

NOTICE OF SALE UNDER DEED OF TRUST

Default having been made in the payment of that certain note and debt secured by that certain deed of trust, executed by Augustine Associates, LLC, which deed of trust is dated October 5, 2007, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Trust Deed Book 1680 at page 375, and demand for sale having been made by the beneficiary and holder of the note and debt secured thereby, to-wit: First Central Bank, Inc., now known as Premier Bank, Inc.; notice is hereby given that on the 15th day of February, 2012, at 2:00 o'clock p.m., the undersigned Terry D. Reed, Substitute Trustee, will offer for sale at public auction to the highest bidder thereof, at the front door of the Jefferson County Court House at Charles Town, West Virginia, subject to the reservations, exceptions and provisions hereinafter mentioned, described or referred to, all that certain tract, lot or parcel of land, together with the improvements thereon and the appurtenances and rights of way thereunto belonging, situate in Charles Town District, Jefferson County, West Virginia, and being more particularly bounded and described as follows:

TRACT ONE: 17.7581 acres, more or less, as the same is set for the upon a plat of survey prepared by Ed Johnson 7 Associates, Inc., Professional Surveyor No. 866, State of West Virginia and being described thereon as Lot 3-Residue of the Nancy L. Furioso and Elizabeth L. Frey Minor Subdivision, said plat being recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia in Plat Book 14 at page 64, to which reference is hereby made for a more particular description of the real estate herein conveyed.

Being the same real estate conveyed by Deed dated April 13, 2006, from Anthony Philip Furioso, Robert Fletcher Lewis and Samuel John Furioso, Jr. to Augustine Associates, LLC and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia in Deed Book No. 1023 at page 223.

TRACT TWO: Lot 2 of the Nancy L. Furioso and Elizabeth L. Frey Minor Subdivision, containing 10.00 acres, more or less, as set forth upon that certain subdivision survey plat prepared by Ed Johnson and Associates, Inc., dated December 20, 1996, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia in Plat Book 14 at page 64; SUBJECT TO AND TOGETHER WITH that certain 50 foot wide access right-of-way as set forth on the plat (Tax Map 17, Parcel 4.004).

Being the same real estate conveyed by Deed dated April 26, 2006, from James O. Buchanan and Gabriela Buchanan, husband and wife, and Buchanan Investments, LLC, a West Virginia limited liability company, to Augustine Associates, LLC, a West Virginia limited liability company and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia in Deed Book No. 1023 at Page 220.

This sale is made subject to all existing reservations, restrictions, exceptions, conditions, easements, rights of way or other servitudes, if any, made, reserved or created in prior deeds of record in said Clerk's office, or which would be disclosed by a visual inspection of the premises. The Trustee will further grant and convey unto the purchaser all rights of way and easements,

together with all appurtenances pertaining to the aforesaid real estate, which are matters of record in said Clerk's office or otherwise.

This sale is made subject to, and where applicable, the Purchaser herein shall have the benefit of the exceptions, reservations, rights of way, easements and provisions contained in the foregoing deeds of record, **and any unpaid real estate taxes.**

This sale is further made subject to any and all terms of any other deeds constituting the chain of title.

The aforesaid tracts, and sale thereof, are subject to rights of way or easements and all prior reservations, exceptions, restrictions and agreements affecting the premises which are of record in said Clerk's Office or which would be disclosed by a careful inspection of the premises.


The undersigned was appointed Substitute Trustee by Appointment of Trustee executed on February 4, 2011 and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia in Book 1090 at page 21 on February 14, 2011.

TERMS OF SALE

Cash in hand on day of sale, and subject to any and all unpaid or unassessed property taxes against said real estate.

The undersigned Trustee reserves the right to continue, cancel, or postpone the sale of said real estate and property from time to time, and to reject all bids if deemed inadequate as he may determine necessary, without notice other than oral proclamation of said postponement, continuation or cancellation at the advertised time and place of said sale.

Dated at Buckhannon, West Virginia this 3rd day of January, 2012.


Henry D. Reed, Trustee
Post Office Box 310
Buckhannon, West Virginia 26201
(304) 472-1565