

NOTICE OF TRUSTEES' SALE

TO: THREESQUARE LLC, Successor by Merger with Calico Properties LLC

Pursuant to the authority of that certain Deed of Trust executed by Calico Properties LLC, a West Virginia limited liability company, to Joyce F. Ofsa, Trustee for West Virginia Economic Development Authority, dated March 3, 2009, and of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Trust Deed Book 1752, at page 582, re-recorded in Trust Deed Book 1787, at page 234, and by that certain Appointment of Substitute Trustees recorded in the aforesaid County Clerk's office in Deed Book 1220, at page 693, whereby James A. Gianola and Christopher A. Barnum were appointed as Substitute Trustees under said deed of trust; and that certain Deed of Trust executed by Calico Properties, LLC, a West Virginia limited liability company, to Henry M. Kayes, Jr., and Rick Manning, Trustees for Centra Bank, Inc., now United Bank, successor to United Bank, Inc., successor by merger with Centra Bank, Inc., dated March 3, 2009, and of record in the aforesaid County Clerk's office in Trust Deed Book 1752, at page 599, re-recorded in Trust Deed Book 1787, at page 251, and by that certain Appointment of Substitute Trustees recorded in the aforesaid County Clerk's office in Deed Book 1220, at page 695, whereby James A. Gianola and Christopher A. Barnum were appointed as Substitute Trustees under said deed of trust; and said Trustees having been instructed by the owners and holders of the notes evidencing said obligations to advertise and sell the property hereinafter described pursuant to the terms and provisions of said Deeds of Trust, the undersigned Trustees will, on the 13th day of November, 2019, at 2:00 o'clock p.m., at the front door of the Courthouse of Jefferson County, West Virginia, offer for public sale to the highest bidder, all that certain lot or parcel of real estate, with the improvements thereon and the appurtenances thereunto belonging, situate in Shepherdstown Corporation, Jefferson County, West Virginia, being more particularly bounded and described as follows:

BEGINNING on the north side of German Street at the west side of an alley between the said lot of land and the Hotel property belonging to the heirs of Daniel

Entler, deceased; thence northward with the west side of said alley seventy (70) feet to the corner of the Loyns lots; thence westward with it and parallel with German Street thirty-eight (38) feet to another corner in the angle of the Loyns lot; thence southward with said Loyns lot, and parallel with said alley, to German Street; thence eastward with said street to the point of beginning, known on the plat of Shepherdstown as part of Lot 34.

And being the same real estate conveyed from Keith H. Knost to Calico Properties, LLC, a West Virginia limited liability company, by Deed dated April 15, 1997, recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed book 859, at page 595. By Quitclaim Deed dated November 23, 2009, recorded in said Clerk's Office in Deed book 1071, at page 686. Calico Properties LLC, formerly a West Virginia limited liability company and now a general partnership; David A. Levine, an individual; and Monica Larson Levine, an individual; conveyed said real estate to Calico Properties LLC, a West Virginia limited liability company. By Confirmatory Deed dated July 31, 2013, recorded in said Clerk's Office in Deed Book 1128, at page 460, Calico Properties, LLC, formerly a West Virginia limited liability company, Calico Properties, formerly a West Virginia general partnership created by operation of law, and ThreeSquare, formerly a West Virginia general partnership created by operation of law, conveyed said real estate to ThreeSquare LLC, a West Virginia limited liability company.

TERMS OF SALE: Cash or certified funds at the sale. The successful bidder shall pay all excise taxes, recording fees and real property taxes connected and associated with the sale of such property.

Such property shall be conveyed by the undersigned Substitute Trustees "as is," "where is," with no covenants of warranty of title, subject to any and all exceptions, reservations, covenants, restrictions, agreements, municipal zoning ordinances, land use regulations, assessments, charges, conditions, rights of way, easements, mineral severances and limitations of use as have been imposed upon such property by the predecessors in title, subject to any and all matters which a visual inspection and accurate survey of such property might reveal.

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 Trustees not appear at the time appointed for the sale and there is no notice posted of a continuance, please contact the office of the Trustees to make further inquiry. Any sale may be conducted or adjourned by the designated agent or attorney of the Trustees. The undersigned reserve the right to reject any or all offers.

Should any party have any inquiries, objections to the sale or protests regarding the sale, or requests regarding the sale, please notify the Trustees in writing to the address set forth below.

The undersigned reserve the right to continue the sale from time to time and to reject any or all offers.

JAMES A. GIANOLA
CHRISTOPHER A. BARNUM
Substitute Trustees
1714 Mileground
Morgantown, WV 26505
Phone (304) 291-6300
Fax (304) 291-6307