

NOTICE OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN that by virtue of a certain Deed of Trust dated March 21, 2012, and of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book No. 1882, at page 653, made by Southern Courts, Inc. as Grantor, to Kenneth J. Barton, Jr. and Austin M. Hovermale, as Trustees, either of whom may act, to secure Bank of Charles Town as Beneficiary, which said Deed of Trust was subsequently assigned to Admirals Cove Capital LLC by Assignment dated December 22, 2017 and recorded in the aforesaid Clerk's office in Assignment Book No. 189, at page 325 (hereinafter referred to as the "Deed of Trust"), in the payment of the maximum principal sum of Six Hundred Thousand and 00/100 Dollars (\$600,000.00), evidenced by a promissory note dated October 25, 2007, (hereinafter referred to as the "Note") in the amount of \$4,290,000.00, and default having been made in the payment of said indebtedness and the Trustee having been requested in writing so to do by Admirals Cove Capital LLC, the owner and holder of said note, said Trustee, on

TUESDAY, the 17TH DAY OF SEPTEMBER, 2019, at 11:15 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 Corporation, Jefferson County, West Virginia, and more particularly described as follows:

"Being all of Lot B Garage as shown on a plat entitled "Survey of Parcel B Garage", made by Gates Associated, Inc., dated April 25, 2001 and attached to a Deed in recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 923, at Page 140."

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 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 20th day of August, 2019.

TRUSTEE:



Kenneth O. Barton, Jr.