ORDER OF PUBLICATION

IN THE MAGISTRATE COURT OF HAMPSHIRE COUNTY, WEST VIRGINIA

TODD PAUL DAVIS, Plaintiff

v.

DONNA DAVIS, Defendant
Civil Action No. 09C584

The object of the above entitled action is TO OBTAIN JUDGMENT AGAINST THE DEFENDANT IN THE AMOUNT OF FIVE HUNDRED DOLLARS ($500.00) DUE ON PROMISSORY NOTE, PLUS INTEREST AND COURT COSTS.

And it appearing by an affidavit filed in this action that THE DEFENDANT WAS NOT FOUND AFTER DUE DILIGENCE it is ordered that DONNA DAVIS do serve upon THE HONORABLE SHIRLEY A. TIMBROOK, magistrate, whose address is 50 S. HIGH STREET, ROMNEY, WV 26757, an answer or other defense to the complaint filed in this action on or before APRIL 12, 2010, otherwise judgment by default will be taken against YOU at any time thereafter. A copy of said complaint can be obtained from the undersigned Clerk at her office.

Entered by the Clerk of said Court MARCH 4, 2010.

Wanda L. Billmeyer
Magistrate Court Clerk
3-10-2c

TRUSTEE'S SALE OF VALUABLE REAL ESTATE

The undersigned Trustee, by virtue of the authority vested in him by that certain Deed of Trust dated February 27, 2007, and duly recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed of Trust Book 445, at Page 569, Richard T. Feltner and Elizabeth J. Feltner did convey unto Richard A. Pill, Trustee, certain real property described in said deed of trust; and default having been made under the aforementioned Deed of Trust, and the undersigned Trustee having been instructed by the secured party to foreclose thereunder, will offer for sale at public auction at the front door of the Hampshire County Courthouse, in Romney, West Virginia, on

Tuesday, March 23, 2010, at 2:06 PM

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

All that certain lot or parcel of land, together with all rights, rights of way, improvements thereon and appurtenances thereunto belonging, lying and being situate in Capon District, Hampshire County, West Virginia, designated as a portion of Tract 17, Green Meadow Estates, containing 2.254 acres, more or less, as shown on plat and survey prepared by Louis J. Matacia, C.L.S., dated November 23, 1990, recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 358, at Page 444.

At the time of the execution of the deed of trust, this property was reported to have a mailing address of HC 61 Box 111B, Capon Bridge, WV 26711.

AND BEING the same real estate which was conveyed to Richard T. Feltner and Elizabeth J. Feltner, by deed dated December 6, 1995, from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., acting by and through the Federal Housing Commissioner, and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 365 at page 205.

The above described property will be sold subject to any covenants, restrictions, easements, leases and conditions of record, and subject to any unpaid real estate taxes. The subject property will be sold in "AS IS" condition. The Trustee shall be under no duty to cause any existing tenant or person occupying the subject property to vacate said property.

TERMS: Ten percent (10%) of the purchase price as a cash deposit with the balance due and payable within 30 days of the day of sale.

Richard A. Pill, Trustee

P. O. Box 440, 85 Aikens Center,
Martinsburg, WV 25404
Phone 304-263-4971, Fax 304-267-5840, e-mail: pillforeclosures@earthlink.net
3-3-3c

TRUSTEE'S SALE OF VALUABLE REAL ESTATE

The undersigned Substitute Trustees, by virtue of the authority vested in them by that certain Deed of Trust dated August 7, 2006, and duly recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed of Trust Book 430, at Page 471, Frank Monopoli did convey unto H. Charles Carl, III and William C. Keaton, Trustees, certain real property described in said deed of trust; and the beneficiary has elected to appoint Richard A. Pill and David D. Pill as Substitute Trustees by a Substitution of Trustee recorded in the aforesaid Clerk's Office; and default having been made under the aforementioned Deed of Trust, and the undersigned Substitute Trustees having been instructed by the secured party to foreclose thereunder, will offer for sale at public auction at the front door of the Hampshire County Courthouse, in Romney, West Virginia, on

Tuesday, March 23, 2010, at 2:12 PM

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

All that certain lot or parcel of real estate, together with any and all improvements thereon, all rights, rights of way, easements, waters, minerals, oil and gas and appurtenances thereunto, containing 0.312 of an acre, more or less, or 13,625 square feet, situate in the Town of Romney, Hampshire County, West Virginia, at the corner of Birch Lane and Grafton Street, known and designated as part of Lot No. 73 on the plat of the Town of Romney, and being more particularly described according to that certain plat of survey as prepared by Stultz & Associates, Inc. Licensed Land Surveyors, West Virginia License No. 772, which said plat is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 278, at Page 1, which said plat is incorporated herein for all pertinent and proper reasons, including for a more particular description of the real estate conveyed herein.

At the time of the execution of the deed of trust, this property was reported to have a mailing address of 185 N. Grafton St., Romney, WV 26757.

AND BEING part of the same real estate which was conveyed to Frank Monopoli, by deed dated December 23, 2009, from Patricia Dana Monopoli, and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 487 at page 787.

The above-described property will be sold subject to any covenants, restrictions, easements, leases and conditions of record, and subject to any unpaid real estate taxes.

The subject property will be sold in "AS IS" condition. The Substitute Trustees shall be under no duty to cause any existing tenant or person occupying the subject property to vacate said property.

TERMS: Ten percent (10%) of the purchase price as a cash deposit with the balance due and payable within 30 days of the day of sale.

David D. Pill, Substitute Trustee
Richard A. Pill, Substitute Trustee

P. O. Box 440, 85 Aikens Center, Martinsburg, WV 25404
Phone 304-263-4971, Fax 304-267-5840, e-mail: pillforeclosures@earthlink.net
3-3-3c

FIDUCIARY NOTICE

The account of Larry B. Sowers, Administrator of the Estate of Blakely L. Sowers, is before me for settlement.

Given under my hand this 2nd day of March, 2010.

Cathe L. Moreland
Fiduciary Commissioner
Hampshire County, West Virginia
3-10-2p

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 the **2nd day of February, 2001**, and duly recorded in the Office of the Clerk of the County Commission of **Hampshire** County, West Virginia, in Trust **Deed Book 284, at page 678**, **Glen H. Kesner Jr. aka Glen H. Kessner and Madaline P. Kesner** did convey unto **Jack C. Barr**, Trustee(s), certain real property described in said Deed of Trust; and the beneficiary has elected to appoint **Seneca Trustees, Inc.,** as Substitute Trustee by a Substitution of Trustee dated **January 13, 2010** and recorded in the aforesaid Clerk's office; and default having been made under the aforementioned Deed of Trust, and the undersigned Substitute Trustee having been instructed by the secured party to foreclose thereunder, will offer for sale at public auction at the front door of the **Hampshire** County Courthouse in **Romney**, West Virginia, on

March 30, 2010 at 2:30 o'clock pm

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

The following described parcel of real estate, situate in Springfield district, Hampshire County, West Virginia, to wit:

BEGINNING at a steel peg on the north side of Green Spring Valley Road near a drive to Landis' property and running thence E 31 40 W 1340 feet to a stake in a line of the B&O RR on south side of a hill; thence S 41 00 E 325 feet with B&O RR to a Hickory tree; thence S 48 00 E 650 feet down said hill with a fence to a point in the fence; thence S 24 20 E 466 feet to a stake being made a corner to the Church Property; thence S 54 15 W 75 feet to a small White Oak; thence E 32 00 E 430 feet to a small Gum on the north side of Green Spring Valley Road; thence S 76 00 W 150 feet, S 62 15 W 220 feet with said road to the BEGINNING, containing twelve (12) Acres more or less.

Subject to Right-of-Way Agreement dated January 24, 2005 and recorded in Deed Book 442, at page 400 and Right-of-Way Easement dated June 8, 2004 and recorded in Deed Book 468, at page 457.

Map/Parcel 21 0064 0002

At the time of the execution of the Deed of Trust, this property was reported to have an address of: **HC 86 Box 20, Green Spring, WV 26722**.

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: **$3,000.00** in cash and/or certified funds as deposit with the balance due and payable within 30 days of the day 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.
965 Hartman Run Road, Suite 1105
Morgantown, WV 26505
304-413-0044
Toll free: 888-534-3132
Reference File No. 20-032937-09
3-10-2c

TRUSTEE'S SALE OF VALUABLE REAL ESTATE

The undersigned Trustee, by virtue of the authority vested in him by that certain Deed of Trust dated April 30, 2008, and duly recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed of Trust Book 476, at Page 313, John R. Gerwig and Angela M. Joyner did convey unto Richard A. Pill, Trustee, certain real property described in said deed of trust; and default having been made under the aforementioned Deed of Trust, and the undersigned Trustee having been instructed by the secured party to foreclose thereunder, will offer for sale at public auction at the front door of the Hampshire County Courthouse, in Romney, West Virginia, on

Tuesday, March 23, 2010, at 2:09 PM

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

All that certain lot or parcel of real estate, together with the dwelling house and improvements thereon, situate and being on North Bolton Street, in the Town of Romney, Romney District, Hampshire County, West Virginia, and more particularly bounded and described as follows: Beginning at the North corner of A.L. Ewers property on Bolton Street, thence 54 feet with Bolton Street to the line of Garrett I. Long; thence East 135-7/10 feet with Garrett I. Long's line at or near the division line between the Presbyterian Church and Jemima Kuykendall; thence South 54 feet with the line of the Presbyterian Church to the corner of A.L. Ewers lot; thence West 135-7/10 feet to the Bolton Street to the beginning.

At the time of the execution of the deed of trust, this property was reported to have a mailing address of 140 N. Bolton Street, Romney, WV 26757.

AND BEING the same real estate which was conveyed to John R. Gerwig and Angela M. Joyner, by deed dated April 30, 2008, from James Kenneth Whitlock and Hazel Gay Whitlock, and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 473 at page 681.

The above described property will be sold subject to any covenants, restrictions, easements, leases and conditions of record, and subject to any unpaid real estate taxes.

The subject property will be sold in "AS IS" condition. The Trustee shall be under no duty to cause any existing tenant or person occupying the subject property to vacate said property.

TERMS: Ten percent (l0%) of the purchase price as a cash deposit with the balance due and payable within 30 days of the day of sale.

Richard A. Pill, Trustee

P. O. Box 440, 85 Aikens Center,
Martinsburg, WV 25404
Phone 304-263-4971, Fax 304-267-5840,
e-mail: pillforeclosures@earthlink.net
3-3-3c

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that default having occurred in the payment of a certain indebtedness secured by a Deed of Trust dated August 6, 2004, between Calvin Wesley Shirley, Jr. and H. Charles Carl, III and/or William C. Keaton, Trustee(s), recorded in the Office of the Clerk of the Commission, Hampshire County, West Virginia in Deed of Trust Book No. 372 at Page 432, which Deed of Trust authorizes the beneficiary to remove, substitute, or add a Trustee, at its option, and the beneficiary having exercised its option and substituted Krystal Cook, Connie Kesner, and Tressia Blevins as its Trustees, to act in the enforcement of said Deed of Trust in person, and the undersigned Substitute Trustees having been requested by the beneficial owner of said indebtedness to enforce said Deed of Trust, will sell at a public auction to the highest bidder, the following hereinafter described real estate on:

FRIDAY, MARCH 26, 2010 AT 10:00AM IN FRONT OF THE HAMPSHIRE COUNTY COURTHOUSE ROMNEY, WEST VIRGINIA

All that certain tract or parcel of real estate of real estate, together with all rights, privileges, improvements, rights of way and appurtenances thereunto belonging situate in Bloomery District, Hampshire County, West Virginia and more particularly described as follows:

LOT NUMBER EIGHT-NINE (89), containing 3.188 acres, more or less, and LOT NUMBER NINETY (90), containing 2.470 acres, more or less, all containing 5.658 in the aggregate, more or less, of Stage Coach Stop at Capon Bridge Subdivision, a plat of said Subdivision being of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Deed Book 280 at Page 106, to which plat reference is made for a more particular description of the real estate herein conveyed, together with the use of all streets of said subdivision for access.

And being the same real estate conveyed unto Calvin Wesley Shirley, Jr., by deed of Arthur L. Murch and Susan T. Murch dated August 3, 2004, to be recorded immediately prior the recordation of this instrument in the Office of the Clerk of the County Commission of Hampshire County, West Virginia.

PROPERTY ADDRESS: **89 Stagecoach Stop Capon Bridge, WV 26711**

Property is sold subject to prior trusts, encumbrances, restrictions and easements of records, if any. The property is sold subject to an accurate survey at purchaser's expense.

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.

TERMS OF SALE: A deposit of $8,000.00 by certified check or cashier's check at sale made payable to Mancini & Associates, the balance in cash or by certified check at closing. Certified funds must be presented to Trustee for inspection at start of sale in order to be qualified to bid. Conveyance will be by Special Warranty Deed subject to all easements, covenants, rights-of-way, conditions and restrictions of record. The property is sold in "as is" condition. The beneficial owner of the Deed of Trust does not make any representations or warranties as to the physical condition of the property. Any and all legal procedural requirements to obtain physical possession of the premises after the closing are the responsibility of the purchaser. Risk of loss or damage will be purchasers from and after the foreclosure sale. All taxes and utility charges will be the responsibility of the purchaser. All settlement fees, costs of conveyance, examination of title, recording charges, and transfer taxes are at the expense of the purchaser. The purchaser will be required to complete settlement within 30 days of the date of the sale, failing which the deposit made will be forfeit and the property resold at the risk and expense of the purchaser. Trustee makes no representations regarding state of title. If Trustee cannot convey insurable or marketable title, purchaser's sole remedy is a return of deposit. The Trustee reserves the right to continue sale of the subject property from time to time by oral proclamation, which continuation shall be in the sole discretion of the Trustee.

Connie Kesner, Substitute Trustee

Mancini & Associates

201A Fairview Drive

Monaca, PA 15061
Phone 724-728-1020
Fax 724-728-4239
3-10-2c

TRUSTEE'S SALE OF VALUABLE REAL ESTATE

The undersigned Trustee, by virtue of the authority vested in him by that certain Deed of Trust dated March 30, 2007, and duly recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed of Trust Book 447, at Page 782, Angel A. Echegoyen and Julia M. Echegoyen did convey unto Richard A. Pill, Trustee, certain real property described in said deed of trust; and default having been made under the aforementioned Deed of Trust, and the undersigned Trustee having been instructed by the secured party to foreclose thereunder, will offer for sale at public auction at the front door of the Hampshire County Courthouse, in Romney, West Virginia, on

Tuesday, March 23, 2010, at 2:03 PM

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

All that certain lot or parcel of land lying and being situate in the Town of Capon Bridge, Bloomery District, Hampshire County, West Virginia, which said parcel is more particularly described as Lot No. 19, containing 0.650 acres, more or less, of Water View Estates, as more fully shown on that certain plat prepared by R&S Services, Inc., dated November 11, 2004, and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book No. 10, at Page 22.

At the time of the execution of the deed of trust, this property was reported to have a mailing address of HC 71, Box 3019, Capon Bridge, WV 26711.

AND BEING the same real estate which was conveyed to Angel A. Echegoyen and Julia M. Echegoyen, by deed dated March 30, 2007, from Keystone Builders, LLC, and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 463 at page 535.

The above described property will be sold subject to any covenants, restrictions, easements, leases and conditions of record, and subject to any unpaid real estate taxes.

The subject property will be sold in "AS IS" condition. The Trustee shall be under no duty to cause any existing tenant or person occupying the subject property to vacate said property.

TERMS: Ten percent (10%) of the purchase price as a cash deposit with the balance due and payable within 30 days of the day of sale.

Richard A. Pill, Trustee

P. O. Box 440, 85 Aikens Center,
Martinsburg, WV 25404
Phone 304-263-4971, Fax 304-267-5840,
e-mail: pillforeclosures@earthlink.net
3-3-3c

TRUSTEE'S SALE OF VALUABLE REAL ESTATE

The undersigned Substitute Trustees, by virtue of the authority vested in them by that certain Deed of Trust dated August 7, 2006, and duly recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed of Trust Book 430, at Page 481, Frank Monopoli did convey unto H. Charles Carl, III and William C. Keaton, Trustees, certain real property described in said deed of trust; and the beneficiary has elected to appoint Richard A. Pill and David D. Pill as Substitute Trustees by a Substitution of Trustee recorded in the aforesaid Clerk's Office; and default having been made under the aforementioned Deed of Trust, and the undersigned Substitute Trustees having been instructed by the secured party to foreclose thereunder, will offer for sale at public auction at the front door of the Hampshire County Courthouse, in Romney, West Virginia, on

Tuesday, March 23, 2010, at 2:15 PM

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

All that certain lot or parcel of real estate, together with any and all improvements thereon, all rights, rights of way, easements, waters, minerals, oil and gas and appurtenances thereunto, situate in the Town of Romney, Hampshire County, West Virginia, which said parcel of real estate is more particularly bounded and described as follows: All that certain lot or parcel of real estate, together with any and all improvements thereon, all rights, rights of way, easements, waters, minerals, oil and gas and appurtenances thereunto, containing 0.312 of an acre, more or less, or 13,625 square feet, situate in the Town of Romney, Hampshire County, West Virginia, at the corner of Birch Lane and Grafton Street, known and designated as part of Lot No. 73 on the plat of the Town of Romney, and being more particularly described according to that certain plat of survey as prepared by Stultz & Associates, Inc. Licensed Land Surveyors, West Virginia License No. 772, which said plat is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 278, at Page 1, which said plat is incorporated herein for all pertinent and proper reasons, including for a more particular description of the real estate conveyed herein.

AND BEING part of the same real estate which was conveyed to Frank Monopoli, by deed dated December 23, 2009, from Patricia Dana Monopoli, and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 487 at page 787.

The above-described property will be sold subject to any covenants, restrictions, easements, leases and conditions of record, and subject to any unpaid real estate taxes.

The subject property will be sold in "AS IS" condition. The Substitute Trustees shall be under no duty to cause any existing tenant or person occupying the subject property to vacate said property.

TERMS: Ten percent (10%) of the purchase price as a cash deposit with the balance due and payable within 30 days of the day of sale.

David D. Pill, Substitute Trustee
Richard A. Pill, Substitute Trustee

P. O. Box 440, 85 Aikens Center,
Martinsburg, WV 25404
Phone 304-263-4971, Fax 304-267-5840,
e-mail: pillforeclosures@earthlink.net
3-3-3c

NOTICE OF TRUSTEE SALE

Pursuant to the authority vested in the undersigned by deed of trust dated the 22nd day of December, 2005, signed by Owen R. Watkins, to Main Street Title and Escrow, Trustee, which said deed of trust is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Trust Deed Book 412, at page 449, and the undersigned, R. Vance Golden, III, Trustee having been requested so to do by the Lender, and default having been made under the terms and conditions of said deed of trust, and the provisions in said deed of trust concerning acceleration having been complied with by the Lender and present holder of the note, said Trustee will sell at public auction at 9:45 o'clock, a.m. on the

17TH DAY OF MARCH 2010

at the front doors of the Courthouse in Hampshire County, West Virginia the following described real estate situate in the District of Bloomery, County of Hampshire and State of West Virginia more particularly bounded and described as follows:

All that certain tract or parcel of real estate together with all roads, rights of way, timber, minerals, mineral rights oil and gas leases, easements and appurtenances thereunto belonging, known and designated as Tract No. Seven-A (7-A) of Cedar Grove Estates situate in Bloomery District of Hampshire County, West Virginia, which parcel of real estate was surveyed by Frank A. Whitacre, Licensed Land Surveyor, and according to said plat and survey the real estate herein conveyed contains 4.475 acres, more or less. Said plat of survey being of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book No. 4 at page 105.

It is the intention of this notice to sell the secured property by proper description as was intended to be transferred and conveyed in the aforesaid deed of trust.

The above-described real estate is reported to have a mailing address of: Rt 29 Cedar Grove Estates Road, Slanesville, West Virginia 25444

TERMS OF SALE: Cash in hand on day of sale or within 30 days of date of sale upon terms to be agreed upon between Trustee and successful bidder, time being of the essence; payment for unpaid real estate taxes to be assumed by the purchaser. The Trustee does not warrant title or fitness to this property; it is being purchased as is; this is a buyer beware sale and any buyer is advised to retain counsel before the sale. If there is any part of the process of sale, which is found to be objectionable, the Trustee reserves the right to cancel the sale. No purchaser should take possession or make improvements in the premises until the Trustee deed is delivered or recorded. A third party purchaser at sale may be required to pay the purchase price plus all recording and transfer fees.

Any sale hereunder may be adjourned from time to time without any notice other than oral proclamation at the time and place appointed for this sale or by posting of a notice of same. Should the Trustee not appear at the time appointed for the sale and there is no notice posted of a continuance please contact the office of the Trustee to make further inquiry. Any sale may be conducted or adjourned by the designated agent or attorney of the Trustee. The undersigned is fully vested with the authority to sell said property as Trustee by instrument of record.

Should any party have any inquires, objections to the sale or protests regarding the sale, or requests regarding the sale, please notify the trustee below by one of the means of communications set forth below.

R. VANCE GOLDEN, III, Trustee
543 Fifth Street, P.O. Box 81
Parkersburg, West Virginia 26102
Telephone 304-485-3851

Fax 304-485-0261
E-mail: vgolden@goldenamos.com
Lender: Bank of America
3-3-2c

Plumbing Upgrades at Hampshire Park Request for Quotation

RFQ

The Hampshire County Parks and Recreation Board is soliciting bids for the completion of plumbing upgrades at Hampshire Park.

Services

The services will consist of:

Installing copper pipes and fittings (replacing 3/4 inch to 1 inch and 1/2 inch to 3/4 inch) throughout the bath house building;

Place drain valves throughout the system for proper winterization of system;

Secure water closets;

Install Handicap access rails to one each Men's and Woman's water closet and lavatory;

Verify flows and pressure on system when plumbing upgrades are complete and system is utilize to potential.

Methodology

Quote shall contain:

Prices of materials;

Labor costs;

Detailed, complete scope of work to be performed;

Estimate on time frame for completion of work.

Products

Code Compliant plumbing throughout the Bath House Building, work must be completed before June 1, 2010.

Qualifications

The contractor must meet the following qualifications:

Licensed to perform work under West Virginia Code, (must provide contractor license);

Insured per West Virginia law, (must provide insurance documentation);

3 references from work recently completed reflecting similarities in scope of work.

Expression of Interest

Received no later than April 2nd, 2010

Mail to: Greg Rinker: HC 79, Box 61A, Romney, WV 26757

Selection Process

All proposals will be reviewed and a consultant will be selected based on:

cost of quote

proven ability to complete project in timely manner

Hampshire County Parks and Recreation Board will cooperate with the Hampshire County Commission and will open and award the bid at the Regular Meeting of the Hampshire County Commission on April 5th, 2010, at 9:30 A.M.

Payment Process

The consultant will be reimbursed for services rendered and will not be reimbursed for travel and other expenses. Fee schedule will be determined in the contract with the Hampshire County Parks and Recreation Board.

Inquiries

Further questions regarding the project may be directed to Greg Rinker, Chairperson of the Planning Committee of the Hampshire County Parks and Recreation Board.

3-3-2c

TRUSTEE'S SALE OF VALUABLE REAL ESTATE

By virtue of the authority vested in the undersigned Trustee by those ceratin Deeds of Trust, dated the 25th day of May, 2006, and being of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Trust Book No. 206, at Page 788, the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Trust Book No. 482, at Page 444, and the Office of the Clerk of the County Commission of Pendleton County, West Virginia in Trust Book No. 110, at Page 255, executed by John E. Folds, President, Melbourne Properties, dba North American Land Corporation, to the undersigned Trustee, to secure the payment of certain Promissory Note therein described, payable to the order of First United Bank & Trust, at its address of PO Box 478, Oakland, Maryland 21550, and signed by the said John E. Folds, President, Melbourne Properties, dba North American Land Corporation, as maker, and default having been made in payment thereof, the said, First United Bank & Trust, as holder of said Note having notified your undersigned Trustee in writing to do so, said Trustee will offer for sale at public auction to the highest bidder, at the property location of Moorefield Volunteer Fire Department Auxiliary Building, 223 Jefferson Street, Moorefield, Hardy County, West Virginia 26836, on

SATURDAY, the 20TH day of MARCH, 2010
AT THE HOUR OF 1:00 P.M.

all those certain tracts or parcels of real estate lying and being situate in Bethel District, Pendleton County, West Virginia; South Fork District, Hardy County, West Virginia and Capon District, Hampshire County, West Virginia being more particularly described as follows:

PENDLETON COUNTY PROPERTY (POTOMAC VALLEY OVERLOOK):

Lot No. 9 7.45 AC
Lot No. 10 6.38 AC

HARDY COUNTY PROPERTY (POTOMAC VALLEY OVERLOOK):

Lot No. 38 9.18 AC
Lot No. 4 18.15 AC
Lot No. 43 30.23 AC
Lot No. 44 26.47 AC
Lot No. 45 8.59 AC
Lot No. 46 8.36 AC
Lot No. 47 8.73 AC
Lot No. 48 15.93 AC
Lot No. 49 15.86 AC
Lot No. 50 17.86 AC
Lot No. 51 13.93 AC
Lot No. 52 51.40 AC
Lot No. 53 29.57 AC
Lot No. 54 15.81 AC
Lot No. 55 8.85 AC
Lot No. 56 11.38 AC
Lot No. 57 8.48 AC
Lot No. 59 14.9 AC
Lot No. 60 14.28 AC
Lot No. 61 28.64 AC
Lot No. 62 19.03 AC
Lot No. 65 12.19 AC
Lot No. 66 13.76 AC
Lot No. 67 9.45 AC
Lot No. 70 12.45 AC
Lot No. 71 8.28 AC
Lot No. 76 17.94 AC
Lot No. 77 14.94 AC
Lot No. 78 8.56 AC
Lot No. 79 37.78 AC
Lot No. 80 36.51 AC
Lot No. 81 22.29 AC
Lot No. 83 42.47 AC
Lot No. 85 25.18 AC
Lot No. 86 30.81 AC
Lot No. 88 21.20 AC
Lot No. 90 31.02 AC
Lot No. 91 9.99 AC
Lot No. 92 8.09 AC
Lot No. 94 8.01 AC
Lot No. 99 29.47 AC
Lot No. 100 41.83 AC

HAMPSHIRE COUNTY PROPERTY (HIGHLAND OAKS):

Lot No. 8 20.10 AC

These being a portion of the same tracts or parcels of real estate conveyed unto Melbourne Properties, dba North American Land Corporation, by Deeds dated the 17th day of August, 2005 and the 17th day of December, 2004, from Smith, Et Als, Thomas Passios, Trustee, of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book No. 288, at Page 13; the Pendleton County property being conveyed unto Melbourne Properties, dba North American Land Corporation, from Craig Greathouse, ET AL, by Deed dated the 30th day of March, 2005, and of record in the Office of the Clerk of the County Commission of Pendleton County, West Virginia in Deed Book No. 168, at Page 449; and the Hampshire County being conveyed unto Melbourne Properties, dba North American Land Corporation, from Theodore Austin, Et UX, by Deed dated the 4th day of May, 2005, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 443, at Page 498.

Reference is hereby made to all instruments in the chain of title for any and all pertinent purposes.

The beneficial owner of the Deed of Trust is to be responsible for installation of electric and phone lines to the property boundary of the individual lots herein.

TERMS OF SALE: Ten percent (10%) or more in cash, cashier's check, certified check or acceptable check, on day of sale, and the balance to be paid in thirty (30) days, or upon delivery of deed, to be not late than thirty (30) days from the date of said sale, in the Office of Judy & Judy, Attorneys at Law, 110 North Main Street, Moorefield, West Virginia 26836.

Prospective purchasers are invited to contact your undersigned Trustee with regard to any inquiries they may have relative to the real estate situate thereon being offered for sale herein.

William H. Judy, III, Trustee
Mike Curran, Auctioneer
Judy & Judy
PO Box 67
Attorneys at Law
Burlington, West Virginia 26710
110 North Main Street
Moorefield, West Virginia 26836
304-538-7777
3-3-3c

For Repair of a Dam

Notice is hereby given that Ferndale Lake Landowners Association has submitted an application for approval to repair the Lake Ferndale Dam, located on the unnamed tributary of South Branch of the Potomac River, 1.7 miles NNE of Points, Hampshire County, West Virginia.

Proposed repairs of the dam include replacement of the leaking inlet riser with resulting 0.5 feet increase in normal reservoir elevation. Upon completion of repairs, the dam will remain 22 feet in total dam height. The reservoir will contain 335 acre-feet of water at normal pool and 624 acre-feet of water at top of dam. The capacity of the dam to store or discharge rainfall will remain unchanged at 13.5 inches of rainfall in six hours. The hazard potential classification applied for is "2" meaning that loss of human life is not likely if the dam were to fail.

The land surface covered by this application is owned by the Ferndale Lake Landowners Association, and legal right to conduct operations is by deed. The dam is owned by the Ferndale Lake Landowners Association.

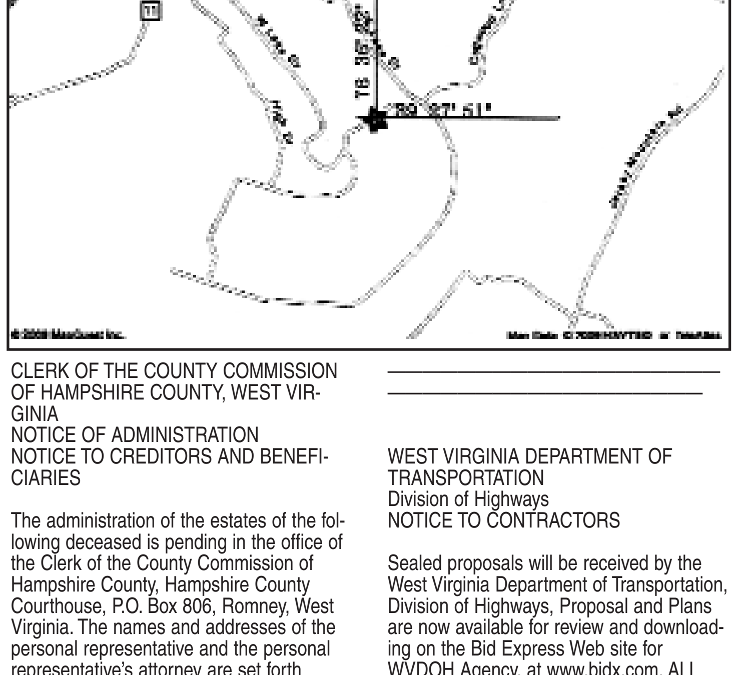
Name(s) and address(es) of responsible officer(s), partner(s) or director(s) of the owner are: Robert W. Sheesley, President, Ferndale Lake Landowners Association, P. 0. Box 42, Springfield, WV 26763; Joshua Haza, Vice President, Ferndale Lake Landowners Association, P.O. Box 42, Springfield, WV 26763; Thelma Mattson, Treasurer, Ferndale Lake Landowners Association, P.O. Box 42, Springfield, WV 26763; Randy Possehl, Secretary, Ferndale Lake Landowners Association, P. 0. Box 42, Springfield, WV 26763;

Location of the dam is shown on the map included with this advertisement. Additional information may be available under the Freedom of Information Act (FOIA) through written request to the DEP address below.

Any person who may be adversely affected by issuance of a Certificate of Approval may request a hearing, provided that such request be in writing, contain specific objections to the issuance of the Certificate of Approval and be received by the Dam Safety Section within fifteen (15) days of this publication.

Address to: Department of Environmental Protection
Division of Water and Waste Management
Dam Safety Section
601 57h Street SE
Charleston, West Virginia 25304

Attn: ID # 02701
3-10-1c



CLERK OF THE COUNTY COMMISSION OF HAMPSHIRE COUNTY, WEST VIRGINIA
NOTICE OF ADMINISTRATION
NOTICE TO CREDITORS AND BENEFICIARIES

The administration of the estates of the following deceased is pending in the office of the Clerk of the County Commission of Hampshire County, Hampshire County Courthouse, P.O. Box 806, Romney, West Virginia. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

Any interested person objecting to the qualifications of the personal representative or the venue or jurisdiction of the court, shall file notice of an objection with the county commission within three months after the date of the first publication or within 30 days of service of the notice, whichever is later.

Claims against the estate must be filed in accordance with the provisions of Article 2 or Article 3A of Chapter 44, of the West Virginia Code.

Any person seeking to impeach or establish a will must make a complaint in accordance with the provisions of Section 11, 12 or 13, Article 5, Chapter 41 of the West Virginia Code.

Settlement of the estate of the following named decedents will proceed without reference to a fiduciary commissioner unless within ninety days from the first publication of this notice a reference is requested by a party in interest or an unpaid creditor files a claim and good cause is shown reference to a fiduciary commissioner.

DECEDENTS NAME
PER.REP/NAME
PER/REP/ADDRESS
ATTORNEY
FID. COMMR.

NAME/ADDRES
Carter, Audra Ellen
Katherine Ellen Shockey
PO Box 23, Romney, WV 26757
n/a
Corbin, Florence Marie
Sandra Susan Cheves
HC 78 Box 111, Delray, WV 26714
n/a
Daugherty, Gary O.
Robert E. Barnes Jr.
HC 78 Box 139A, Kirby, WV 26729
H. Charles Carl III
n/a
Dawson, Audrey
Raymond M. Dawson
HC 63 Box 200, Romney, WV 26757
n/a
Levings, Helen H.
Royce B. Saville
PO Box 2000, Romney, WV 26757
n/a
Long, Daniel Alexander
Shana D. Benson
PO Box 182, Springfield, WV 26763
Royce B. Saville
Trenum, Sr., Gregory A.
Gregory A. Trenum Jr.
HC 61 Box 117E, Capon Bridge, WV 26711
n/a
Wilson, Orval P.
Rodney C. Wilson
RR 1 Box 24F, Augusta, WV 26704
n/a
DATED THIS THE 1ST DAY OF MARCH, 2010
Sharon H. Link
COMMISSION OF HAMPSHIRE COUNTY, WV
3-3-2c

WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
Division of Highways
NOTICE TO CONTRACTORS

Sealed proposals will be received by the West Virginia Department of Transportation, Division of Highways, Proposal and Plans are now available for review and downloading on the Bid Express Web site for WVDOH Agency, at www.bidx.com. ALL BIDS MUST BE SUBMITTED VIA THE INTERNET THROUGH BID EXPRESS, until 10 A.M. March 23, 2010, and said proposals will be publicly opened and read immediately thereafter for the construction of the following project(s):

Call	Contract	State Project
Fed. Project		Description
031	*0706729	S385-OREC/AL-010.00 00
		ACST 2010 020

DOO PAVEMENT MARKINGS, DISTRICT FIVE ROADWAY STRIPING, VARIOUS

COUNTY: MINERAL JEFFERSON GRANT, OTHER

Proposals will be received from prequalified and West Virginia licensed contractors only except that on Federal-Aid Projects a contractors' license is not required at time of bid, but will be required before work can begin. Registration is required with the Department of Administration, Division of Purchasing, in accordance with Chapter 5A, Article 3, Section 12 of the West Virginia Code. All contractors submitting bids on project(s) must include one of the following forms properly executed with each proposal: Proposal Guaranty Bond, Cashier's Check, or Certified Check for $500.00 or 5 percent of total bid, whichever is greater.

* These are projects on which any contractor with a Category "W" Prequalification Rating may be eligible to bid.

The West Virginia Department of Transportation, Division of Highways reserves the right to defer, delay or postpone the date for receiving and publicly opening proposals for any project designated in this advertisement, without the necessity of renewing such advertisement. All bidders holding valid bidding proposals will be notified of such deferment, delay or postponement and the date that proposals will be received and publicly opened.

The West Virginia Department of Transportation, Division of Highways hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, religion, sex or national origin in consideration for an award.

WEST VIRGINIA DEPARTMENT OF TRANSPORTATION

Division of Highways

Robert L. Pennington, P.E., Director of Program Planning and Administration

3-10-2c

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 the **22nd day of December, 1998**, and duly recorded in the Office of the Clerk of the County Commission of **Hampshire** County, West Virginia, in Trust **Deed Book 255, at page 285**, **Russell G. Dodson and Barbara C. Shirley** did convey unto **James B. Crawford, III**, Trustee(s), certain real property described in said Deed of Trust; and the beneficiary has elected to appoint **Seneca Trustees, Inc.,** as Substitute Trustee by a Substitution of Trustee dated **April 24, 2009** and recorded in the aforesaid Clerk's office; and default having been made under the aforementioned Deed of Trust, and the undersigned Substitute Trustee having been instructed by the secured party to foreclose thereunder, will offer for sale at public auction at the front door of the **Hampshire** County Courthouse in **Romney**, West Virginia, on

March 25, 2010 at 2:30 o'clock pm

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

All those two certain tracts or parcels of real estate, together with all rights, rights of way, privileges, improvements thereon and appurtenances thereunto belonging, lying and being situate in Bloomery District, Hampshire County, West Virginia, lying approximately 3/4 miles north east of the intersection of West Virginia Route No. 29, with West Virginia Secondary Route No. 3 and West Virginia Secondary Route 45/20, on the north side of West Virginia Route No. 29, and more particularly described as Tract A, containing 2.000 acres, and Tract A-1, containing 11.675 acres, by House Location Survey prepared by Edward W. Dove, L.S.

At the time of the execution of the Deed of Trust, this property was reported to have an address of: **RT 1 Box 150 A, Paw Paw, WV 25434**.

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: **$9,000.00** in cash and/or certified funds as deposit with the balance due and payable within 30 days of the day 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.
965 Hartman Run Road, Suite 1105
Morgantown, WV 26505
304-413-0044
Toll free: 888-534-3132
Reference File No. 21200-08
3-3-2c

TRUSTEE'S SALE OF VALUABLE REAL ESTATE
FRIDAY, MARCH 19, 2010, AT 10:00 A.M.

The herein described real estate of Robert A. Shartzer and Deena J. Shartzer, shall be sold at public auction on the Courthouse steps in Romney, Hampshire County, West Virginia, on Friday, March 19, 2010, at 10:00 a.m.

Pursuant to the authority vested in the undersigned, by the provisions of that certain Deed of Trust executed by Robert A. Shartzer, and Deena J. Shartzer, unto Donald P. Cookman and/or V. Alan Riley, Trustees, to secure unto The Bank of Romney, a Banking Corporation, the beneficial owner of that certain Deed of Trust dated the 2nd day of April, 2004, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed of Trust Book No. 363, at page 245; with the undersigned, H. Charles Carl, III, and/or William C. Keaton, as Substitute Trustees, pursuant to that certain Deed of Appointment for Substitution of Trustee, of record in the aforesaid Clerk's Office in Deed of Trust Book 495, at page 459. Default having occurred relative to the covenants and conditions as set forth in said Deed of Trust, and the undersigned Trustees, having been instructed in writing by the beneficial owner so to do, will offer the hereinafter described real estate for sale at public auction to the highest responsible bidder at the front door of the Courthouse in Romney, Hampshire County, West Virginia, on Friday, March 19, 2010, at 10:00 a.m., which said property is more particularly described as follows:

All that certain tract or parcel of real estate together with any improvements thereon, and any and all rights, rights of way, easements, improvements, if any, and appurtenances thereunto belonging or in anywise appertaining, situate in Sherman District, Hampshire County, West Virginia, known as **Lot Number 31 of Romney Fruit Ranches Subdivision,** containing **5.010 acres**, more or less, as shown on a plat of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book No. 4 at Page 110. Said real estate is depicted on the 2009 Hampshire County Land Books as being Tax Map 37 Parcel 63.

And being the same real estate which was conveyed unto Robert A. Shartzer and Deena J. Shartzer, his wife, by deed of Milton E. Beard, Jr., dated March 29, 2004, and which said deed is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 431, at page 399.

The property will be conveyed in an **"AS IS"** 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 aforesaid Clerk's Office or affecting the subject property.

The Beneficiary and/or the Servicer of the Deed of Trust and Note reserves the right to submit a bid for the property at sale.

The Substitute Trustees reserve 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.

The Substitute Trustees 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.

Terms of the sale are 10 percent cash down to be paid on day of sale, and the balance to be paid by certified or cashiers check within 30 days of the date of the sale.

For further information and/or viewing, contact William C. Keaton, Attorney at Law, 56 East Main Street, Romney, West Virginia, 304-822-4187.

All announcements made on the day of sale take precedence over any printed material.

H. Charles Carl, III, Substitute Trustee
William C. Keaton, Substitute Trustee
56 East Main Street
56 East Main Street
Romney, West Virginia 26757
Romney, West Virginia 26757
304-822-4187
304-822-4187
WVSB #4844
WVSB #7182

3-3-3c

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 the **1st day of February, 2006**, and duly recorded in the Office of the Clerk of the County Commission of **Hampshire** County, West Virginia, in Trust **Deed Book 415, at page 431**, **Henry H. Ward and Judith Ward** did convey unto **Robert L. Shuman**, Trustee(s), certain real property described in said Deed of Trust; and the beneficiary has elected to appoint **Seneca Trustees, Inc.,** as Substitute Trustee by a Substitution of Trustee dated **May 22, 2009** and recorded in the aforesaid Clerk's office; and default having been made under the aforementioned Deed of Trust, and the undersigned Substitute Trustee having been instructed by the secured party to foreclose thereunder, will offer for sale at public auction at the front door of the **Hampshire** County Courthouse in **Romney**, West Virginia, on

March 30, 2010 at noon

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

ALL THAT CERTAIN TRACT OR PARCEL OF REAL ESTATE TOGETHER WITH THE IMPROVEMENTS THEREON SITUATE IN CAPON DISTRICT, HAMPSHIRE COUNTY, WEST VIRGINIA, KNOWN AND DESIGNATED AS TRACT NO. 24 OF GREEN MEADOWS ESTATES AS MORE PARTICULARLY BOUNDED AND DESCRIBED UPON THAT PLAT OF SURVEY AS PREPARED BY RICKIE C. DAVY, LICENSED LAND SURVEYOR, DATED JUNE 11, 1992 A COPY OF WHICH IS ATTACHED HERETO AND EXPRESSLY MADE A PART HEREOF, ALSO DESCRIBED UPON THE PLAT OF GREEN MEADOW ESTATES OF RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF HAMPSHIRE COUNTY, WEST VIRGINIA IN MAP BOOK NO. 2 AT PAGE 45.

At the time of the execution of the Deed of Trust, this property was reported to have an address of: **HC 61 Box 36, Capon Bridge, WV 26711**.

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: **$20,000.00** in cash and/or certified funds as deposit with the balance due and payable within 30 days of the day 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.
965 Hartman Run Road, Suite 1105
Morgantown, WV 26505
304-413-0044
Toll free: 888-534-3132
Reference File No. 20-008847-09
3-3-2c

TRUSTEE'S SALE OF VALUABLE REAL ESTATE
THURSDAY, MARCH 11, 2010, AT 10:00 A.M.

Himelwright and Kelly S. Himelwright, formerly known as Kelly S. Grim, shall be sold at public auction on the Courthouse steps in Romney, Hampshire County, West Virginia, on Thursday, March 11, 2010, at 10:00 a.m.

signed Trustees, H. Charles Carl, III, and William C. Keaton, by the provisions of that certain Deed of Trust executed by Clifton M. Himelwright and Kelly S. Grim, who is one and the same person as Kelly S. Himelwright, unto H. Charles Carl, III, and William C. Keaton, Trustees, to secure unto Summit Community Bank, successor to South Branch Valley National Bank, a banking corporation, the beneficial owner of that certain Deed of Trust, dated the 24th day of December, 1997, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed of Trust Book No. 481, at page 456, default having occurred relative to the covenants and conditions as set forth in said Deed of Trust, and the undersigned Trustees, having been instructed in writing by the beneficial owner so to do, will offer the hereinafter described real estate for sale at public auction to the highest responsible bidder at the front door of the Courthouse in Romney, Hampshire County, West Virginia, on Thursday, March 11, 2010, at 10:00 a.m., which said property is more particularly described as follows:

containing 14.880 acres, more or less, together with the improvements thereon, and all rights, rights-of-ways, easements, waters, minerals, oil and gas and appurtenances thereunto belonging, situate in Capon District, Hampshire County, West Virginia, being known and designated as Lot No. 25 of Dry Run Estates Subdivision, as shown on the map or plat of Dry Run Subdivision prepared by Rickie C. Davy, Licensed Land Surveyor, which Plat is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book No. 7, at Pages 43 - 45, and said plat is by reference made a part hereof for all pertinent and proper reasons, including a more particular metes and bounds description of said real estate. Said real estate is depicted on the 2009 Hampshire County Land Books as being Tax Map 35 Parcel 59.

conveyed unto Clifton M. Himelwright and Kelly S. Grim, who is one and the same person as Kelly S. Himelwright, by deed of Federal National Mortgage Association, dated December 22, 1997, and which said deed is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 380, at page 278.

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 aforesaid Clerk's Office or affecting the subject property.

Deed of Trust and Note reserves the right to submit a bid for the property at sale.

sale of the subject property from time to time by written or oral proclamation, which continuance shall be in the sole discretion of the Trustees.

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.

to be paid on day of sale, and the balance to be paid by certified or cashiers check within 30 days of the date of the sale.

tact H. Charles Carl, III, or William C. Keaton, Attorneys at Law, 56 East Main Street, Romney, West Virginia, (304) 822-4187.

sale take precedence over any printed material.

H. Charles Carl, III, Trustee
William C. Keaton, Trustee
56 East Main Street
56 East Main Street
Romney, West Virginia 26757
Romney, West Virginia 26757
304-822-4187
304-822-4187
WVSB #4844
WVSB # 7182
2-24-3c

NOTICE OF PROPOSED TAX INCREASE

The Municipality of Romney, WV proposes to increase property tax levies.

1. **Appraisal/Assessment Increase:** Total assessed value of property, excluding additional assessments due to new or improved property, exceeds last year's total assessed value of property by 0.06% percent.

2. **Lowered Rate necessary to Offset Increased Assessment:** The tax rate which would levy the same amount of property tax as last year, when multiplied by the new total assessed value of property with the exclusions mentioned above, per $100 of assessed value on each class of property, would be:

Lowered Tax Rates	
Class I	10.65¢
Class II	21.30¢
Class III	42.60¢
Class IV	42.60¢

3. **Effective Rate Increase:** The City of Romney, WV, proposes to adopt a tax rate per $100 of assessed value on each class of property as follows:

Effective Tax Increase	Proposed Percentage of Rate Increase	Rate
Class I	11.58¢	
0.93¢	9%	
Class II	23.16¢	
1.86¢	9%	
Class III	46.32¢	
3.72¢	9%	
Class IV	46.32¢	
3.72¢	9%	

Individual property taxes may, however, increase at a percentage greater than or less than the above percentage,

4. Revenue produced last year: **$240,8l7**

5. Revenue Projected under the effective rate increases: **$21,896**

6. Revenue projected from new property or improvements: **$2,925**

7. General areas in which revenue is to be allocated: **General Government, Police & Streets**

A public on the increases will be held on **March 18, 2010 at 6:00 PM** at 340 E. Main Street. The decision regarding the increase will be made on **March 18, 2010 at 7:00 PM** at City of Romney Building, 340 E. Main Street.

3-10-2c