

**NOTICE OF TRUSTEE'S SALE**

NOTICE IS HEREBY GIVEN that by virtue of a certain Deed of Trust dated February 3, 2004, and of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book No. 1279, at page 163, made by James L. Poff and Nadine L. Hess-Poff as Grantor, to P. Michael Pleska and F. Thomas Graff, Jr., as Trustees, to secure United Bank, Inc. as Beneficiary (hereinafter referred to as the "Deed of Trust"), in the payment of the maximum principal sum of Forty-Eight Thousand Four Hundred Eighty-One and 50/100 Dollars (\$48,481.50), evidenced by a promissory note dated February 3, 2004 (hereinafter referred to as the "Note"), and pursuant to the Deed of Trust wherein United Bank, Inc. 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. 1286, at page 475, and default having been made in the payment of said indebtedness and the Substitute Trustee having been requested in writing so to do by United Bank, the successor in interest to United Bank, Inc., the owner and holder of said note, said Substitute Trustee, on

THURSDAY, the 20<sup>TH</sup> DAY OF OCTOBER, 2022, 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 Harpers Ferry District, Jefferson County, West Virginia, and more particularly described as follows:

**All of those certain lots or parcels of real estate, situate in the Harpers Ferry District of Jefferson County, West Virginia, and more particularly described as Lots G-105, G-106, G107, and G-113 as shown on the survey and original plat of the subdivision of Harpers Ferry Campsites made by a registered surveyor and recorded in the Office of the Clerk of the County Commission, Jefferson County, West Virginia in Plat Book 1, at Page 45.**

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.

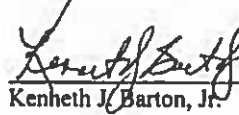
The sale of the foregoing real property will also be made expressly subject to any and all other deeds of trust, judgments, liens, and all other encumbrances of record, if any, having priority over the Deed of Trust.

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 Successor 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 19<sup>th</sup> day of September, 2022.

SUCCESSOR TRUSTEE:



\_\_\_\_\_

Kenneth J. Barton, Jr.