

LEGAL ADVERTISEMENTS

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Notice is hereby given that the following described tracts or lots of land in the County of HAMPSHIRE have been certified by the Auditor of the State of West Virginia to Christal G. Perry, Deputy Commissioner of Delinquent and Nonentered lands of said County, for sale at public auction. The lands will be offered for sale by the undersigned Deputy Commissioner at public auction in the Court Room on the 20th of May, 2026 at 09:00 AM.

Each tract or lot as described below, will be sold to the highest bidder. The payment for any tract or lot purchased at a sale shall be made by check or money order payable to the sheriff of the county and delivered before the close of business on the day of the sale. If any of said tracts or lots remain unsold after the auction, they will be subject to sale by the Deputy Commissioner without additional advertising or public auction. The deputy commissioner sale may include tracts of lots remaining unsold from a previous auction not required by law to be readvertised and described for this subsequent auction of those same tracts and lots. All sales are subject to the approval of the Auditor of the State of West Virginia.

CERT #	SOLD	TICKET	NAME	DESCRIPTION	DISTRICT	AMOUNT DUE
2025-C-000001	2024	425	BURGESS JUSTIN TRUSTEE BURGESS FAM REV PROP TR	1/2 INT MINERAL RIGHTS 30.76 AC SANDY RIDGE	BLOOMERY	\$159.45
2025-C-000003	2024	511	CATRON HARVEY DANIEL JR	2.1134 AC TRACT 49 SEC 2 CAPON BRIDGE RESORT SD	BLOOMERY	\$1,268.61
2025-C-000005	2024	853	DUDLEY JOEL MITCHELL	CACAPON HEIGHTS SD 3.45 AC TRACT 15	BLOOMERY	\$592.88
2025-C-000007	2024	1297	HAUPT WILLIAM R I & MADELINE B	5.00 AC W SIDE RTE 29/1	BLOOMERY	\$862.21
2025-C-000008	2024	1482	HURLEY EDWARD J	2.2724 AC FALCONWOOD TRACT 34-A SEC 1	BLOOMERY	\$489.35
2025-C-000011	2024	1631	KERNS JOHN H	.33 AC W SIDE RT 29N	BLOOMERY	\$920.54
2025-C-000012	2024	1718	KNIPLAND EDWARD F & PHOEBE	239 AC (1/2 INT) MINERALS CACAPON HILLS	BLOOMERY	\$161.55
2025-C-000015	2024	2147	MORNINGSTAR CURTIS R	5.00 ACRES FALCONWOOD SD TRACT 18 SEC 1	BLOOMERY	\$597.48
2025-C-000016	2024	2352	PATTERSON WILLIAM R & MILLER CHONTA S	6.083AC CACAPON LAKE SD TRACT 47	BLOOMERY	\$751.68
2025-C-000017	2024	2693	SAULTER STEPHANIE MARIE	5.537 AC CACAPON LAKE SD TRACT 11	BLOOMERY	\$1,585.05
2025-C-000018	2024	3091	SWOPE DREAMA A	3.086 AC LOT 16 CEDAR GROVE ESTATES	BLOOMERY	\$654.93
2025-C-000020	2024	3793	BROME CYNTHIA & CHARLES A & ISABEL B GADDIS ET ALS	2.00 AC CAPON RIVER TRACT B	CAPON	\$786.67
2025-C-000023	2024	5162	MUFFLEY CHARLES IV	5 AC PARCEL I SEC 2 RITTERS HIDDEN VALLEY SD	CAPON	\$1,327.25
2025-C-000024	2024	5439	RINARD KEITH	128.01 AC POLE BUILDING LEAN T 3 OLD SHEDS	CAPON	\$580.56
2025-C-000025	2024	5440	RINARD KEITH	2 AC BOTH HOUSES GARAGE 2NEWER AND LEAN TOO	CAPON	\$4,455.95
2025-C-000026	2024	5441	RINARD KEITH V & TERESA K	CAPON DRS 2.965 AC TIMBER RIDGE	CAPON	\$1,027.29
2025-C-000027	2024	5471	RODRIGUEZ ANTHONY & JOYCE A HANN	2.108 AC SEC 2 LOT E WHITE CLIFFS	CAPON	\$879.87
2025-C-000028	2024	5615	SHEPHERD JAMES A	5.00 AC RITTERS HIDDEN VALLEY PCL 37 SEC 8	CAPON	\$1,325.22
2025-C-000029	2024	5790	STEDFAST MINISTIES LLC	20.608 AC TIMBER RIDGE CAMP RD TRACT 1	CAPON	\$3,581.50
2025-C-000030	2024	6312	GERKE MATTHEW WELLS	1.527 AC LOT 14 WATER VIEW ESTATES	CAPON BRIDGE BLOOMERY CORP	\$2,490.29
2025-C-000031	2024	6648	ATTKISSON LUCY	5.00 AC E SIDE OLD MTSBRG	GORE	\$3,497.68
2025-C-000032	2024	6727	BEAVERS JOSEPH PATRICK & SHARON LEE	7.059 AC TRACT 8 SEC B ALONZO MCCAULEY LAND SD	GORE	\$1,096.86
2025-C-000035	2024	7022	CANTERBURY DALE & KIM	GOLDEN ACRES SEC E LOT 10 40X99 .090 AC	GORE	\$170.57
2025-C-000036	2024	7023	CANTERBURY DALE & KIM	GOLDEN ACRES SEC E LOT 12 100X99X120X100 .25 AC	GORE	\$169.37
2025-C-000037	2024	7024	CANTERBURY DALE & KIM	GOLDEN ACRES SEC 1A LOT 62 40 X 100	GORE	\$160.98
2025-C-000038	2024	7025	CANTERBURY DALE & KIM	GOLDEN ACRES SEC 1A LOT 63 40 X 100	GORE	\$160.98
2025-C-000043	2024	7582	FILBIN HATTIE LOU ESTATE	GOLDEN ACRES LOT 20 SEA-A LOT 20 40X100 .091 AC	GORE	\$160.98
2025-C-000044	2024	8119	HART ELIZABETH &MCAULIFFE JEAN	.5693 AC LOT 197 SEC 1A GOLDEN ACRES	GORE	\$195.02
2025-C-000046	2024	8216	HENDRICKS J FRANKLIN & DARREN VACCHIO ET ALS	5.00 AC N RIVER	GORE	\$582.87
2025-C-000047	2024	8334	HORNSBY DEWAYNE M & SHARON M (LIFE) & LANE C	L CAPON DRS 2.0 AC	GORE	\$1,120.89
2025-C-000049	2024	8644	KETTERMAN DONNA POLING & LANDON C	2.00 AC LOT # 60 BRISTOL SPRINGS SD	GORE	\$234.72
2025-C-000050	2024	9049	MCCAUGHEY MICHAEL ANDREW	.0918 AC SEC D LOT 22 40 X 100 GOLDEN ACRES	GORE	\$332.26
2025-C-000053	2024	9581	PRAZMA GERALD L & PAIGE L	.225 AC LEVELS	GORE	\$1,651.23
2025-C-000054	2024	9687	RECHTOROVIC JAMIE & MARK	2.10AC LOT 5 BLACKTHORN RIDGE ESTATES SD	GORE	\$3,317.93
2025-C-000055	2024	10025	SINGH AJAY KUMAR & SURESH A PATEL	20.00 AC LOT #3 OFF RT 29N	GORE	\$2,228.42
2025-C-000056	2024	10046	SITNIK ALBERT F & CASSIE D	2.12 AC LOT #4 FORT LEISURE SD	GORE	\$833.54
2025-C-000057	2024	10047	SITNIK ALBERT F & CASSIE D	12.876 AC LOT 2 & 52-55 FORT LEISURE SD (CC CONS)	GORE	\$1,393.62
2025-C-000059	2024	10467	VALENTINE CAROL S (LIFE) & LEVI D & KARSON R VALENTINE	5.00 AC OFF RT 45/12 ON NORTH RIVER	GORE	\$933.70
2025-C-000060	2024	10540	WATSON SHIRLEY ANN (LIFE) & LANA JO WATSON	CAPON DRS 1.376 ACRES	GORE	\$981.42
2025-C-000062	2024	11384	KING HARRY J & BESSIE I	7.50 AC N SIDE RT 220/1 OFF HIGH KNOB ROAD	MILL CREEK	\$1,269.17
2025-C-000063	2024	11402	LARGENT JERRY R	OLD FIELDS SD 10.25 AC TRACT 14 SEC 4	MILL CREEK	\$786.78
2025-C-000064	2024	11403	LARGENT JERRY R	1.17 AC W SIDE RT 220 (.064 AC DOH-ROW)	MILL CREEK	\$972.64
2025-C-000065	2024	11427	LEWIS ROBERT F ESTATE	1.5AC APPROX ALONG MIDDLE RIDGE RD	MILL CREEK	\$1,591.34
2025-C-000066	2024	11633	QUATTROCCHI PAUL	CABIN ON THE MOUNTAIN SD LOT 10 3.33 AC	MILL CREEK	\$596.88
2025-C-000067	2024	11634	QUATTROCCHI PAUL	CABIN ON THE MOUNTAIN SD LOT 11 3.00 AC	MILL CREEK	\$582.29
2025-C-000068	2024	11667	RIGGLEMAN TROY L & MELINDA L & NENA FAYE WHEELER	15.56 AC RT 220 MILL CREEK DRS	MILL CREEK	\$1,415.10
2025-C-000069	2024	11940	WEBSTER LYNN & CYNTHIA HILTZ	10.43 AC S SIDE RT 220/3	MILL CREEK	\$1,599.92
2025-C-000071	2024	12654	HAWK ROBERT SR	5.071 AC LOT 4 APPLEFIELDS OF HEAVEN	ROMNEY	\$260.44
2025-C-000072	2024	12892	LAREZA SERGIO S JR & DEBRA A	LITTLE MOUNTAIN ESTATES LOT 19 2.634 ACRES	ROMNEY	\$1,135.81
2025-C-000073	2024	13090	MILLS JASON M & AMANDA RENEE	17.810 AC LOT 7 APPLEFIELDS OF HEAVEN	ROMNEY	\$1,110.45
2025-C-000074	2024	13229	PATTERSON EUGENIA JENNY C	4.675 AC LOT 90 APPLEFIELDS OF HEAVEN	ROMNEY	\$734.24
2025-C-000076	2024	15179	BEIL WINBERT H	2.045 AC LOT 34 NORTH RIVER RUN SD	SHERMAN	\$415.76
2025-C-000077	2024	15314	BOYCE IRVIN F	4.817 AC LOT 23 MIDVALE FARMS SD	SHERMAN	\$904.25
2025-C-000078	2024	15315	BOYCE IRVIN F	4.074 AC LOT 22 MIDVALE FARMS SD	SHERMAN	\$874.16
2025-C-000079	2024	15316	BOYCE IRVIN F	4.975 AC LOT 16 MIDVALE FARMS SD	SHERMAN	\$648.05
2025-C-000080	2024	15317	BOYCE IRVIN F	4.981 AC LOT 17 MIDVALE FARMS SD	SHERMAN	\$1,189.82
2025-C-000081	2024	15470	CARTER VICKIE L	.50 AC RT 50/16	SHERMAN	\$580.26
2025-C-000084	2024	15888	DUONG HOANG	.15 AC AUGUSTA	SHERMAN	\$613.95
2025-C-000085	2024	16105	FRENCH DARYL O & RICKY L TROWBRIDGE	.172 AC SD LOT 38 ELK HORN SD	SHERMAN	\$159.83
2025-C-000086	2024	16106	FRENCH DARYL O & RICKY L TROWBRIDGE	.172 AC LOT 39 ELK HORN SD	SHERMAN	\$183.98
2025-C-000087	2024	16108	FRENCH DARYL O & RICKY L TROWBRIDGE	.172 AC LOT 41 ELK HORN SD	SHERMAN	\$183.98
2025-C-000088	2024	16109	FRENCH DARYL O & RICKY L TROWBRIDGE	.48 AC LOT 2 SEC 4 ELK HORN SD	SHERMAN	\$242.60
2025-C-000089	2024	16187	GAVER RONNIE L & JUDITH K	4.379 AC LOTS 9&10 (CC CONS) NATHANIEL MOUNTAIN HEIGHTS SD	SHERMAN	\$468.07
2025-C-000090	2024	16256	GRAHAM ROBERT C JR	4.021 AC LOT 73 SEC 3 PH 2 WOODLAND ESTATES	SHERMAN	\$506.48
2025-C-000092	2024	16597	HOFFMAN JOHN M & JENNELLE C	7.027 AC LOT 96 SEC 11 LOST MOUNTAIN SD	SHERMAN	\$1,281.56
2025-C-000093	2024	16909	KIRALY MARIA S	.4591 AC LOT 99 SEC 2 ELK HORN SD	SHERMAN	\$237.65
2025-C-000095	2024	17137	LONG TIMMY	.661 AC LOT86 SEC 3 ELK HORN SD	SHERMAN	\$276.74
2025-C-000096	2024	17138	LONG TIMMY	.843 AC LOT 87 SEC 3 ELK HORN SD	SHERMAN	\$309.69
2025-C-000097	2024	17200	M & W ASSOCIATES	.1837 AC P/O LOT 80 SEC 2 ELK HORN SD	SHERMAN	\$159.83
2025-C-000099	2024	17487	MOONEY JOY C	2.066 AC LOT 79 SEC 2 LOST MOUNTAIN SD	SHERMAN	\$861.52
2025-C-000100	2024	17537	MOTICHKA ALLAN D & BOEN MARGARET E	2.003 AC LOT 6 DANIEL HAWSE SD	SHERMAN	\$243.18
2025-C-000101	2024	17599	NEWMAN GEORGE & JOYCE	.6657 AC LOT 82 SEC 2 ELK HORN SD	SHERMAN	\$286.64
2025-C-000103	2024	17781	PETKO RICHARD J	3.74 AC LOT 3 SEC 1 NORTH RIVER WILDERNESS SD	SHERMAN	\$767.52
2025-C-000104	2024	18040	RIGGLEMAN GREGORY S & PATRICIA D	1.612 AC NORTH RIVER DRS (SPLITS)	SHERMAN	\$1,551.64
2025-C-000106	2024	18354	SISK WINFIELD L JR	5.00 AC LOT 14 SEC 1 WOODLAND ESTATES	SHERMAN	\$518.13
2025-C-000107	2024	18355	SISK WINFIELD L JR	4.516 AC LOT 16 WOODLAND ESTATES	SHERMAN	\$396.40
2025-C-000108	2024	18810	VANPELT CLIFFORD & TIMOTHY R	.532 AC LOT 78 SEC 3 ELK HORN SD	SHERMAN	\$285.92
2025-C-000109	2024	18855	WATERS JANET LORRAINE	10.00 AC TRACT 6 BRIER LICK ESTATES	SHERMAN	\$940.74
2025-C-000110	2024	18903	WHIPPLE ROBERT CHARLES & MATTHEW ALEXANDER SHANK	48.023 AC TRACT 3 & 4 PROSPECT PEAK SD (CC CONS)	SHERMAN	\$1,629.89
2025-C-000112	2024	18927	WHITE TINA MARIE ESTATE	5.0674 AC LOT 4A&4B RUCKMAN TRACT (CC CONS)	SHERMAN	\$1,526.79
2025-C-000116	2024	19751	COSNER STANLEY E III ETALS	6.38AC SOUTH BRANCH DRS	SPRINGFIELD	\$1,580.42
2025-C-000117	2024	19768	COX MAXINE F & KIMBERLY J YOUNG & MARY BETH C WILSON	.1928 AC LOT 83 SATT & HAINES EXT	SPRINGFIELD	\$163.27
2025-C-000118	2024	19873	DEAN D MARK & DEBORAH D	2.00 AC LOT 87 SOUTH POTOMAC VALLEY SD	SPRINGFIELD	\$1,300.93
2025-C-000119	2024	19885	DEFFENBAUGH DURWARD & HELEN	3.04AC SOUTH BRANCH DRS	SPRINGFIELD	\$1,234.93
2025-C-000120	2024	20014	EMERICK GREG R	.2801 AC LOT 178 CARDER ADDITION	SPRINGFIELD	\$168.22
2025-C-000124	2024	20444	HARDY COUNTY HOLDINGS LLC	5.20AC TRACT 8 SEC C LAKE FERNDAL SD	SPRINGFIELD	\$900.23
2025-C-000125	2024	20744	KESNER JAMES L	.1928 AC LOT 26 SATT & PARRAN ADDN	SPRINGFIELD	\$164.42
2025-C-000128	2024	21557	RACCO JAMES F & JUDY K & MICHAEL D	1.00AC LOT 9 FERNDAL FARMS SD	SPRINGFIELD	\$706.31

Any of the aforesaid tracts or lots may be redeemed by any person entitled to pay the taxes thereon at any time prior to the sale by payment to the Deputy Commissioner of the total amount of taxes, interest, and charges thereon up to date of redemption. Lands listed above as escheated or waste and unappropriated lands may not be redeemed. Payments must be received prior to the close of business the day prior to the land sale. Pre-registration while not required is strongly recommended and may be completed at the following link: <https://www.wvsao.gov/CountyCollections/Registrations>

Given under my hands this 6th of April, 2026.

Christal G. Perry
Land Director of Delinquent and Nonentered lands of HAMPSHIRE County

4-15-3c

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 Millison, 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

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