

## LEGAL ADVERTISEMENT

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**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 July 13, 2018, executed by Borrower(s), Dale A. Puff, Tenant in Severalty, to Justin M. Raber, Esq., the Trustee of record in the office of the Clerk of the County Commission of Roane County, West Virginia, in Book 346, at Page 596. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 1162 Bear Run, Reedy, WV 25270. WV Trustee Services, LLC were appointed as Substitute Trustees by APPOINTMENT OF SUCCESSOR TRUSTEE dated September 23, 2020, of record in the Clerk's Office in Book 359, Page 332. The borrower(s) 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 Roane County, in Spencer, West Virginia, on the following date:

**20th day of November, 2020 at 11:30 a.m.**

All of those certain tracts or parcels of real estate together with the buildings and improvements thereon and the appurtenances thereunto belonging situate on the waters of Bear Run, Reedy District of Roane County, State of West Virginia, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the center of Secondary Route 7/6, at corner of land now or formerly of Mooney, said point being South 82° 09' East. 33.75 feet from a 42" Sycamore; thence along said Secondary Route 7/6, South 13° 11' West. 390.60 feet to a point; thence South 24° 11' West, 221.10 feet to a point at the intersection of Secondary Route 7/8; thence along Secondary Route 7/8, South 25° 16' East. 220.44 feet to a point; thence South 62° 24' East, 167.66 feet to a 5/8" rebar set common to land now or formerly of James Asheley; thence along land now or formerly of Asheley, South 12° 25' West. 1155.87 feet to a 5/8" rebar set common to land now or formerly of Roderick Fox; thence along land now or formerly of Fox, North 87° 54' West 478.35 feet to a 20" Ash; thence continuing along the same. North 52° 54' West 227.30 feet to a 5/8" rebar set; thence along the same. North 88° 13' West. passing a 5/8" rebar set at 200.54 feet, a total distance of 242.71 feet to a point in the center of Secondary Route 7/6; thence along Secondary Route 7/6, South 26° 18' West. 187.88 feet to a point; thence South 67° 12' West, 429.00 feet to a point; thence South 73° 33' West 486.90 feet to a point; thence leaving Secondary Route 7/6, North 21° 13' West. passing a 5/8" rebar set at a distance of 23.71 feet and at 476.93. a total distance of 511.49 feet to a point common to corner of cemetery; thence along said cemetery, North 31° 24' East. 425.18 feet to a point in Secondary Route 7/3 from which a 5/8" rebar set bears South 68° 26' East, a distance of 20.00 feet,

said point being common to corner of land now or formerly of Lawrence Leuschen; thence along land now or formerly of Leuschen and along Secondary Route 7/3. North 05° 03' West, 288.07 feet to a point; thence along the same North 17° 50' West, 330.00 feet to a point common to Secondary Route 7/3 and land now or formerly of Fold Shepherds; thence along Secondary Route 7/3 and land now or formerly of Shepherds. North 02° 02' West. 372.72 feet to a point thence leaving Secondary Route 7/3, North 20° 04' East. 528.00 feet to a Triple Chestnut Oak; thence North 02° 37' West. 249.96 feet to a 5/8" rebar set common to land now or formerly of Richard Mooney; thence along land now or formerly of Mooney. South 82° 09' East, 1965.46 feet to the point of beginning.

CONTAINING 99.06 acres. more or less, pursuant to survey of T-N-T Land Surveying, Dan Tremby, PLS #2029, hereto attached and made a part of this description.

Being the same property conveyed to Dale A. Puff and Deirdre Collins by the Deed dated 07/13/2018 and recorded in Deed Book 581 at Page 134 in the Office of the Clerk of the County Commission of Roane 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 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](mailto:dionne.reynolds@wvtrusteeservices.com)

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