A. Gregory, by Jance M. Adkins, in her own right and Janice M. Adkins, as Attorney-In-Fact for Harry H. Adkins, by deed dated February 24, 2006, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, immediately prior hereto.

At the time of the execution of the Deed of Trust, this property was reported to have an address of: Off River Road Tract 20 Rio Hills SD, Rio, WV 26755.

The referenced real estate will be conveyed with no covenants of warranty, and subject to all covenants, restrictions, easements, rights of way and reservations which may be a matter of record in the aforesaid Clerk's Office or visible upon the ground, all prior liens and encumbrances, including, without limitation, liens for real estate taxes, incinerator, sanitary and sewer charges. The purchasers at the sale shall be responsible for paying the recording costs and also the tax on the privilege

of transferring real property (the cost of the tax stamp to be affixed to the deed). The purchasers shall be responsible for payment of all 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: \$9000.00 in cash and/or certified funds as deposit at the time of sale with the balance due and payable within 30 days of the day of sale. Sale is also subject to buyer providing Trustee with information needed for reporting requirements required by Federal Law including FinCen requirements (31 CFR Chapter X) within 15 days from date of sale.

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.

Pursuant to the Deed of Trust, the Trustee may postpone the sale by public announcement at the time and place designated or by posting a notice of the same, and act by agent in the execution of the sale. The parties secured by the Deed of Trust reserve the right to purchase the property at such sale.

SENECA TRUSTEES, INC.  
5000 Coombs Farm Drive, Suite 104  
Morgantown, WV 26508  
304-413-0044  
304-292-2918  
Toll free: 888-534-3132  
Reference File No. 92273

4-29-2c

IN THE FAMILY COURT OF  
HAMPSHIRE COUNTY,  
WEST VIRGINIA

IN RE:  
The Matter/Child(ren) of:  
**Alex Robert Chapman**  
Petitioner

and

**Heidi Alexis Haines**  
Respondent

Domestic Action No. 26D8

ORDER OF PUBLICATION

THE OBJECT OF THIS SUIT IS TO  
OBTAIN/ESTABLISH CUSTODY  
WITHOUT DIVORCE

To the Above-Named Respondent:

It appearing by affidavit filed in this action that Heidi Alexis Haines is a non-resident of the State of West Virginia or

has an unknown address. It is hereby ordered that Heidi Alexis Haines serve upon Alex Robert Chapman, Petitioner, whose address is 3428 Ash Ruckman Road, Augusta, WV 26704, an answer, including any related counterclaim or defense you may have to the petition filed in this action on or before June 1, 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 20th day of April, 2026.

Sonja K. Embrey  
Circuit Clerk

By: Katie L. Simmons  
Deputy Clerk

4-22-2c

# SAVE \$155

## 12 TOP WINES + BONUS GIFTS



**OMAHA STEAKS WINE**  
POWERED BY LAITHWAITES

Go to **GetOSWine.com/Sip137**  
or call **1.877.283.6687** and mention code **AHNE001**

Omaha Steaks Wine is operated independently from Omaha Steaks, LLC. Full terms and conditions online. Void where prohibited by law.