

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

NOTICE is hereby given that by virtue of the authority vested in the undersigned Substitute Trustee by that certain Deed of Trust executed by Carolina K. Watson and Kenneth E. Watson, wife and husband, dated December 12, 2006, to David Pill, Trustee, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia as Transaction No. 2006030023 in Deed of Trust Book 1616, at Page 00210; and an Assignment of Deed of Trust dated March 12, 2013, and recorded on March 21, 2013, in the Office of the Clerk of the County Commission of Jefferson County, West Virginia as Instrument No. 2013005083 in Book 185, at Page 410; and re-recorded Deed of Trust dated December 12, 2006 and recorded on September 9, 2008, in the Office of the Clerk of the County Commission of Jefferson County as Instrument No. 2008020328 in Deed of Trust Book 1733, at Page 00181; and a Substitution of Trustee dated September 17, 2008, and recorded on September 22, 2008, in the Office of the Clerk of the County Commission of Jefferson County as Transaction No. 2008021427 in Book 1055, at Page 582; and an Appointment of Successor Trustee dated January 15, 2015, and recorded on January 28, 2015, in the Office of the Clerk of the County Commission of Jefferson County as Instrument No. 2015001349 in Book 1150, at Page 522; and an Appointment of Successor Trustee dated January 15, 2015, and re-recorded on June 22, 2015, in the Office of the Clerk of the County Commission of Jefferson County as Instrument No. 2015008859 in Book 1158, at Page 599; and a Corporate Assignment of Deed of Trust dated June 5, 2015, and recorded on June 22, 2015, in the Office of the Clerk of the County Commission of Jefferson County as Instrument No. 2015008858 in Book 187, at Page 396; and a Substitution of Trustee dated April 16, 2018, and recorded on May 1, 2018, in the Office of the Clerk of the County Commission of Jefferson County as Instrument No. 201800004968 in Book 1206, at Page 322; and a Non-HAMP Loan Modification Agreement dated May 1, 2011; and a Loan Modification Agreement dated November 3, 2015; and a Loan Modification Agreement dated June 1, 2017; and that certain subsequent Substitution of Trustee, Fred G. Staker, III, a resident of Cabell County, West Virginia, dated December 13, 2019, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia on December 30, 2019, as Instrument No. 201900016663 in Book 1234, at Page 381, by which Deed of Trust referenced above the said grantors, Carolina K. Watson and Kenneth E. Watson, conveyed unto the said Trustee, the hereinafter described real estate to secure payment of a certain Promissory Note set out and described therein, and default having been made in the payments of said Promissory Note, and the said Substitute Trustee, Fred G. Staker, III, having been requested in writing to do so by the owner and holder of said Promissory Note, the undersigned Substitute Trustee, Fred G. Staker, III, will sell to the highest bidder on **THURSDAY, JUNE 18, 2020, AT THE HOUR OF 12:00 O'CLOCK NOON**, at the front door of the Courthouse of Jefferson County, or at the location at, around, or within the Courthouse where Foreclosure Sales are normally and regularly conducted, located within the City of Charles Town, State of West Virginia, the following described real estate, TO WIT:

The following described real property Situate in the City of Summit Point, County of Jefferson, and State of West Virginia, to wit:

All that certain tract or parcel of land situate in Middleway Magisterial District, Jefferson County, West Virginia, about one (1) mile from Swimley Station on the Baltimore and Ohio Railroad, more particularly described as follows:

All of Lot 3, containing 3.013 acres, more or less, of the Burch Manor Subdivision, as the same is designated and described on a plat of survey dated

May 28, 2004, prepared by Dewberry/Appalachian Surveys of WV, LLC, entitled, "FINAL PLAT Showing Lots 3-6 & Lot 7 (Residue) of Burch Manor", recorded in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 21, at page 38, to which said plat reference is hereby made for a more complete and accurate description by metes and bounds of the parcel hereby conveyed; TOGETHER WITH a perpetual non-exclusive easement or right of way for purposes of ingress and egress of all legal means over, under and across that parcel designated as "existing 50' right-of-way" on the aforesaid plat of survey.

Map/Parcel ID No. 28 / 0003 0003 0000

PHYSICAL ADDRESS: The physical address and location of the subject real property is **331 BOX FACTORY ROAD, SUMMIT POINT, WEST VIRGINIA, 25446.**

TERMS OF SALE: Ten percent (10%) down on the day of sale to be paid by certified check. The remainder is due in no more than thirty (30) days from the day of sale. The sale shall be subject to any and all outstanding property taxes and assessments and all prior liens and encumbrances of record and otherwise, if any. The Substitute Trustee does not warrant title to the subject property.

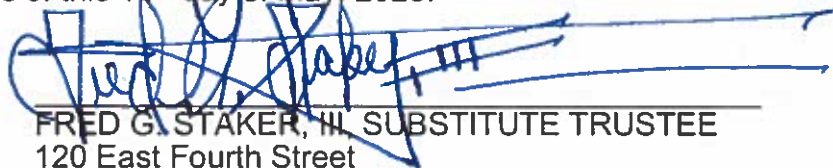
The purchaser shall be responsible for the payment of all transfer taxes imposed by Article 2 of Chapter 11 of the Official Code of West Virginia, as amended.

The subject property will be sold in an "AS IS" and "WHERE IS" condition. The Substitute Trustee shall be under no duty to cause any existing tenant or person occupying the subject property to vacate the said property. The Substitute Trustee will deliver a Trustee's Deed to the Purchaser without any covenant ~~or~~ warranty (express or implied) in the form prescribed by WV Code Section 38-1-6, as amended. The Substitute Trustee makes no representations and warranties about the title of the real estate to be conveyed.

Any sale hereunder may be adjourned or continued from time to time without any further notice other than an oral proclamation at the time and place appointed for this sale, or by the posting of a written notice of the same where legal notices are posted for Jefferson County. Should the Substitute Trustee not appear at the time and place appointed for the sale, and there is further no notice posted of an adjournment or continuance, please contact the office of the Substitute Trustee. The undersigned is fully vested with the authority to sell said real property as Trustee by instrument previously recorded.

Should any party or person have any inquiries, objections to the sale, protests regarding the sale, or requests regarding the sale, please notify the Substitute Trustee below at the address and telephone number set forth below.

Given under my hand all as of this 14th day of May, 2020.



FRED G. STAKER, III, SUBSTITUTE TRUSTEE
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8th Floor
Cincinnati, Ohio 45202-4007
Telephone: (304) 710-0525