

NOTICE OF TRUSTEE'S SALE

Notice is hereby given by the undersigned Substitute Trustee, in accordance with the provisions of that certain Deed of Trust made by William C. Snelson and Deborah S. Snelson, Grantors, to D. Frank Hill III, Trustee, dated May 19, 2005, of record in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 1432 at page 00092 (the "Deed of Trust"), securing a Promissory Note dated May 19, 2005, in the original principal amount of \$145,000.00, made by William C. Snelson Jr., also known as William C. Snelson, payable to the order of The Marathon Bank, a Virginia banking corporation, now known as United Bank (the "Note"). United Bank, the owner and holder of the Note secured by the Deed of Trust, appointed Stephen M. Mathias to serve as Substitute Trustee, by a Substitution of Trustee dated August 12, 2009, of record in the said Clerk's office in Deed of Trust Book 1228, at page 490. William C. Snelson has defaulted under the terms of the Deed of Trust and the Note, and as requested by United Bank, the holder and owner of the Note secured by the Deed of Trust, the undersigned Substitute Trustee will sell at public auction on the 3rd day of December, 2019, at 11:00 a.m. EST, at the front door of the Jefferson County Courthouse, 100 E. Washington Street, in Charles Town, West Virginia, the following described real property located in Middleway District, Jefferson County, West Virginia, and more particularly described as follows:

Fronting 343.06 feet (3 calls) on the south side of the center line of Strider Road (West Virginia Secondary Route 1/3), containing 9.4784 acres (after merger), more or less, as shown and described on a plat entitled "Plat Showing Boundary Line Adjustments & Mergers Property of William C. and Deborah S. Snelson", made by Wayne G. Stotler, L.L.S., which is recorded in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 19, page 73, and comprising the residual part of Lot 4, Golden Trout Subdivision (see the plat thereof recorded in the aforementioned Clerk's office in Plat Book 8, page 24), a portion of a 20.0000 acre parcel (see Deed Book 924, page 22), and a "Portion of Tract No. 1", containing 2.4196 acres (see Deed Book 743, page 662), and now as Lot 4, Golden Trout Subdivision. [Tax Map 8, part of parcel 2.7 and part of parcel 2.1]

BEING all and the same parcel of real estate which was conveyed to the [party of the first part] from from [sic] William C. Snelson and Deborah S. Snelson, husband and wife, by a deed dated the

22nd day of November 2002, and recorded in the aforesaid Clerk's office in Deed Book 968, page 93, and being described therein as Parcel Two.


TERMS OF SALE

Said property will be sold on date of sale by auction to the highest bidder, upon the following terms: Five Thousand (\$5,000.00) Dollars in cash or five percent (5%) of sales price on the day of sale, at the option of Trustee, and the balance due in cash in thirty (30) days. The sale shall be further subject to the following:

1. Real estate taxes delinquent, due or payable or to become due and payable;
2. Any statutory lien or liens that may affect the property; and
3. All deeds of trust, covenants, conditions, restrictions, reservations, easements and rights-of-way of record in the chain of title to the property, or which may be visible from a physical inspection.
4. The above property will be sold "AS IS, WHERE IS," in the present condition and with all faults and defects, if any, and without any warranty or representation, express or implied.
5. The undersigned Trustee expressly reserves the right to reject any and all bids and may adjourn the sale from time to time without notice other than oral proclamation at the time and place appointed for the sale. Such adjournment may be for a period of time deemed expedient by the beneficial owner and shall not be construed to be a waiver to make said foreclosure.

Any inquiries regarding this sale may be directed to Stephen M. Mathias, Substitute Trustee, 101 S. Queen Street, Martinsburg, West Virginia, 25401, Telephone: (304) 263-0836.

DATED this 6th day of November 2019.


Stephen M. Mathias, Substitute Trustee