

## Legals

son County, West Virginia, in Book 523, at Page 178. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 2605 Route 21, Kenna, WV 25248. WV Trustee Services, LLC were appointed as Substitute Trustees by APPOINTMENT OF SUCCESSOR TRUSTEE dated July 31, 2019, of record in the Clerk's Office in Book 687, Page 99. The borrowers 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 11:00 a.m.**

The land referred to in this exhibit is located in the County of Jackson and State of West Virginia in Deed Book 356, at Page 362, and described as follows:

All that certain real estate, situate in Ripley District, Jackson County, West Virginia, more particularly described as follows:

**TRACT ONE:**  
Lot No. 5; Beginning at an iron pin at the edge of the right-of-way line of U.S. Route 21 and the northeast corner of Lot No. 4; thence leaving U.S. Route 21 and with the boundary line of Lot No. 4, S. 66 deg. 59' W., 253.07 feet to an iron pin;

thence with the same boundary line, S. 66 deg. 59' W., 28.97 feet to a stake in the left fork of Pocatalico Creek; thence with said creek N. 16 deg. 11' W., 70.0 feet to a stake in said creek; thence N. 52 deg. 52' E., with the boundary line of Lot No. 5, 26.58 feet to an iron pin; thence with said boundary N. 52 deg. 52' E., 247.50 feet to an iron pin at the edge of the right-of-way of U.S. Route 21; thence with edge of the right of way of U.S. Route 21 S. 25 deg. 02' E., 130.0 feet to the place of beginning, containing .563 acre.

**TRACT TWO:**  
Beginning at a stake at the southwest corner of Lot No. 1 and in line with the lands of Paul E. and Ella May Shamblyn, which iron pin is located

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N. 50 deg. 04' E., 147.45 feet from the right-of-way line of U.S. Route 21; thence with the rear line of said Lot No. 1, N. 16 deg. 11' W., 403.0 feet to a stake in creek at the rear of Lot No. 5; thence N. 16 deg. 11' W., 70.0 feet to a stake in creek; thence N. 16 deg. 11' W., 94.00 feet to an iron pin; thence N. 47 deg. 56' W., 200.00 feet to an iron pin; thence N. 73 deg. 25' W., 123.5 feet to an iron pin; thence N. 82 deg. 53' W., 231.0 feet to a set stone in fence line at the southwest corner of Lot No. 13; thence S. 9 deg. 07' W., 82.4 feet to an iron pin; thence S. 83 deg. 53' E., 108.4 feet to an iron pin; thence S. 74 deg. 23' E., 189.0 feet to an iron pin; thence S. 42 deg. 11' E., 139.4 feet to an iron pin; thence S. 42 deg. 19' W., 258.24 feet to an iron pin; thence S. 35 deg. 00' W., 37.2 feet to an iron pin; thence S. 27 deg. 30' W., 163.5 feet to an iron pin; thence S. 45 deg. 30' E., 73.0 feet to an iron pin; thence S. 30 deg. 30' E., 323.0 feet to an iron pin; thence N. 64 deg. 00' E., 263.00 feet to an iron pin; thence N. 50 deg. 04' E., 133.0 feet to the place of beginning and containing 6.39 acres, more or less.

Being the same property conveyed to Charles T Harlow Jr. by the Deed dated April 4, 2001 and recorded in Deed Book 356 at Page 362 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

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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.

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

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

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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 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.

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**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 April 12, 2002, of record in the aforesaid Clerk's Office in Deed Book 362, page 117, Thomas J. Mulherin, single, conveyed the aforesaid real estate unto Thomas J. Mulherin and Kevan T. Mulherin, father and son.

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

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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

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