



SENECA TRUSTEES, INC.

965 Hartman Run Road | Suite 1105 | Morgantown, WV 26505
Toll Free 1-888-534-3132

October 29, 2009

SENT VIA FACSIMILE TO 304-728-1957
AND FIRST CLASS MAIL

Jennifer S. Meghan
Jefferson County Courthouse
100 East Washington Street
PO Box 208
Charles Town, WV 25414

Re: Continuance of Substitute Trustee's Sale
Park, III/Park, David T./Irene B.
166 Watercourse Drive, Ranson, WV 25438
Our File No.: 20-020995-09

Dear Ms. Meghan:

Please be advised this letter is notification of a Continuation of Substitute Trustee's Sale. This sale was scheduled for November 11, 2009, at 1:00 o'clock p.m. and has been continued to **December 9, 2009, at 1:00 o'clock p.m.** Enclosed please find the Notice of Sale reflecting the new date and time. I request that you please post this Notice of Sale **immediately** on your bulletin board at the entry-way of the courthouse.

With kind regards, I am

Respectfully,

SENECA TRUSTEES, INC.
965 Hartman Run Road, Suite 1105
Morgantown, WV 26505
888-534-3132 // 304-292-2919 (FAX)

SFC/vik
Enclosure

TRUSTEE'S SALE OF VALUABLE REAL ESTATE

The undersigned Substitute Trustee, by virtue of the authority vested in him by that certain Deed of Trust, dated the **27th day of December, 2006**, and duly recorded in the Office of the Clerk of the County Commission of **Jefferson County**, West Virginia, in Trust **Deed Book 1616, at page 111, David T. Park, III and Irene B. Park** did convey unto **James B. Crawford, III of Crawford & Keller**, Trustee(s), certain real property described in said Deed of Trust; and the beneficiary has elected to appoint **Seneca Trustees, Inc.**, as Substitute Trustee by a Substitution of Trustee dated **August 17, 2009**, and recorded in the aforesaid Clerk's office; and default having been made under the aforementioned Deed of Trust, and the undersigned Substitute Trustee having been instructed by the secured party to foreclose thereunder, will offer for sale at public auction at the front door of the **Jefferson County Courthouse in Charles Town**, West Virginia, on

December 9, 2009 at 1:00 o'clock p.m.

the following described real estate, together with its improvements, easements and appurtenances thereunto belonging, situate in **Ranson Corp. District, Jefferson County**, West Virginia, and more particularly described as follows:

All of that certain lot or parcel of real estate, with the improvements thereon and the appurtenances thereunto belonging, situate in the City of Ranson, Jefferson County, West Virginia, more particularly bounded and described as follows:

Unit 1, in Block C, as the same is designated and described on a plat entitled "Final Plat Blocks A-O, SHENANDOAH SPRINGS NEIGHBORHOOD, Single Family Section made by Resource International, Ltd., dated October 4, 2004, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 21, at page 91. TOGETHER WITH a right of way ingress to and from said lot as same is set forth on the aforesaid plat.

At the time of the execution of the Deed of Trust, this property was reported to have an address of: **166 Watercourse Drive, Ranson, WV 25438.**

The referenced real estate will be conveyed with no covenants of warranty, and subject to all covenants, restrictions, easements, rights of way and reservations which may be a matter of record in the aforesaid Clerk's Office or visible upon the ground, all prior liens and encumbrances, including, without limitation, liens for real estate taxes, incinerator, sanitary and sewer charges. The purchasers at the sale shall be responsible for paying the recording costs and also the tax on the privilege of transferring real property (the cost of the tax stamp to be affixed to the deed). The purchasers shall be responsible for payment of all real estate taxes.

The subject property will be sold in "AS IS" condition. The Substitute Trustee shall be under no duty to cause any existing tenant or person occupying the subject property to vacate said property.

TERMS: **\$33,000.00** in cash and/or certified funds as deposit with the balance due and payable within 30 days of the day of sale.

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.

Pursuant to the Deed of Trust, the Trustee may postpone the sale by public announcement at the time and place designated or by posting a notice of the same, and act by agent in the execution of the sale. The parties secured by the Deed of Trust reserve the right to purchase the property at such sale.

SENECA TRUSTEES, INC.
965 Hartman Run Road, Suite 1105
Morgantown, WV 26505
(304) 413-0044
Toll free: (888) 534-3132
Reference File No. 20-020995-09

cc: The Journal
08/28/09, 09/04/09

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