

NOTICE OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN that by virtue of a certain Deed of Trust dated March 11, 2005, and of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book No. 1406, at page 150, made by James F. Obendorfer as Grantor, to D. Frank Hill, III, as Trustee, to secure The Marathon Bank as Beneficiary, (hereinafter referred to as the "Deed of Trust"), in the payment of the maximum principal sum of One Hundred Forty-Three Thousand Nine Hundred and 00/100 Dollars (\$143,900.00), evidenced by a promissory note dated March 11, 2005, (hereinafter referred to as the "Note"), pursuant to the authority contained in Section 38-1-13 of the West Virginia Code and that certain Resignation of Trustee, dated October 4, 2018, and recorded in said Clerk's office in Deed Book No. 1214, at page 321, Kenneth J. Barton, Jr., having been so appointed as Substitute Trustee by the terms of a Substitution of Trustee of record in said Clerk's office in Deed Book No. 1214, at page 322, and default having been made in the payment of said indebtedness and the Substitute Trustee having been requested in writing so to do by United Bank, the owner and holder of said note, said Substitute Trustee, on

THURSDAY, the 11TH DAY OF APRIL, 2019, at 11:00 A.M. ET, will offer for sale and sell at public auction in front of the Jefferson County Courthouse, 100 East Washington Street, Charles Town, West Virginia, to the highest bidder therefor, all of the following described realty, together with its improvements and appurtenances, situate, lying and being in Shepherdstown District, Jefferson County, West Virginia, and more particularly described as follows:

"Lot 78, Fernbank at Cress Creek, containing 0.560 acres, more or less, as shown and described on a plat of survey dated November 2001, prepared by Appalachian Surveys of West Virginia, LLC, entitled "Final Plat Showing Lots 76-84, 102, 103, 115, 118, Fernbank at Cress Creek," and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat [Cabinet] 19, at [Slide] 13, et seq."

TOGETHER WITH a perpetual and non-exclusive easement or right-of-way over and upon the common elements of Fernbank at Cress Creek for the purpose of access to the lot and for all other purposes.

The sale of the foregoing real property will be made subject to all exceptions, reservations, rights of way, easements, conditions, covenants, restrictions, leases, and other servitudes of record, if any, pertaining to said real estate, subject to all matters disclosed by an examination and inspection of the property, subject to any and all unpaid taxes assessed against said property, and to any further matters announced at said sale.

The sale of the foregoing real property will also be made expressly subject to any and all other deeds of trust, judgments, liens, and all other encumbrances of record, if any, having priority over the Deed of Trust.

Any sale hereunder may be adjourned from time to time without notice other than oral proclamation at the time and place appointed for the sale. The Successor Trustee reserves the right to reject any or all bids.

TERMS OF SALE: 10% cash in hand on day of sale, and the balance in cash at closing within 30 days of the date of the sale. The purchaser(s) shall pay for transfer stamps and recording fees. Additional terms of sale may be announced prior to the sale.

Dated this 7th day of March, 2019.

SUCCESSOR TRUSTEE:

