

NOTICE OF TRUSTEE SALE OF VALUABLE REAL ESTATE

Pursuant to the authority vested in the undersigned by deed of trust dated the 10th day of May, 2001, signed by Linda C. Hunter, to Jenny N. Phillips, State Director of the Rural Housing Service for the State of West Virginia, Trustee(s), which said deed of trust is of record in the Office of the Clerk of the County Commission of Greenbrier County, West Virginia, in Trust Deed Book 450, at page 987, and Golden & Amos, PLLC, Trustee having been requested so to do by the Secured Creditor, and default having been made under the terms and conditions of said deed of trust, and the provisions in said deed of trust concerning acceleration having been complied with by the Secured Creditor and present holder of the note, said Trustee will sell at public auction at **4:15 o'clock p.m.** on the

11th day of FEBRUARY 2025

at the front doors of the Courthouse in Greenbrier County, West Virginia, the following described real estate:

A parcel of land in Williamsburg District, Greenbrier County, West Virginia, and more particularly bounded and described as follows:

Beginning at a 1/2 inch iron pipe found on the northwest right-of-way line of WV County Route 60/28, and on the corner of Michael R. Hunter (DB 429, Pg 890) and Phyllis A. Shirey (DB 429, Pg 598); thence leaving the northwest right-of-way line of WV County Route 60/28, and with Hunter and Shirey, N 37-3547 W. 257-95 feet to a 1/2 inch rebar set on the line of Hunter and Shirey; thence leaving Shirey, and with a new division line through the property Michael R. Hunter, N 49-32-23 E 431.51 feet to a point on the west edge of the new 15 foot wide right-of-way; thence crossing the north end of said right-of-way, and with a new division line through the property of Michael R. Hunter, N 49-32-23 E 18.85 feet to a 1/2 inch rebar set on the line of Michael R. Hunter and James K. Brown (DB 390, Pg 86), and on the northeast end of aforementioned 15 foot wide right-of-way; thence with the east edge of said right-of-way, and with Hunter and Brown, S 03-11-00 E 281.31 feet to a 1 inch iron pipe found on the northwest right-of-way line of WV County Route 60/28, and on the east edge of the new 15 foot wide right-of-way, and on the corner of Hunter and Brown; thence leaving Brown and crossing the south end of the new 15 foot wide right-of-way, and with the northwest right-of-way line of WV County Route 60/28, S 45-56-14 W 19.84 feet to a point on the west edge of the new 15 foot wide right-of-way, and on the northwest right-of-way line of WV County Road 60/28; thence leaving the west edge of the new 15 foot wide right-of-way, and with the northwest right-of-way line of WV County Road 60/28, S 45-56-14 W. 83-52 feet to a point on the northwest right-of-way line of WV County Road 60/28; thence with the northwest right-of-way line WV County Road 60/28, S 41-21-08 W 191.67 feet to the beginning and containing 2.000 acres, more or less, as surveyed by Greenbrier Surveying in March 2001.

It is the intention of this notice to sell the secured property by proper description as was intended to be transferred and conveyed in the aforesaid deed of trust.

The above-described real estate is reported to have a mailing address of:

HC 40 Williamsburg RD, Williamsburg WV 24991

TERMS OF SALE: Cash in hand on day of sale or within 30 days of date of sale upon terms to be agreed upon between Trustee and successful bidder, time being of the essence; payment for unpaid real estate taxes to be assumed by the purchaser. The Trustee does not warrant title or fitness to this property; it is being purchased as is; this is a buyer beware sale and any buyer is advised to retain counsel before the sale. If there is any part of the process of sale which is found to be objectionable, the Trustee reserves the right to cancel the sale. No purchaser should take possession or make improvements in the premises until the Trustee deed is delivered or recorded. A third-party purchaser at sale will be required to pay the purchase price plus all recording and transfer fees.

Trustee at sale is under no duty to cause any existing tenant or person occupying the subject property to vacate said property.

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.

The party(ies) secured by the Deed of Trust reserve the right to purchase the property at such sale. If the purchaser at sale is unable to complete the terms of purchase within 30 days, the Trustee reserves the right to transfer the property to the next highest bidder.

Any sale hereunder may be adjourned from time to time without any notice other than oral proclamation at the time and place appointed for this sale or by posting of a notice of same. Should the Trustee not appear at the time appointed for the sale and there is no notice posted of a continuance please contact the office of the Trustee to make further inquiry. Any sale may be conducted or adjourned by the designated agent or attorney of the Trustee. The undersigned is fully vested with the authority to sell said property as Trustee by instrument of record. Some Trustee sales may be conducted by a servicer required Auction Company. In that event, the auctioneer will be acting under an "Auction Services Agreement."

Should any party have any inquires, objections to the sale or protests regarding the sale, or requests regarding the sale, please notify the trustee below by one of the means of communications set forth below.

GOLDEN & AMOS, PLLC, TRUSTEE
543 Fifth Street, P.O. Box 81
Parkersburg, WV 26102
Telephone (304) 485-3851
Fax (304) 485-0261
E-mail: timamos@goldenamos.com
Our business hours are 8:30 AM - 5:00 PM
On weekdays - not including holidays

Lender: Dawson Mtg / USDA

Processor: Kristi / Ext 27

Foreclosures / 2024 / Hunter, Linda / Notice of Sale