

NOTICE OF SALE OF COUNTY REAL ESTATE

NOTICE IS HEREBY GIVEN that the County Commission of Wood County, West Virginia, by and through its President, David Blair Couch, will offer for sale at the front (West) door of the Wood County Courthouse, Parkersburg, West Virginia, on

**MONDAY, OCTOBER 27, 2025,
at 9:30 o'clock in the forenoon, local time,**

at public auction, to the highest bidder for cash, all of the right, title and interest of **THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA** in and to the real property and improvements thereto more particularly bounded and as follows, to-wit:

All of that certain lot, tract or parcel of real estate situate in the City of Parkersburg, Wood County, West Virginia, more particularly bounded and described as follows:

BEGINNING at the point in the northerly line of Sixth Street (assuming that Sixth Street runs in an easterly and westerly direction), distant 170.4 feet to the easterly line of said Sixth Street in a westerly direction 67.38 feet to the easterly line of a public alley; thence with [the] easterly line of said alley in a northerly direction 100 feet to a point; thence in an easterly direction, parallel to the northerly line of said Sixth Street, 67.40 feet to a point; thence in a southerly direction, parallel to the easterly line of said alley, 100 feet to the point of beginning. There is situate upon said lot a four story brick mercantile building, having a width in front of 67.38 feet and a depth of 95.21 feet. The outside face of the walls of said brick building coincide and follow the easterly, southerly and westerly boundary lines of said lot.

Subject to any and all existing easements, rights-of-way, reservations, and servitudes, whether of record or not.

AND BEING the same real estate conveyed unto the Wood County Commission, Parkesburg, West Virginia, by deed dated May 20, 1982, and of record in the Office of the Clerk of the County Commission of Wood County, West Virginia, in Deed Book 771, at page 18 thereof.

Upon information and belief, the address of the subject real estate is 211 Sixth Street, Parkersburg, West Virginia 26101, and is identified by the Assessor of Wood County, West Virginia, as being Parcel 67, of Tax Map 90 in the City of Parkersburg.

Sale is subject to the following terms to-wit:

1. Cash in hand on day of sale, or as the President of the Wood County Commission may otherwise agree.
2. Minimum acceptable bid is \$1.00. A deposit of the lesser of the entire purchase price or the sum of \$500.00, by check drawn on an institution with an office located in Wood County, West Virginia, or Cashier's check or cash must be delivered at the sale to the President of the Wood County Commission by the successful bidder. If the Wood County Commission is unable to convey insurable or marketable title to purchaser for any reason, but subject to the terms of this Notice and Sale, purchaser's sole remedy is limited to refund of the amount paid. Otherwise, the amount paid is not refundable.
3. Subject to any and all reservations, exceptions, conditions, grants of rights of way and easements made by the grantor and its predecessors in title.
4. Interested parties may tour the subject building on Wednesday, October 17, 2025, between 10:00 a.m. and Noon.
5. The Wood County Commission reserves the right to adjourn the sale from day to day and time to time upon oral proclamation made at the time and place of sale set forth herein or at such later time and place to which the sale has theretofore been adjourned, and further reserves the right to alter the terms of sale at any such continued sale.
6. The President of the Wood County Commission reserves the right to reject any and all bids at the sale.
7. The premises described hereinabove, including any and all improvements thereto, are sold "AS IS-WHERE IS; BUYER BEWARE" with no warranty express or implied.
8. The successful buyer at the sale will be responsible for paying any and all transfer stamps, excise fees and recording costs with respect to the deed.
9. The successful bidder at the sale and the President of the Wood County Commission shall execute a Memorandum of Sale at the conclusion of the sale, and the terms of the Memorandum shall control.
10. In the event that the successful bidder at the sale fails or refuses to consummate his, her, or its purchase, then the President of the Wood County Commission shall have the option to consummate sale with the next highest bidder at the sale.

Dated at Parkersburg, West Virginia, this, the 29th day of September, 2025.

ANDREW C. WOOFER, III,
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