

NOTICE OF SUCCESSOR TRUSTEE'S SALE

Notice is hereby given, by virtue of the authority vested in the undersigned Successor Trustees, Bradford P. Bury and Mina Ghantous, by that certain Deed of Trust made by Kantilal S. Patel and Lalitaben K. Patel, dated May 1, 2008 and recorded May 1, 2008 in the office of the Clerk of the County Commission of Jefferson County, West Virginia in Trust Deed Book 1716 at page 148, the said Successor Trustees acting by virtue of that certain Appointment of Successor Trustee dated May 9, 2017 and recorded May 22, 2017 in the aforesaid Clerk's office in Substitution of Trustee Book 1191, at page 350, and default having been made in the payment of the Note secured by the aforesaid Deed of Trust, and having been requested in writing by the owner and holder of the Note, will offer for sale, at public auction, to the highest bidder at the front door of the Courthouse of Jefferson County, West Virginia, on **July 10, 2017 at 1:00 p.m.**, all that certain lot, piece or parcel of real property, together with improvements thereon, situate in Ranson District, Jefferson County, West Virginia, being more particularly bounded and described as follows:

Beginning at a point (232) located in the westerly right-of-way line of Mildred Street and the northerly right-of-way line of 10th Avenue; thence with the right-of-way line of 10th Avenue S. 85 degrees 15' 24" W. 125.00 feet to a rebar, point (56) located in the easterly right-of-way line of an alley; thence with the right-of-way line of said alley N. 04 degrees 54' 31" W. 179.12 feet to a rebar, point (236); thence running a new line S. 86 degrees 28' 48" W. 125.04 feet to a rebar, point (233) located in the westerly right-of-way line of Mildred Street; thence with the right-of-way line of Mildred Street S. 04 degrees 54' 31" E. 176.45 feet to the point of beginning, containing 0.510 acre as more fully shown upon a plat thereof prepared by Appalachian Surveys, Inc., dated April 22, 1996, attached to that certain Deed recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 830, at Page 625.

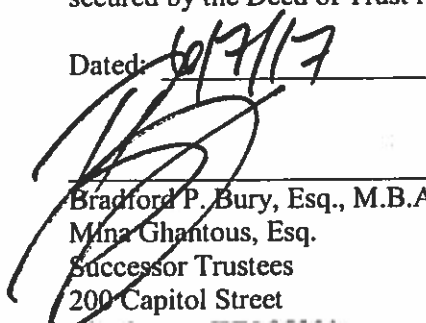
Being the same real estate conveyed to Kantilal S. Patel and Lalitaben K. Patel, husband and wife, as joint tenants with the right of survivorship, by deed from Donald E. Walker and Patricia C. Walker, husband and wife, dated May 3, 1996, recorded May 3, 1996, in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 830, at Page 625.

At the time of execution of the deed of trust, the grantor represented that the address of the property was 401 North Mildred Street, Ranson, WV 25438.

TERMS OF SALE: The Premises will be sold "AS IS, WHERE IS," in its present condition and with all faults and defects, if any. The Premises will be conveyed by deed with no covenants of warranty of title. The Premises shall be sold subject to all liens not discharged by the sale, including, without limitation, liens for real estate taxes, incinerator, sanitary and sewer charges and liens with priority to the Deed of Trust pursuant to which this sale is being conducted. The Premises shall be sold subject to all covenants, restrictions, easements, rights of way and reservations which may be a matter of record in the aforesaid Clerk's office or visible upon the ground. The Premises will be sold for cash in hand on the date of sale to the highest bidder. The purchasers at the sale shall be responsible for paying the recording costs and also the tax on the privilege of transferring real property (the cost of the tax stamps to be affixed to the deed). The Successor Trustees and Branch Banking and Trust Company shall not be responsible for the removal of any person or personal property from the Premises.

Pursuant to the Deed of Trust, the Successor Trustees may postpone the sale by public announcement at the time and place designated and act by agent in the execution of the sale. The parties secured by the Deed of Trust reserve the right to purchase the Premises at such sale.

Dated: 6/7/17



Bradford P. Bury, Esq., M.B.A.
Mina Ghantous, Esq.
Successor Trustees
200 Capitol Street