

**NOTICE OF TRUSTEE SALE OF VALUABLE REAL ESTATE**

Pursuant to the authority vested in the undersigned by deed of trust dated the 3rd day of October, 2022, signed by Rose M. Flack and Carrie A. Flack, to Jenny N. Phillips, State Director of the Rural Housing Service for the State of West Virginia, or its successor agency, 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 485, at page 745, 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 Lewisburg District, Greenbrier County, West Virginia, and being situated on the southwestern side of WV County Route No. 60/37 (Price Run Road) and more particularly bounded and described as follows:

Beginning at a 1/2" rebar set on southwestern right-of-way line of WV County Route No. 60/37, a corner to Riley Gene Roaa (DB 358, PG 738); thence leaving said Ross and with the southwestern right-of-way line of WV County Route No. 60/37, S 51-07-54 E 85.00 feet to a 1/2 inch rebar set on said right-of-way line, a corner to Charles D. Holley (DB 390, PG 131); thence leaving the southwestern right-of-way line of WV County Route No. 60/37 and with said Holley, S 35-50-31 W 123-90 feet to a stone found, a corner to said Holley and on the line of Johathen Whanger (DB 215, PG 258); thence leaving said Holley and with said Whanger, N 51-08-54 W 85.00 feet to a 3/4 inch iron pipe found on the line of said Whanger and a corner to said Ross; thence leaving said Whanger and with said Ross, N 33-50-31 E 123-93 feet to the beginning and containing 0.241 acre, more or less as surveyed by Greenbrier Surveying in September 2002, and shown on a plat which is attached to and made a part of this description.

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:

**RT 2 Box 239 Prince Run Road, Caldwell, WV 24925**

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 / Flack, Rose / Notice of Sale