

NOTICE OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN that by virtue of a certain Deed of Trust dated July 10, 2003, and of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book No. 1207, at page 356, made by Thorn Hill LLC, as Grantor, to Henry M. Kayes, Jr. and Rick Manning, as Trustees, to secure Centra Bank, Inc. as Beneficiary, which said Deed of Trust was subsequently assigned to Peel Properties WVA, LLC by Assignment dated June 30, 2017 and recorded in the aforesaid Clerk's office in Assignment Book No. 189, at page 13, and Deed Book No. 1193, at page 29 (hereinafter referred to as the "Deed of Trust"), in the payment of the maximum principal sum of Two Million One Hundred Thousand and 00/100 Dollars (\$2,100,000.00), evidenced by a promissory note dated July 10, 2003, (hereinafter referred to as the "Note") and pursuant to the Deed of Trust wherein Peel Properties WVA, LLC was authorized and empowered to remove the trustees appointed in the Deed of Trust and appoint substitute trustees in the place and stead of the trustees named in the Deed of Trust, Kenneth J. Barton, Jr., having been so appointed as Substitute Trustee by the terms of a Substitution of Trustee of record in said Clerk's office in Deed Book No. 1252, at page 54, and default having been made in the payment of said indebtedness and the Substitute Trustee having been requested in writing so to do by Peel Properties WVA, LLC, the owner and holder of said note, said Substitute Trustee, on

FRIDAY, the 18TH DAY OF DECEMBER, 2020, 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:

"All that certain parcel of real estate, with the improvements thereon and appurtenances and rights-of-way thereunto belonging, about two miles east of Charles Town in Charles Town District, Jefferson County, West Virginia, on the east side of West Virginia State Route 25, containing 162 acres, more or less, as the same is described by metes and bounds in a deed dated December 9, 1971 from Elizabeth D. Myers, widow, to Nell M. Reed, et al., recorded in the office of the Clerk of the County Commission of Jefferson County, West Virginia in Deed Book 337, at Page 207 and to which reference is made, LESS AND EXCEPTING a parcel containing 3.0003 acres conveyed by Nell M. Reed, et al., to Henry W. Morrow, Trustee, by deed February 24, 1989, recorded in the aforementioned Clerk's Office in Deed Book 625, at Page 160."

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 Substitute 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 19th day of November, 2020.

SUBSTITUTE TRUSTEE:


Kenneth J. Barton, Jr.