

LEGAL ADVERTISEMENTS

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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

IN THE FAMILY COURT OF HAMPSHIRE COUNTY, WEST VIRGINIA

IN RE: The Matter/Child(ren) of: Tiffany Ann Nicole Merritt Petitioner

and

Donald Ray Merritt, III Respondent

Domestic Action No. 26-D-56

ORDER OF PUBLICATION

THE OBJECT OF THIS SUIT IS TO OBTAIN CHILD CUSTODY WITHOUT DIVORCE

To the Above-Named Respondent:

It appearing by affidavit filed in this that Donald Ray Merritt, III is a non-resident of the State of West Virginia or has an unknown address. It is hereby ordered that Donald Ray Merritt, III serve upon Tiffany Ann Nicole Merritt, Petitioner, whose address is 8393 Paw Paw Road, Paw Paw, WV 25434, an answer, including any related counterclaim or defense you may have to the petition filed in this action on or before June 15, 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 30th day of April, 2026.

Sonja K. Embrey Circuit Clerk

By: Chrystal D. Stone Deputy Clerk

4-29-2c

IN THE FAMILY COURT OF HAMPSHIRE COUNTY, WEST VIRGINIA

IN RE: The Marriage of: Donna Kay Gatton Petitioner

and

Jackie Marcellus Gatton Respondent

Domestic Action No. 26-D-55

ORDER OF PUBLICATION

THE OBJECT OF THIS SUIT IS TO OBTAIN A DIVORCE. THIS IS A PUBLICATION BY CLASS II LEGAL ADVERTISEMENT.

To the Above-Named Respondent:

It appearing by affidavit filed in this action that Jackie Marcellus Gatton is a non-resident of the State of West Virginia or has an unknown address. It is hereby ordered that Jackie Marcellus Gatton serve upon Donna Kay Gatton, Petitioner, whose address is 84 Pileated Lane, Augusta, WV 26704, an Answer, including any related counterclaim or defense you may have to the Petition For Divorce filed in this action on or before June 15, 2026. If you fail to Answer the Petition for Divorce, a judgment may be taken against you for the relief demanded in the Petition.

A copy of said Petition can be obtained from the undersigned Clerk's Office.

Entered by the Clerk of said Court April 30, 2026.

Sonja K. Embrey Circuit Clerk

By: Beverly D. Shanholtz Chief Deputy

5-6-2c

PUBLICATION BALLOT OF THE REPUBLICAN PARTY Hampshire County, WV Primary Election May 12, 2026. Table with columns for National Ticket, State Ticket, and County Ticket. Includes candidates for U.S. Senator, State Executive Committee, Congressional District, and County Commissioner.

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 districts and levy options.