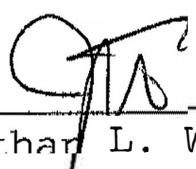


N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Frank W. Tuten, Jr. scheduled for March 12, 2024, at 5:02 o'clock p.m., and postponed to April 18, 2024, at 5:02 o'clock a.m., **has been further postponed to May 21, 2024 at 5:02 o'clock p.m.**, in Charles Town, Jefferson County, West Virginia.

Pill & Pill, PLLC,  
Substitute Trustee

BY: \_\_\_\_\_

  
Jonathan L. Wertman, Esq.

## NOTICE OF TRUSTEE'S SALE

NOTICE OF TRUSTEE'S SALE is hereby given pursuant to and by virtue of the authority vested in the Trustee, Richard A. Pill, by that certain Deed of Trust dated December 21, 2017, executed by Borrower(s), Frank W. Tuten, Jr. and Sharon M Divine, to Richard A. Pill, the Trustee of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 2168, at Page 439. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 398 Burns Street, Ranson, WV 25438. The borrower(s) defaulted under the Note and Deed of Trust and the Trustee has been instructed to foreclose under the Deed of Trust. Accordingly, the Trustee will sell the following described property to the highest bidder at the front door of the Courthouse of Jefferson County, in Charles Town, West Virginia, on the following date:

March 12, 2024 at 5:02 p.m.

All that certain lot or parcel of land, together with the improvements and appurtenances thereunto belonging, lying, situate and being in the District of Ranson, County of Jefferson, State of West Virginia and being more particularly described as follows: Being all of Lot No. 2A, containing 0.0867 acres or 3,777 square feet, more or less, as described on a plat entitled, "Plat Showing the property of M.S. Enterprises, L.L.C., a WV Limited Liability Company Deed Book 973, at Page 31 a Resubdivision of Lot 2, Block 139 Charles Town Mining, Manufacturing & improvements Company Ranson Corporation Jefferson County, West Virginia," dated December 12, 2005 made by Ed Johnson and Associates, Inc., and is of record in Deed Book 1018, at Page 192. AND BEING the same property conveyed to Frank W. Tuten, Jr. by Deed dated 12/21/17 from Henry Goss, Jr. and recorded in the Office of the Clerk of the County Commission of Jefferson, West Virginia immediately preceding the recordation of this Deed of Trust. For purposes of Section 4, Article 1, Chapter 13 of the West Virginia Code Annotated, Notice of Trustees Sale under this instrument should be mailed to the Grantor herein at the following address (or such other address subsequently provided to Lender in writing): 398 Burns Street, Ranson, WV 25438.

**TERMS OF SALE:**

- 1) The property will be conveyed in an "AS IS" physical condition by Deed containing no warranty, express or implied, subject to the Internal Revenue Service right of redemption, all property taxes, prior Deeds, liens, reservations, encumbrances, restrictions, rights-of-ways, easements, covenants, conveyances and conditions of record in the Clerk's office or affecting the subject property.
- 2) The Purchaser shall be responsible for the payment of the transfer taxes imposed by the West Virginia Code § 11-22-1.
- 3) The Beneficiary and/or the Servicer of the Deed of Trust and Note reserve the right to submit a bid for the property at sale.
- 4) The Trustee reserves the right to continue sale of the subject property from time to time by written or oral proclamation, which continuance shall be in the sole discretion of the Trustee.
- 5) The Trustee shall be under no duty to cause any existing tenant or person occupying the property to vacate said property, and any personal property and/or belongings remaining at the property after the foreclosure sale will be deemed to constitute ABANDONED PROPERTY AND WILL BE DISPOSED OF ACCORDINGLY.
- 6) The total purchase price is payable to the Trustee within thirty (30) days of the date of sale, with ten (10%) of the total purchase price payable to the Trustee at sale.

  
Richard A. Pill, Trustee