

N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Karl H. Desimone scheduled for January 5, 2016, at 11:42 o'clock a.m., **has been postponed to January 26, 2016, at 10:54 o'clock a.m.**, in Jefferson County, West Virginia.

Pill & Pill, PLLC,
Substitute Trustee

BY: Richard A. Pill, member
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 October 16, 2009, executed by Borrower(s), Karl H Desimone, to Richard A. Pill, the Trustee of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 1783, at Page 398. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 504 Sawgrass Drive, Charles Town, WV 25414. Pill & Pill, PLLC were appointed as Substitute Trustees by APPOINTMENT OF SUCCESSOR TRUSTEE dated August 4, 2015, of record in the Clerk's Office in Book 1164, Page 280. 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:

January 5th, 2016 at 11:42 a. m

*postponed to
January 26, 2016
at 10:54 A.M.*

The property is described as of that certain lot or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging, situate in Charles Town District, Jefferson County, West Virginia, and being more particularly described as follows:

ALL THAT CERTAIN lot or parcel of real estate, with the improvements thereon and the appurtenances thereunto belonging, situate in Charles Town District, Jefferson County, West Virginia, being more particularly bounded and described as follows:

Lt 428, as more particularly shown on that certain plat entitled "Final Plat Showing Lots 366-390, and 392-447, Locust Hill" dated March 28, 2003, drawn by Appalachian Surveys of West Virginia, LLC, said plat recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 20, at page 21.

AND BEING the same parcel of real estate conveyed to the Grantors herein by Deed dated September 29, 2009, from Federal Home Loan Mortgage Corporation and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1070 at page 465

FOR PURPOSES OF SECTION 4, ARTICLE I, CHAPTER 13 OF THE WEST VIRGINIA CODE ANNOTATED, ANY NOTICE OF A TRUSTEE'S SALE SHALL BE MAILED TO THE GRANTORS HEREUNDER AT THE FOLLOWING ADDRESS (OR SUCH OTHER ADDRESS SUBSEQUENTLY GIVEN TO THE LENDER IN WRITING BY THE GRANTOR):
504 Sawgrass Drive, Charles Town, WV 25414

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

BY: Richard A. Pill

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