

Legals

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.

WV Trustee Services, LLC, Substitute Trustee

BY: Dionne Reynolds, Limited Signing Officer
WV Trustee Services, LLC
McGuire Office Center
618 Tenth Street, Suite 108
Huntington, WV 25701
(304) 853-3336
dionne.reynolds@wvtrusteeservices.com

1/28, 2/4, 2/11

NOTICE OF TRUSTEE'S SALE

NOTICE OF TRUSTEE'S SALE is hereby given pursuant to and by virtue of the authority vested in the Substitute Trustee, WV Trustee Services, LLC, by that certain Deed of Trust dated February 8, 2011, executed by Borrower, Gregory L Koontz, to Joe W. Casto, the Trustee of record in the office of the Clerk of the County Commission of Jackson County, West Virginia, in Book 567, at Page 23. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 125 Pinnell Street, Cottageville, WV 25239. WV Trustee Services, LLC were appointed as Substitute Trustees by APPOINTMENT OF SUCCESSOR TRUSTEE dated January 10, 2020, of record in the Clerk's Office in Book 693, Page 48. The borrower defaulted under the Note and Deed of Trust and the Substitute Trustees have been instructed to foreclose under the Deed of Trust. Accordingly, the Substitute Trustees will sell the following described property to the highest bidder at the front door of the Courthouse of Jackson County, in Ripley, West Virginia, on the following date:

18th day of February, 2020 at 11:15 a.m.

All of that certain lot, tract or parcel of real estate, situate,

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lying and being on the Millwood-Baden Road in the Evergreen Hills Community, Union District, Jackson County, West Virginia, more particularly bounded and described as follows:

BEGINNING at a 3/8 inch iron pipe found in the westerly edge of Pinnell Street (24' wide right of way), said pipe being a corner to Leonard Eugene and Pamela Karen Harmon (Deed Book 251 Page 351) and Lot 17 of Evergreen Hills Subdivision, Section Two; thence following the westerly edge of Pinnell Street the following three (3) bearings and distances: 1) S. 41 deg. 28' W. 10.00 feet to a point; 2) S. 35 deg. 22' W. 58.91 feet to a 3/8 inch iron pipe found; 3) S. 30 deg. 10' W. 52.41 feet to a 3/8 inch iron pipe found, corner to said Harmon and Lot 19 of said Evergreen Hills, Section Two; thence with the division line of said Harmon (Deed Book 251 Page 351 and Deed Book 310 Page 711) and said Lot 19 the following three bearings and distances: 1) N. 58 deg. 00' W. 145.96 feet to a 3/8 inch iron pipe found; 2.) S. 30 deg. 32' W. 52.00 feet to a 3/8 inch iron pipe found; 3) S. 20 deg. 02' W. 117.19 feet to a 3/8 inch iron pipe found, corner to said Harmon and Lot 23 of said Evergreen Hills, Section Two; thence with the division line of said Harmon and said Lot 23, N. 69 deg. 58' W. 98.38 feet to a 3/8 inch iron pipe found in the easterly edge of Church Street (24' wide right of way); thence with said easterly edge of Church Street, N. 20 deg. 33' E. passing a 1/2 inch rebar with plastic cap found at 190.86 feet, a total distance of 370.84 feet to a 1/2 inch rebar with plastic cap found, said rebar being a tract corner to said Harmon (Deed Book 321 Page 615); thence continuing with said easterly edge of Church street, N. 20 deg. 33' E. 264.01 feet to a 3/8 inch iron pipe found; thence continuing with said easterly edge of Church Street, N. 22 deg. 03' E. 181.65 feet to a 3/8 inch iron pipe found in the division line of Lenzy Reynolds, (Deed Book 230 Page 1) thence with the division line of said Harmon, said Reynolds and Terry Hurt (Deed Book 242 Page 160), S, 47 deg. 44' E. passing a 3/8 inch iron pipe found at 325.39 feet, a total distance of 456.05 feet to a 3/8 inch iron pipe found, corner to said Harmon, said Hurt and Lot 14 of Evergreen Hills, Section Two; thence with the division line of Harmon and said Lot 14, Lot 15, Lot 16 and said Lot 17 of said Evergreen Hills Section Two the following five (5) bearings and distances: 1) S. 88 deg. 17' W. passing a 3/8 inch iron pipe found at 104.37 feet (corner to said Lot 14 and said Lot 15); a total distance of 134.37 feet to a 3/8 inch iron pipe found; 2) S. 79

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deg. 39' W. 81.89 feet to a 3/8 inch iron pipe found (corner to said Lot 15 and Lot 16); 3) S. 52 deg. 22' W. passing a 3/8 inch iron pipe at 125.81 feet (corner to said Lot 16 and Lot 17) a total distance of 157.81 feet to a 3/8 inch iron pipe found; 4) S. 30 deg. 32' W. 105.18 feet to a 3/8 inch iron pipe found; 5) S. 47 deg. 20' E. 155.91 feet to the point of beginning, containing 3.69 acres, and being more shown upon that certain plat made a result of survey by Point Surveying and Mapping, P. O. BOX 8, Millwood, WV 25262, of record in Deed Book 328, page 557. This conveyance is made subject to all oil, gas and other mineral, reservations as made by predecessors in the chain of title and to all valid and existing rights of way and easements and any and all restrictive and protective covenants appearing of record.

Being the same property conveyed to Gregory L Koontz by the Deed dated January 17, 2011 and recorded in Deed Book 415 at Page 318 in the Office of the Clerk of the County Commission of Jackson County, West Virginia.

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

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thirty (30) days of the date of sale, with ten (10%) of the total purchase price payable to the Trustee at sale.

WV Trustee Services, LLC, Substitute Trustee

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(304) 853-3336
dionne.reynolds@wvtrusteeservices.com

2/4, 2/11

NOTICE OF TRUSTEE'S SALE

By virtue of the execution of a certain deed of trust dated February 14, 2003, recorded in the Office of the Clerk of the County Commission of Jackson County, West Virginia, in Trust Deed Book 419, page 304, made and executed by Thomas J. Mulherin to Susan L. Petrella and Robert D. Fisher, trustees, to secure WesBanco Bank, Inc., a West Virginia banking corporation, in the payment of the deed of trust obligation therein fully set forth, and by virtue of the execution of a certain deed of trust dated April 10, 2006, recorded in the Office of the Clerk of the County Commission of Jackson County, West Virginia in Trust Deed Book 486, at page 326, to secure WesBanco Bank, Inc. in the payment of a deed of trust obligation therein fully set forth, and Logan Hassig, whose principal residence is 505 Greenbriar Court, New Martinsville, Wetzel County, West Virginia, having been appointed as Successor Trustee by "Appointment of Successor Trustee Agreement" recorded on January 9, 2020 in the aforesaid Clerk's Office in Trust Deed Book 692, at page 843, and the said Trustee having been required by the said beneficiary so to do, the undersigned Trustee will sell said property to the highest and best bidder at the front door of the courthouse in Jackson County, West Virginia, at Ripley, West Virginia, on

Tuesday, February 25, 2020 at 11:00 o'clock a. m.

Said deed of trust property, with the appurtenances thereunto belonging, situate in Jackson County, West Virginia, and is more particularly described as follows, to-wit: All those certain lots, tracts or parcels of real estate situate, lying and being in the Town of Ravenswood, formerly Ravenswood Independent District, Jackson County, West Virginia, more particularly bounded and described as follows:

FIRST TRACT: BEGINNING

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Miscellaneous

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at an iron pin set in concrete, said iron pin being 40 feet N. 72 deg. 30' E. of State Route No. 2 and 20 feet, more or less, north of the Gibbs' south property line; thence N. 72 deg. 30' E. 20 feet, more or less, from and parallel with the Gibbs' south property line for a distance of 728 feet to the principal point of beginning, said last point being marked by an iron pin set in concrete; thence N. 17 deg. 30' W. for a distance of 127 feet, more or less to an iron pin; thence N. 72 deg. 30' E. for a distance of 50 feet to an iron pin; thence S. 17 deg. 30' E. for a distance of 127 feet, (portions of said last two calls having been deleted in prior deeds but originally set out in Deed Book 149, Page 391), more or less, to an iron pin set in concrete, said last iron pin being 20 feet, more or less, from the Gibbs original line; thence S. 72 deg. 30' W. for a distance of 50 feet to the principal point of beginning, containing approximately 0.145 acre, more or less.

SECOND TRACT: BEGINNING at an iron pin set in concrete, said iron pin being 40 feet N. 72 deg. 30' E. of State Route 2 and 20 feet, more or less, north of the Gibbs' south property line; thence N. 72 deg. 30' E. 20 feet more or less, from and parallel with the Gibbs' south property line for a distance of 778 feet to the principal place of beginning, said last point being marked by an iron pin set in concrete; thence N. 17 deg. 30' W. for a distance of 140 feet, more or less, to an iron pin; thence N. 72 deg. 30' E. for a distance of 50 feet to an iron pin; thence S. 17 deg. 30' E. for a distance of 140 feet, more or less, to an iron pin set in concrete, said last iron pin being 20 feet, more or less from the Gibbs' original property line; thence S. 70 deg. 30' W. for a distance of 50 feet to the principal point of beginning, containing approximately 0.16 acre, more or less.

The real estate herein conveyed is the same real estate conveyed unto Thomas J. Mulherin, single, by Judith Ann Schoffler Norris, and others, by deed dated the 16th day of December, 1996, of record in the Office of the Clerk of the County Commission of Jackson County, West Virginia, in Deed Book 329, page 664.

Thereafter, by deed dated February 21, 2003, of record in Deed Book 366, page 305, Kevan T. Mulherin conveyed

Miscellaneous

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all of his right, title and interest in and to the aforesaid real estate unto Thomas J. Mulherin.

Thomas J. Mulherin died on February 8, 2017 and by the terms of his Last Will and Testament recorded in the Office of the Clerk of the County Commission of Jackson County, West Virginia in Will Book 60, at page 582, he devised the above described property to his daughter, Patricia C. McFall.

This conveyance is made subject to all oil, gas and other mineral reservations as made by predecessors in the chain of title and to all valid and existing rights of way and easements appearing of record.

TERMS OF SALE:

1.The property is being 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 way, easements, covenants, conveyances and conditions of record in the said Clerk's Office or affecting the subject property.

2.The purchaser shall be responsible for the payment of the transfer taxes imposed by West Virginia Code § 11-22-1 and the West Virginia Affordable Housing Trust Fund Fee.

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 the 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 an 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 purchaser shall be responsible for the payment of a premium equal to ten percent (10%) of the bid amount payable to Behm Auction and Real Estate Service.

7.Ten percent (10%) of the purchase price is payable to the Trustee at the time of sale by certified or cashier's check with the balance due within thirty (30) days.

Logan Hassig, Trustee
PO Box 189
233 Main Street
New Martinsville, WV 26155
Telephone: 304-455-2180

Miscellaneous

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Rentals

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