

NOTICE OF TRUSTEE'S SALE

Notice is hereby given by the undersigned Substitute Trustee, in accordance with the provisions of that certain Credit Line Deed of Trust, Leasehold Deed of Trust, Security Agreement and Fixture Filing made by Inwood 165 LLC, a West Virginia limited liability company, and PTC Developer LLC, a West Virginia limited liability company, dated June 23, 2022, effective June 27, 2022, to Joyce F. Ofsa, Trustee, to secure Flagstar Bank, FSB, a federally chartered savings bank, of record in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 2468, at page 254 (the "Deed of Trust") securing a Promissory Note in the original principal amount of Eight Million Four Hundred Thousand and 00/100 Dollars (\$8,400,000.00), payable to the order of Flagstar Bank, FSB, a federally chartered savings bank, and all renewals thereof (the "Note"), said Deed of Trust having been assigned to Madison Greens, LLC, a West Virginia limited liability company, by instrument dated May 21, 2025, recorded in the aforesaid Clerk's Office at Assignment Book 194, Page 138. Madison Greens, LLC, a West Virginia limited liability company, appointed Stephen M. Mathias to serve as Substitute Trustee by a Substitution of Trustee dated August 4, 2025 of record in the said Clerk's office in Deed of Trust Book 1363, at page 466. Ranson Holdings LLC, a West Virginia limited liability company, having on May 13, 2025 assumed all obligations, rights, liabilities under the Deed of Trust and the Note as recorded in the aforementioned Clerk's Office in Deed Book 1347, at Page 236, has defaulted under the terms of the Deed of Trust and the Note. As requested by Madison Greens LLC, a West Virginia limited liability company, who is the successor in interest to Flagstar Bank N.A., a national bank formerly known as Flagstar Bank, FSB, a federally chartered savings bank, the holder and owner of the Note secured by the Deed of Trust, the undersigned Substitute Trustee will sell at public auction on March 10, 2026, at 11:00 a.m. at the front door of the Jefferson County Courthouse, 100 E. Washington Street, in Charles Town, West Virginia, the following described real property situate in Ranson Corporation, Jefferson County, West Virginia, and more particularly described as follows:

Those two parcels identified as "Propose[d] Lot 2" containing 1.3000 acres and "Residual" containing 9.4129 acres as depicted on a plat made by Larson Design Group dated March 09, 2023 and recorded in said Clerk's Office in Plat Book 26 at Page 546.

AND BEING part of that real estate described as “Parcel Eleven (Tax Map 8, Parcels 1.4 & 1.15)” in that deed dated May 13, 2025 from Inwood 165 LLC, a West Virginia Limited Liability Company and PTC Developer LLC, a West Virginia Limited Liability Company to Ranson Holdings LLC, a WV Limited Liability company recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia in Deed Book 1347, at Page 236.

AND BEING part of the same real property identified as “TRACT ELEVEN” within EXHIBIT A LEGAL DESCRIPTION – PROPERTY to that certain Credit Line Deed of Trust, Leasehold Deed of Trust, Security Agreement and Fixture Filing made by Inwood 165 LLC, a West Virginia limited liability company, and PTC Developer LLC, a West Virginia limited liability company, dated June 23, 2022, effective June 27, 2022, to Joyce F. Ofsa, Trustee, to secure Flagstar Bank, FSB, a federally chartered savings bank, of record in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 2468, at page 254.

TERMS OF SALE

Said property will be sold for cash in hand on date of sale, by auction to the highest bidder. 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 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. Federal Tax Lien: In the event that there are Federal Tax Liens against the property, the United States would have the right to redeem the property within a period of 120 days from the date of such sale or the period allowable for redemption under local law, whichever is longer.


Said 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.

The successful bidder shall pay all real estate taxes and recording fees including the West Virginia Excise Tax on the Privilege of Transferring Real Property.

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 or by posting of a notice of same. 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, 9627 Tuscarora Pike, Martinsburg, West Virginia, 25403, Telephone: (304) 263-0836.

DATED this 6th day of February, 2026.



Stephen M. Mathias, Substitute Trustee