

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that by virtue of the authority under that certain deed of trust executed by Edward J. Wise, to Samme L. Gee and Lew G. Tyree, Trustee(s) dated August 26, 2004, and recorded in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Trust Deed Book 1345, at page 662, by which was conveyed to said Trustee(s) the hereinafter described real estate to secure the payment of a certain promissory note set out and described therein, and default having been made in the payment of said note, the undersigned Substitute Trustee(s) having been appointed Substitute Trustee by an Appointment of Substitute Trustee dated November 28, 2011, and having been requested in writing by the holder of said note, will sell to the highest and best bidder on ~~January 9, 2012 at 3:03 p.m.~~ **February 13, 2012 @ 3:03 p.m.**, at the front door of the courthouse of Jefferson County, West Virginia, the real estate conveyed by said deed of trust and situate in City of Charles Town District, Jefferson County, West Virginia, together with easements, improvements and appurtenances thereunto belonging, and at the time of the signing of the Deed of Trust it was reported that the address was: 127 Maple Avenue, Charles Town, West Virginia, and being more particularly bounded and described therein as follows:

All that certain lot or parcel of real estate together with the improvements thereon and appurtenances thereto belonging, situate in City of Charles Town District, Jefferson County, West Virginia, and more particularly described as follows:

Lots Four (4) and Five (5) and the southern half of Lot Three (3) nearest adjacent to Lot Four (4), all in Block F, in the Maplehurst Subdivision in the City of Charles Town, Jefferson County, West Virginia, as designated on the plat of Maplehurst of record in the Office of the Clerk of the County Commission of said County in Deed Book 132, at page 233, to which plat reference is hereby made for a more particular description.

AND BEING the same parcel of real estate conveyed to Edward J. Wise, by deed dated the 26th day of August 2004, from Robert D. Ritenour and Sherry L. Ritenour, his wife, and recorded in the office of the Clerk of the County Commission of Jefferson County, West Virginia.

This sale is made subject to any special assessments, unpaid taxes, easements, conditions, reservations and restrictions affecting the aforesaid real estate.

The property will be conveyed in an "AS IS" condition by Deed containing no warranty, express or implied, subject to 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.

Pursuant to the terms of said deed of trust, the Trustee(s) may postpone the sale by public announcement at the time and place designated for the sale. The West Virginia Housing Development Fund or its designee may purchase the property at any sale.

The Substitute Trustees 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.

TERMS OF SALE: Cash in hand on day of sale.

DATED this 6th day of December, 2011.



Richard A. Pill
Substitute Trustee
304-263-4971

Tracy L. Webb
Substitute Trustee
304-391-8600