

NOTICE OF TRUSTEE'S SALE

NOTICE OF TRUSTEE'S SALE and Notice of the Beneficiary/Service's election to sell property is hereby given pursuant to and by virtue of the authority vested in the Trustee by that certain Deed of Trust dated October 16, 2002, executed by Allen W. Edwards and Regina L. Hostler to Jenny N. Phillips, Trustee, of record in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 1122, at Page 319. Bailey & Slotnick, PLLC was appointed as Trustee by SUBSTITUTION OF TRUSTEE dated May 20, 2019, of record in the Clerk's Office in Book 1224, at Page 542. The borrowers defaulted under the Note and Deed of Trust and the Trustee has been instructed to foreclose under the Deeds of Trust. Accordingly, the Trustee will sell the following described property to the highest bidder at the front door of the Courthouse of Jefferson County, in Charles Town, West Virginia, on:

THURSDAY, JULY 18, 2019, AT 1:30 O'CLOCK P.M.

All that certain lot or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging, situate in Charles Town District, Jefferson County, West Virginia, and more particularly bounded and described as follows:

Lot 6, as shown on a plat entitled "Final Plat Showing Robelei Estates Lots 1-34," by Appalachian Surveys, Inc., dated June 16, 1997, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 14, at page 86, to which plat reference is hereby made for a more particular description of the real estate herein conveyed.

This is the same property conveyed unto Allen W. Edwards and Regina L. Hostler from Telamon Corporation by Deed dated October 16, 2002, of record in the Clerk's Office in Deed Book 966, at Page 258.

TERMS OF SALE:

- 1) The property will be conveyed in an "AS IS" physical 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 Clerk's office or affecting the subject property.
- 2) The Purchaser shall be responsible for the payment of the transfer taxes imposed by the West Virginia Code § 11-22-2.
- 3) Real estate taxes due and payable have been paid. All real estate taxes hereafter will be the responsibility of the purchaser.
- 4) The Beneficiary and/or the Servicer of the Deed of Trust and Note reserve the right to submit a bid for the property at sale.
- 5) The Trustee reserves 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.
- 6) The Trustee shall be under no duty to cause any existing tenant or person occupying the property to vacate the 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.
- 7) The total purchase price is payable to the Trustee by cashier's check, cash or the equivalent within thirty (30) days of the date of sale, with ten percent (10%) of the total purchase price payable to the Trustee at sale by cashier's check, cash or money order at the time and place of the sale. There will be no refund granted of any amount if the third party purchaser elects not to purchase the property for any reason. Minimum acceptable bid will be \$114,077.00.
- 8) For more information on this property, please see listing on the PROPERTIES FOR SALE WEBSITE:

<https://properties.sc.egov.usda.gov/resales/public/home>.

Given under my hand this 25th day of June, 2019.

BAILEY & SLOTNICK, PLLC-TRUSTEE

By:



Jessica L. Harper, Esquire
500 Virginia Street East, Suite 600
Charleston, West Virginia 25301
Phone: (304) 346-1800
WV State Bar No. 13410