

## **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 August 19, 1991, executed by A. Lorraine Seal to John C. Musgrave, Trustee, of record in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 689, at Page 173. Bailey & Slotnick, PLLC was appointed as Trustee by SUBSTITUTION OF TRUSTEE dated April 26, 2019, of record in the Clerk's Office in Book 1222, at Page 647. The borrower 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 2:30 O'CLOCK P.M.**

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

Designated at Lot D-37 of Patrick Henry Estates, Section D, as described on plat by Oliver-Cump & Associates, Inc., dated January 6, 1977, recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 3 at page 113, and re-recorded in said Clerk's Office in Plat Book 6 at page 116, together with a non-exclusive easement and right-of-way from U.S. Route 340 to the aforesaid lot and parcel of real estate over and upon Patrick Henry Way and all roadways and streets designated in Section A of the aforesaid subdivision.

Being the same property conveyed unto Harold Francis Seal, Jr. and A. Lorraine Seal by deed dated November 10, 2006, of record in the Clerk's Office in Deed Book 1031, at Page 435. Harold Francis Seal, Jr. died intestate on September 12, 2011, and in accordance with the survivorship provision contained in that Deed, title vested solely in A. Lorraine Seal.

### **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 Service 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 \$36,762.00.

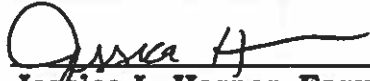
8) For more information on this property, please see listing on the  
PROPERTIES FOR SALE WEBSITE:

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

Given under my hand this 25<sup>th</sup> day of June, 2019.

**BAILEY & SLOTNICK, PLLC-TRUSTEE**

By:



**Jessica L. Harper, Esquire**

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