

LEGAL ADVERTISEMENTS

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**Hampshire County Commission Levy Estimate (Budget)
2026 - 2027 Fiscal Year**

STATE OF WEST VIRGINIA
County of: Hampshire, West Virginia

In accordance with WV Code §11-8-10, as amended, the Hampshire County Commission proceeded to make an estimate of the amounts necessary to be raised by a levy of taxes for the current year, and doth determine and estimate the several amounts to be as follows:

	Estimated Revenues
General Fund	
Fund Balance	\$ 760,477
Property Taxes Current Year	6,291,371
Prior Year Taxes	355,500
Tax Penalties, Interest & Publication Fees	165,000
Property Transfer Tax	800,000
Gas and Oil Severance Tax	75,000
Wine and Liquor Tax	50,000
Hotel Occupancy Tax	250,000
Miscellaneous Energy Tax (Coal Bed Methane)	3,000
Building Permits	110,000
Miscellaneous Permits	500
Federal Grants / Federal Payment in Lieu of Taxes	52,000
State Grants	150,000
Charges for Services	1,000
Sheriff's Service of Process	16,000
Sheriff's Earnings	3,000
County Clerk's Earnings	95,000
Circuit Clerk's Earnings	40,000
Prosecuting Attorney's Earnings	1,200
Accident Reports	900
Motor Vehicle License Fee	3,000
Rents & Concessions	460,000
Ambulance Fees	15,000
Franchise Agreement	17,500
Inspection Fees	128,000
IRP Fees (Interstate Registration Plan)	35,000
Regional Jail Operations Partial Reimbursement	50,000
Interest Earned	20,000
Miscellaneous Revenue	1,000
Sheriff's Commission	15,000
Commissions	1,500
Gaming Income	45,000
Recycling Programs	12,000
Video Lottery	45,000
Planning Commission Revenue	42,000
Refunds/Reimbursements (External Sources)	50,000
Transfers From Other Funds	751,322
Emergency 911 Reimbursement	993,550
General School Reimbursements	75,000
Transfers Assessor's Valuation Fund	290,368
Total Estimated General Fund Revenues	\$12,270,188

	Estimated Revenues
Coal Severance Tax	
Assigned Fund Balance	\$ 2,000
Coal Severance Tax	70,000
Refunds/Reimbursements	3,000
Total Coal Severance	\$ 75,000

	General Fund	Coal Severance Tax Fund
ESTIMATED EXPENDITURES		
GENERAL GOVERNMENT		
County Commission	\$ 1,344,034	\$ -
County Clerk	535,514	-
Circuit Clerk	454,396	-
Sheriff-Treasurer	637,930	-
Prosecuting Attorney	504,454	-
Assessor	611,971	-
Assessor's Valuation Fund	290,368	-
Statewide Computer Network	37,571	10,000
Agricultural Agent	120,248	-
Elections - County Clerk	118,500	-
Circuit Court	11,000	-
Courthouse	753,955	20,000
Other buildings	307,762	-
Regional Development Authority	20,949	-
Economic Development	100,000	-
Geographic Information Systems (GIS)	183,432	-
Planning & Zoning	301,605	-
Contributions to Comms/Authorities	1,000	-
Transfers/Reimbursements	1,500	-
Contingencies - Not to Exceed	2,000	-
10% of Budget		
TOTAL GENERAL GOVERNMENT	6,338,189	30,000

PUBLIC SAFETY		
Sheriff - Law Enforcement	2,237,802	-
Sheriff - Service of Process	85,126	-
Regional Jail	475,000	-
Emergency Services	148,699	-
Communication Center	993,550	-
Dog Warden/Humane Society	273,127	-
Courthouse Security	319,845	-
Community Based Corrections Program	751,322	-
TOTAL PUBLIC SAFETY	5,284,471	-

HEALTH AND SANITATION		
Local Health Department	65,000	-
Recycling Center	77,938	-
TOTAL HEALTH & SANITATION	142,938	-

CULTURE AND RECREATION		
Parks & Recreation	189,090	45,000
Historical Commission	15,500	-
Visitor's Bureau	125,000	-
TOTAL CULTURE & RECREATION	329,590	45,000

SOCIAL SERVICES		
Public Transit	5,000	-
TOTAL SOCIAL SERVICES	5,000	-

CAPITAL PROJECTS		
Assessor	15,000	-
Sheriff-Law Enforcement	130,000	-
County Commission	25,000	-
TOTAL CAPITAL OUTLAY	170,000	-
Total Expenditures	\$12,270,188	\$ 75,000

**HAMPSHIRE COUNTY, 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	\$ -	14.03	\$ -
Public Utility	-	-	-
Total Class I	\$ -	-	\$ -
Class II			
Real Estate	\$ 1,022,123,270	28.06	\$ 2,868,078
Personal Property	5,095,876	-	14,299
Total Class II	\$ 1,027,219,146	-	\$ 2,882,377
Class III			
Real Estate	\$ 292,508,750	56.12	\$ 1,641,559
Personal Property	181,832,583	-	1,020,444
Public Utility	182,927,705	-	1,026,590
Total Class III	\$ 657,269,038	-	\$ 3,688,593
Class IV			
Real Estate	\$ 32,522,150	56.12	\$ 182,514
Personal Property	17,518,506	-	98,314
Public Utility	7,797,915	-	43,762
Total Class IV	\$ 57,838,571	-	\$ 324,590
Total Value & Projected Revenue	\$ 1,742,326,755	-	\$ 6,895,560
Less Delinquencies, Exonerations & Uncollectable Taxes		5.00%	344,778
Less Tax Discounts		2.00%	131,016
Less Allowance for Tax Increment Financing – (if Applicable)		-	0
Total Projected Property Tax Collection	-	-	6,419,766
Less Assessor Valuation Fund (Subtracted from regular current expense taxes levied only)		2.00%	128,395
Net Amount to be Raised by Levy of Property Taxes	-	-	\$ 6,291,371

**HAMPSHIRE COUNTY, WEST VIRGINIA
FIRE LEVY
FISCAL YEAR JULY 1, 2026 - JUNE 30, 2027**

	Certificate of Valuation Assessed Value	Levy	Taxes
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	For Tax Purposes	Rate/\$100	Levied
Class I			
Personal Property	\$ -	2.00	\$ -
Public Utility	-	-	-
Total Class I	\$ -	-	\$ -
Class II			
Real Estate	\$ 1,022,123,270	4.00	\$ 408,849
Personal Property	5,095,876	-	2,038
Total Class II	\$ 1,027,219,146	-	\$ 410,887
Class III			
Real Estate	\$ 292,508,750	8.00	\$ 234,007
Personal Property	181,832,583	-	145,466
Public Utility	182,927,705	-	146,342
Total Class III	\$ 657,269,038	-	\$ 525,815
Class IV			
Real Estate	\$ 32,522,150	8.00	\$ 26,018
Personal Property	17,518,506	-	14,015
Public Utility	7,797,915	-	6,238
Total Class IV	\$ 57,838,571	-	\$ 46,271
Total Value & Projected Revenue	\$ 1,742,326,755	-	\$ 982,973
Less Delinquencies, Exonerations & Uncollectable Taxes		5.00%	49,149
Less Tax Discounts		2.00%	18,676
Net Amount to be Raised by Levy For Budget Purposes	-	-	\$ 915,148

**HAMPSHIRE COUNTY, WEST VIRGINIA
LIBRARY 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	\$ -	0.65	\$ -
Public Utility	-	-	-
Total Class I	\$ -	-	\$ -
Class II			
Real Estate	\$ 1,022,123,270	1.30	\$ 132,876
Personal Property	5,095,876	-	662
Total Class II	\$ 1,027,219,146	-	\$ 133,538
Class III			
Real Estate	\$ 292,508,750	2.60	\$ 76,052
Personal Property	181,832,583	-	47,276
Public Utility	182,927,705	-	47,561
Total Class III	\$ 657,269,038	-	\$ 170,889
Class IV			
Real Estate	\$ 32,522,150	2.60	\$ 8,456
Personal Property	17,518,506	-	4,555
Public Utility	7,797,915	-	2,027
Total Class IV	\$ 57,838,571	-	\$ 15,038
Total Value & Projected Revenue	\$ 1,742,326,755	-	\$ 319,465
Less Delinquencies, Exonerations & Uncollectable Taxes		5.00%	15,973
Less Tax Discounts		2.00%	6,070
Net Amount to be Raised by Levy For Budget Purposes	-	-	\$ 297,422

This budget is pending Canvass Certification

STATE OF WEST VIRGINIA
HAMPSHIRE COUNTY, WEST VIRGINIA

I, ERIC W. STRITE, CLERK OF THE COUNTY COMMISSION OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING ARE TRUE COPIES FROM THE RECORD OF ORDERS MADE AND ENTERED BY SAID COMMISSION ON THE 18th DAY OF MAY 2026.

Eric W. Strite 5-20-2c

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 November 21, 2019, and duly recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Document No. 197816, in Book No. 641, at Page 524, Cory S Porter and Michele Lauren Keller did convey unto Keaton, Frazer & Milleson, PLLC, 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 PennyMac Loan Services, LLC to foreclose thereunder, will offer for sale at public auction at the front door of the Hampshire County Courthouse in Romney, West Virginia, on

July 9, 2026 at 11:15 a.m.

the following described real estate, together with its improvements, easements and appurtenances thereunto belonging, situate in 10 - Springfield District, Hampshire County, West Virginia, and more particularly described as follows:

All that certain tract or parcel of real estate, situate, lying and being in Springfield District, Hampshire County, West Virginia, being more particularly described as follows, to wit:

Lot # 60, Phase 5, "Mountain Air," as more fully shown upon a plat thereof prepared by L & W Enterprises, Inc., dated December 30, 2004, and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 10 at Page 49.

Said real estate is depicted on the Hampshire County Land Books as being Tax Map 29, Parcel 20.

And being the same real estate which was conveyed unto Cory S. Porter and Michele Lauren Keller, by deed of Paul David Puffinburger, II, by Ramona Johnson, his Attorney-in-Fact, dated November 4, 2019, and to be recorded prior to or contemporaneously with the recording of this instrument in the Office of the Clerk of the County Commission of Hampshire County, West Virginia.

Pursuant to Chapter 38, Article 1, Section 4, of the West Virginia Code, any Notice of Trustee's sale shall be mailed to the grantor (s) hereunder at the following address; or such other address subsequently given to the beneficiary in writing by the grantor (s): 1717 Green Ridge Dr. Springfield, WV 26763

The Trustee's fee is fixed as a commission of Six Percent (6%) upon the gross sale price of the property; however, in the event it becomes necessary to advertise the said real estate in the enforcement of this deed of trust, and the debt be paid prior to sale, then the grantor (s) shall pay a commission to the trustee of three percent (3%) of the amount of the debt remaining unpaid at the time of advertisement.

At the time of the execution of the Deed of Trust, this property was reported to have an address of: 1717 Green Ridge Dr, Springfield, WV 26763.

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