

LEGAL ADVERTISEMENTS

Continued from page 7B

Grass Mowing/Trimming Bids Requested

Hampshire County Parks and Recreation is accepting bids for mowing and trimming services at Old Capon Bridge Middle School in Capon Bridge. Services will be performed weekly during the peak growing season and every other week thereafter, typically from late April through September. The service area is approximately 2 acres.

Bids must be submitted by email no later than 1 p.m. on Wednesday, May 6, 2026. Email: parks@hampshirewv.com

4-22-26

NOTICE OF TRUSTEE'S SALE

NOTICE OF TRUSTEE'S SALE is hereby given pursuant to and by virtue of the authority vested in the Substitute Trustee, Pill & Pill, PLLC, by that certain Deed of Trust dated December 30, 2015, executed by the Borrower(s), Nancy E. Alvarado and Bobby R. Kaiser, to W. Joseph Milleson, Jr., the Trustee, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Book 593, at Page 471. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 265 Hood Hollow Rd, Points, WV 25437. Pill & Pill, PLLC was appointed as Substitute Trustee by an APPOINTMENT OF SUCCESSOR TRUSTEE dated March 12, 2026, of record in the Clerk's Office in Book 739, at Page 319. The Borrower(s) defaulted under the Note and Deed of Trust and the Substitute Trustee has been instructed to foreclose under the Deed of Trust. Accordingly, the Substitute Trustee will sell the following described property to the highest bidder at the front door of the Courthouse of Hampshire County, in Romney, West Virginia, on the following date:

June 2, 2026, at 3:45 p.m.

All that certain tract or parcel of real estate containing 2.21 acres, more or less, together with the improvements thereon, and all rights, rights of way, easements, waters, minerals, oil and gas and appurtenances thereunto belonging, being known and designated as Lot No. 13, of "The Points" Subdivision, situate in Gore District, Hampshire County, West Virginia, and being described according to that certain plat of "The Points" subdivision, said plat being of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 4, at Page 154, and Map Book 5 at Pages 24 and 34, reference being made to the aforesaid plats for a more particular metes and bounds description of the real estate herein conveyed and the same is incorporated herein and made a part hereof for a more particular metes and bounds description of said real estate. Said real estate is depicted on the 2015 Hampshire County Land Books as being District 05, Tax Map 10, Parcel 94.

And being the same real estate conveyed unto Bobby R. Kaiser and Nancy E. Alvarado, by deed of Gail M. Sheehan and Harold D. Sheehan, her husband, dated the 30th day of December, 2015, and recorded December 31, 2015, in Book 533, Page 66, in the Office of the Clerk of the County Commission of Hampshire County, West Virginia.

TERMS OF SALE:

- 1) The property will be conveyed in an "AS IS" physical condition by Deed containing no warranty, express or implied, subject to the Internal Revenue Service right of redemption, all property taxes, prior Deeds, liens, reservations, encumbrances, restrictions, rights-of-ways, easements, covenants, conveyances and conditions of record in the Clerk's office or affecting the subject property.
2) The Purchaser shall be responsible for the payment of the transfer taxes imposed by the West Virginia Code § 11-22-1.
3) The Beneficiary and/or the Servicer of the Deed of Trust and Note reserve the right to submit a bid for the property at sale.
4) The Trustee reserves the right to continue sale of the subject property from time to time by written or oral proclamation, which continuance shall be in the sole discretion of the Trustee.
5) The Trustee shall be under no duty to cause any existing tenant or person occupying the property to vacate said property, and any personal property and/or belongings remaining at the property after the foreclosure sale will be deemed to constitute ABANDONED PROPERTY AND WILL BE DISPOSED OF ACCORDINGLY.
6) Pursuant to the Financial Crimes Enforcement Network's Residential Real Estate Reporting Rule (31 C.F.R. Part 1031), effective March 1, 2026, certain non-judicial foreclosure sales involving purchasers that are legal entities or trusts and that include cash consideration may be subject to federal reporting requirements. Any successful bidder that is a legal entity or trust and paying cash shall be required, as a condition of sale, to retain a licensed West Virginia attorney to conduct the closing, who shall be designated in writing as the Reporting Person responsible for all required FinCEN filings and record retention. Trustee shall not act as the Reporting Person and shall have no responsibility for compliance with FinCEN reporting requirements.
7) The total purchase price is payable to the Trustee within thirty (30) days of the date of sale, with ten (10%) of the total purchase price payable to the Trustee at sale.

Pill & Pill, PLLC, Substitute Trustee

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4-22-26-2015-27

Continued to page 9B

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PUBLICATION BALLOT OF THE DEMOCRATIC PARTY. Hampshire County, WV Primary Election May 12, 2026. Table with columns for National Ticket, Nonpartisan Ballot of Election of Judicial Officers, County Ticket, and State Ticket. Includes candidates for U.S. Senator, House of Representatives, and various county executive committees.

OFFICIAL NONPARTISAN BALLOT OF ELECTION OF MEMBERS OF THE HAMPSHIRE COUNTY BOARD OF EDUCATION. Table with columns for District Ticket, Official Levy Ballot, and Official Nonpartisan Ballot. Includes candidates for various district executive committees and levy options.