

N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Amra E. Ankeny scheduled for July 13, 2021 at 5:00 o'clock p.m., **has been postponed to August 3, 2021, at 5:00 o'clock p.m., in Charles Town, Jefferson County, WestVirginia.**

Pill&Pill, PLLC, Substitute Trustee

Richard A. Pill
By Richard A. Pill, Member

NOTICE OF TRUSTEE'S SALE

NOTICE OF TRUSTEE'S SALE is hereby given pursuant to and by virtue of the authority vested in the Substitute Trustee, Pill & Pill, PLLC, by that certain Deed of Trust dated January 27, 2010, executed by Borrower(s), Amra E Ankeny, to Randall R. Conrad, II, the Trustee of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 1795, at Page 284. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 117 Center Street, Charles Town, WV 25414. Pill & Pill, PLLC were appointed as Substitute Trustees by APPOINTMENT OF SUCCESSOR TRUSTEE dated February 10, 2015, of record in the Clerk's Office in Book 1152, Page 158. The borrower(s) defaulted under the Note and Deed of Trust and the Substitute Trustees have been instructed to foreclose under the Deed of Trust. Accordingly, the Substitute Trustees will sell the following described property to the highest bidder at the front door of the Courthouse of Jefferson County, in Charles Town, West Virginia, on the following date:

July 13, 2021 at 5:00 p.m.

ALL THAT CERTAIN lot or parcel of real estate, with the improvements thereon and the appurtenances thereunto belonging, situate in Charles Town Corp District, Jefferson County, West Virginia, being more particularly bounded and described as follows: Lots 6 and 7, Block D of Maple Hurst Addition, as the same are laid off on the plat of said addition, which said plat is recorded in the Office of the Clerk of the County Court of Jefferson County, West Virginia, in Slide 2151A, to which plat reference is here made for a more particular description of said lots.

Being the same property conveyed to Amra E Ankeny by the Deed dated 01/27/2010 and recorded in Deed Book 1074 at Page 485 in the Office of the Clerk of the County Commission of Jefferson County, West Virginia.

TERMS OF SALE:

- 1) The property will be conveyed in an "AS IS" physical condition by Deed containing no warranty, express or implied, subject to the Internal Revenue Service right of redemption, all property taxes, prior Deeds, liens, reservations, encumbrances, restrictions, rights-of-ways, easements, covenants, conveyances and conditions of record in the Clerk's office or affecting the subject property.
- 2) The Purchaser shall be responsible for the payment of the transfer taxes imposed by the West Virginia Code § 11-22-1.
- 3) The Beneficiary and/or the Servicer of the Deed of Trust and Note reserve the right to submit a bid for the property at sale.
- 4) The Trustee reserves the right to continue sale of the subject property from time to time by written or oral proclamation, which continuance shall be in the sole discretion of the Trustee.
- 5) The Trustee shall be under no duty to cause any existing tenant or person occupying the property to vacate said property, and any personal property and/or belongings remaining at the property after the foreclosure sale will be deemed to constitute ABANDONED PROPERTY AND WILL BE DISPOSED OF ACCORDINGLY.
- 6) The total purchase price is payable to the Trustee within thirty (30) days of the date of sale, with ten (10%) of the total purchase price payable to the Trustee at sale.

Pill & Pill, PLLC, Substitute Trustee

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