

NOTICE OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN that by virtue of a certain Deed of Trust dated May 8, 2015, and of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book No. 2044, at page 419, made by Brendon Martin as Grantor, to Pill & Pill, PLLC, as Trustee, to secure R & G Commercial Properties LP as Beneficiary, (hereinafter referred to as the "Deed of Trust"), in the payment of the maximum principal sum of One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00), evidenced by a promissory note dated May 8, 2015, (hereinafter referred to as the "Note"), and pursuant to the Deed of Trust wherein R & G Commercial Properties LP was authorized and empowered to remove the trustee appointed in the Deed of Trust and appoint a substitute trustee in the place and stead of the trustees named in the Deed of Trust, and Kenneth J. Barton, Jr., having been so appointed by R & G Commercial Properties LP as Substitute Trustee by the terms of a Substitution of Trustee of record in said Clerk's office in Deed Book No. 1175, at page 552, and default having been made in the payment of said indebtedness and the Substitute Trustees having been requested in writing so to do by R & G Commercial Properties LP, the owner and holder of said note, said Substitute Trustee, on

FRIDAY, the 22ND DAY OF JULY, 2016, 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 Charles Town District, Jefferson County, West Virginia, and more particularly described as follows:

"Lot 2, containing 1.745 acres, more or less, as shown and described on a plat of survey made by Lee A. Ebert, L.S., dated October 4, 1976, which is attached to and recorded with a Deed recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 415, at page 377, to which reference is hereby made for a more particular description. TOGETHER WITH a right-of-way, across Lot 1, ten feet (10') wide beginning at the northern line of Rout 9 and thence to the southeastern line of Lot 2, the center-line of said right-of-

way is described as follows: Beginning at the northern line of Route 9; thence N. 17° 45' 38" W. 13.53 feet; thence N. 64° 23' 14" W. 108.17 feet; thence N. 48° 41' 58" W. 112.44 feet to the line of Lot 2, for purposes of ingress to and egress from Route 9 to Lot 2."

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.

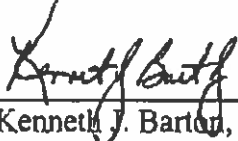
The sale of the foregoing real property will also be made expressly subject to any and all other deeds of trust, judgments, liens, and all other encumbrances of record, if any, having priority over the Deed of Trust.

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 24th day of June, 2016.

SUCCESSOR TRUSTEE:



Kenneth J. Barton, Jr.