

Legals

Cost of Certification of Redemption - cashier check, money order or certified check must be made payable to the **The Honorable John B. McCuskey, State Auditor**. \$35.00

You may redeem at any time before **March 31, 2020**, by paying the above total less any unearned interest.

Return this letter and both certified funds to the WV State Auditor's Office, County Collections Division 1900 Kanawha Blvd East, Building 1, Room W-114 Charleston, West Virginia, 25305. Questions please call 1-888-509-6568 option 2

1/21, 1/28, 2/4

NOTICE OF TRUSTEE'S SALE

Notice is hereby given, that the undersigned Substitute Trustee, by the virtue of the authority vested in it by that certain Deed of Trust dated March 14, 2008, recorded in the Office of the Clerk of the County Commission of Jackson County, West Virginia, in Deed of Trust Book 522, at Page 405, executed by Charles F. Medford and Lisa L. Fisher, to Rickie E. Rice, State Director of the Rural Housing Service for the State of West Virginia, or its successor agency, and the successors in office as State Director or Acting State Director, as Trustee, for the benefit of the United States of America, acting through the Rural

Legals

Housing Service or successor agency, United States Department of Agriculture, will offer for sale at public auction at the front door of the Jackson County Courthouse, in Ripley, West Virginia, on **January 29, 2020 at 3:32 p.m.**

The following described property, with its improvements, easements and appurtenances thereunto belonging, situate in the Ravenswood District, Jackson County, West Virginia, and more particularly described as follows:

All those certain lots, tracts or parcels of real estate situate, lying and being on the waters of Sandy Creek, Ravenswood District, Jackson County, West Virginia, more particularly bounded and described as follows:

PARCEL ONE: BEGINNING at an iron pin set approximately 12 feet from a forked elm tree and also being set in the easterly edge of the road right of way line of West Virginia Secondary Route 33/3, commonly known as Hemlock-Silverton Road; thence leaving said road right of way and through the lands of Larry Boice the following three (3) courses and distances: (1) N. 80 deg. 34' E. 100 feet to an iron pin; thence (2) S. 13 deg. 51' E. 100 feet to an iron pin; thence (3) S. 80 deg. 34' W. 100 feet to an iron pin set in the easterly edge of said road right of way; thence with the edge of said road right of way N. 13 deg. 51' W. 100 feet to the place of beginning, containing 10,000 square feet, more or less.

Legals

PARCEL TWO: BEGINNING at an iron pin set approximately 12 feet from a forked elm tree and also being set in the easterly edge of the road right of way line of West Virginia Secondary Route 33/3, commonly known as the Hemlock-Silverton Road and also being a common corner to Lot A previously conveyed to Jeffrey A. Fields and Janet M. Fields, his wife, (see Deed Book 277, page 190); thence leaving said road right of way and with the division line of said Lot A N. 80 deg. 34' E. 100 feet to an iron pin; thence leaving said Lot A N. 13 deg. 51' W. 24 feet to a metal pin; thence in a south-westerly direction ___ feet to a metal pin set in the easterly edge of said Hemlock-Silverton Road; thence S. 13 deg. 51' E. 5 feet to the place of beginning.

PARCEL THREE: BEGINNING at a 5/8" rebar with plastic cap set, corner to a parcel now or formerly owned by Larry Boice (Deed Book 222, page 578) and a parcel now or formerly owned by Joseph and Deborah Ward (Deed Book 376, page 395), said rebar being N. 80 deg. 34' E. 100.00 feet from a 5/8" rebar with plastic cap set in the right of way of WV Secondary Route 33/3 and also being a corner to said Boice and said Ward; thence with the division line of said Boice and said Ward for the following two (2) bearings and distances: (1) N. 13 deg. 51' W. 124.00 feet to a 5/8" rebar with plastic cap set; thence (2) S. 69 deg. 41' W. 100.34 feet to a point in the southerly

Legals

right of way of said Route 33/3; thence along the right of way of said Route 33/3 for the following three (3) bearings and distances: (1) N. 13 deg. 51' W. 7.00 feet to a point; thence (2) N. 45 deg. 00' E., passing a harrow tooth found at 34.75 feet, for a total distance of 54.88 feet to a point; thence (3) N. 60 deg. 39' E. 89.16 feet to a 5/8" rebar with plastic cap set; thence leaving said right of way and making a new line through the parent Boice parcel for the following two bearings and distances: (1) S. 17 deg. 32' E., passing a telephone box at 13.8 feet, for a total distance of 178.53 feet to a 5/8" rebar with plastic cap set; thence (2) S. 84 deg. 07' W. 45.10 feet to the point of beginning, containing 0.214 acre, (9,327 square feet), more or less.

This conveyance is subject to the same covenants, agreements, reservations and easements set forth in that certain deed from Fred E. Divers to Larry C. Boice, of record in Deed Book 222, page 578. This conveyance is subject to those certain restrictive and protective covenants as more particularly set out in that certain deed dated November 20, 1987, of record in Deed Book 277, page 190, from Larry C. Boice, single, to Jeffrey A. Fields and Janet M. Fields, his wife.

At the time of the execution of the Deed of Trust, the property was reported to have a mailing address of 145 Silverton Road, Ravenswood, WV 26164.

Legals

AND BEING the same real estate conveyed to Charles F. Medford and Lisa L. Fisher by Deed dated March 14, 2008 from Joseph M. Ward and Deborah E. Ward and recorded in the Office of the Clerk of the County Commission of Jackson County, West Virginia in Deed Book 396, at Page 155.

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 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.
- 5)The total purchase price is

Legals

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. Title will be conveyed by Trustee's Deed upon payment of balance. There will be no refund granted of any amount if the third party purchaser elects not to purchase the property for any reason.

6)For more information on this property, please see the listing on the PROPERTIES FOR SALE WEBSITE: <http://www.resales.usda.gov/> CONTINUANCE OR ADJOURNMENT OF SALE: The Trustee or his assigns has the right to continue the sale or to adjourn the sale for a time or from time to time without further notice other than oral public announcement at the time and place appointed for such sale or at any continuance or adjournment thereof and correction made on the posted notices, which continuance shall be in the sole discretion of the Trustee.

Pill & Pill, PLLC, Substitute Trustee

David D. Pill, Member Dated this 2nd day of January, 2020

P. O. Box 440, 85 Aikens Center, Martinsburg, WV 25404 Phone (304) 263-4971, Fax (304) 267-5840, e-mail: foreclosures@pillwvlaw.com

1/14, 1/21

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