

TRUSTEE AUCTION

Auction location at the front steps of the Mercer County Courthouse
1501 Main Street, Princeton, West Virginia

Monday, November 3, 2025 • 1:30 P.M.



This property is located at 1320 Lorton Lick Road, Bluefield, West Virginia. This 2 bedroom, 1 bath home has great potential as a starter home or for rental property. **Don't miss this Auction.**

All information provided as a courtesy, deemed correct but shall be verified by buyer or buyer agent.

This is a Trustee's sale. Information on back.

<https://www.auctionzip.com/VA-Auctioneers/1337126.html>

TERMS: 10% down payment day of sale Balance due upon closing in appx. 30 days

A 10% Buyers Premium will be added to final bid to determine the final selling price.

THIS IS A MONDAY AUCTION

Notice of Trustee's Sale

NOTICE IS HEREBY GIVEN that by virtue of that certain Deed of Trust dated March 4, 2020, executed by Bonnie S. Helman-dollar to Jeffrey D. Noble, Trustee, of record in the Office of the Clerk of the County Commission of Mercer County, West Virginia, in Trust Deed Book 1387, at page 591, Taylor W. Bohon having been substituted as Trustee pursuant to Substitution of Trustee dated September 19, 2025, of record in the aforesaid Clerk's office in Trust Deed Book 1495, at page 734, default having occurred in payment of the indebtedness secured by said Deed of Trust, and the undersigned Substitute Trustee having been requested to do so by First Community Bank, owner and holder of the indebtedness secured by said Deed of Trust, the undersigned Substitute Trustee will offer for sale and sell at public auction on November 3, 2025, at 1:30 p.m., at the front entrance to the Mercer County Courthouse, 1501 Main Street, Princeton, Mercer County, West Virginia, that certain piece, parcel, or tract of real estate situate in Beaver Pond District, Mercer County, West Virginia, and more particularly bound and described as follows, to wit:

"All of those certain lots or parcels of real estate on Lorton's Lick in Beaver Pond District, Mercer County, West Virginia, designated as Tracts 3 and 4 (Three and Four), on a map of Will and C. N. Kirby-peery Land, dated April 11, 1940, made by F. E. Walker and also shown on 'MAP SHOWING PROPERTY BEING CONVEYED BY C. O. FARLEY AND ELSIE FARLEY TO LARRY J. BRADY AND MARSHA J. BRADY, BEING LOTS NO.'S 3 & 4 OF THE WILL AND C. N. KIRBY-PEERY SUB., BEAVER POND DISTRICT, MERCER COUNTY, SITUATE ONE MILE NORTH OF BLUEWELL, WEST VA., SCALE 1" 40', AUG. 17, 1973, A. M. SHIELDS, REG. PROF, ENG.', which said Map is of record in the Office of the Clerk of the County Commission of Mercer County, West Virginia, as Microfilm Plat No. 5318 and more fully described as follows:

"**BEGINNING** at a point on the southern line of Lorton's Lick Road being northeastern corner of the Raymond Huffman property as shown on said map; thence with the southern line of Lorton's Lick Road, N. 70° 30' E. 150 feet to a point; being the northwestern corner of the J. H. Taylor property; thence with the western line of Taylor, S. 19° 30' E. 306.82 feet to a point; thence S. 71° 14' W. 150.00 feet to a point; thence with the Raymond Huffman eastern line, N. 19° 30' W. 304.90 feet to the point of BEGINNING."

TERMS OF SALE: Ten percent (10%) cash in hand on day of sale and balance upon delivery of deed. Sale subject to any and all real property taxes or assessments due or to become due, all applicable subdivision and zoning restrictions, matters of survey, compliance with environmental regulations, rights of tenants in possession, if any, and all other pertinent liens, easements, restrictions and reservations of record. The property is sold in an "as is" condition. The purchaser shall pay the excise tax on the transfer of real estate. Any personal property remaining on the premises at the time of sale shall be considered abandoned. The undersigned trustee reserves the right to reject any and all bids, the right to continue the sale by announcement on the date of the sale and the right to announce other conditions upon the sale, which announced conditions, if any, shall be in addition to or take priority over any conditions set forth herein.

Given under my hand this 9th day of October, 2025.

Taylor W. Bohon
Substitute Trustee

This Auction is in cooperation with Countryside Realty, LLC, Angela Anderson, 276-356-8700

Announcements made day of sale take precedence over all printed materials.

ANDERSON AUCTIONEERS LLC

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Contact us for your next Auction

Thank You For Your Business