

NOTICE OF SALE OF MUNICIPAL PROPERTY

City of Elkins
Elkins, West Virginia 26241

Pursuant to West Virginia Code §8-12-18(b), the City of Elkins hereby gives notice of the sale at public auction of that certain municipal property described below at 11:30 a.m., Wednesday, June 18, 2025, on the front steps of Elkins City Hall, 401 Davis Avenue, Elkins, West Virginia 26241. The property will be sold as-is. The sale of the property shall be subject to the requirement that all liabilities for any hazard associated with the premises shall be assumed by the purchaser. The sale of the property will be made subject to all exceptions, reservations, rights-of-way, easements, conditions, covenants, restrictions and other servitudes of record, if any, pertaining to said property subject to all matters disclosed by an examination and inspections of the property, and to any further matters announced at said sale. There will be reserved from the sale of the property any easements for a water and/or sewer lines on the property. The municipal property is described as follows:

Beginning at the City ROW of Kerens Ave, on the eastern line of lot 812, recorded in Deed Book 367 at page 74, bearing N.88°07'52"W 150.00' to the Mary's Alley, thence in a northerly direction along western line of lot 812 with alley ROW N.01°52'08"E 9.84' to a corner with lot 813, thence along the southern line of lot 813 S.88°07'52"E 94.40' to a corner recorded in Deed Book 138 at page 240, thence S01°52'08"W 0.15' to the Southwest corner of the former Montgomery Ward brick building, thence S89°07'07"E 55.60' along the southern face of brick building to the Southeast corner of same building and the City ROW of Kerens Ave., thence S01°52'08"W 9.58' to point of beginning, containing 1,464 square feet, or 0.034 acres.

TERMS OF SALE: Sale will be awarded to the highest bidder. Cash or certified check in the amount equal to 10% of the bid price on the day of sale. Balance to be paid in full within 30 days from the date of sale. The City of Elkins reserves the right to reject any and all bids. The sale may be adjourned from time to time without further notice, other than oral proclamation at the

time of the sale. Persons wishing to obtain information concerning the municipal property to be sold should contact Sutton Stokes, City Clerk, at (304) 636-1414, ext. 1211.

Sutton Stokes, City Clerk