

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 May 16, 2005, executed by Borrowers, Edward C. Dawson and Michelle Rae Dawson, to Robert L. Shuman, the Trustee of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 1447, at Page 217. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of Route 1 Box 702, Harpers Ferry, WV 25425. Pill & Pill, PLLC was appointed as Substitute Trustee by APPOINTMENT OF SUCCESSOR TRUSTEE dated November 17, 2015, of record in the Clerk's Office in Book 1165, at Page 279. The borrowers defaulted under the Note and Deed of Trust and the Substitute Trustee has been instructed to foreclose under the Deed of Trust. Accordingly, the Substitute Trustee 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 28, 2016 at 10:00 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 Harpers Ferry District, Jefferson County, West Virginia, and being more particularly described as follows:

THE FOLLOWING DESCRIBED REAL ESTATE, WITH THE IMPROVEMENTS AND APPURTENANCES THEREUNTO BELONGING, SITUATED IN THE HARPERS FERRY DISTRICT OF JEFFERSON COUNTY, WEST VIRGINIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

TRACT ONE PARCEL ONE: LOTS NOS. 5 AND 6, SECTIONS M AS SHOWN THE SURVEY AND ORIGINAL PLAT OF HARPERS FERRY CAMPSITES, MADE BY REGISTERED SURVEYOR AND RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA, IN DEED BOOK 291, AT PAGE 183, REFERENCE BEING MADE THERETO FOR A MORE PARTICULAR DESCRIPTION OF SAID LOTS HEREINBEFORE DESCRIBED AND HEREIN CONVEYED.

PARCEL TWO: LOT NO. K144, SECTION X, AS SHOWN ON THE SURVEY AND ORIGINAL PLAT OF HARPERS FERRY CAMPSITES, MADE BY REGISTERED SURVEYOR AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN PLAT BOOK 2, PAGE 321, REFERENCE BEING MADE THERETO FOR A MORE PARTICULAR DESCRIBED OF THE LOT HEREINBEFORE DESCRIBED AND HEREIN CONVEYED. AND BEING ALL OF THE SAME REAL ESTATE WHICH WAS CONVEYED TO DONALD S. DAWSON AND BARBARA L. DAWSON, BY DEED DATED MAY 25, 1999, BY PHILLIP M. STILLERMAN AND PATRICIA A. STILLERMAN, AND RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA, IN DEED BOOK NO. 631, AT PAGE 276.

TRACT 2 PARCEL ONE: ALL OF LOT NO. 140, OF SECTION X, AS SHOWN UPON A PLAT ON RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA IN PLAT BOOK 2, AT PAGE 321. AND BEING ALL OF THE SAME REAL ESTATE CONVEYED TO DONALD E. DAWSON AND BARBARA L. DAWSON FROM R&R LAND COMPANY, BY DEED DATED APRIL 11, 1984, AND RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA IN DEED BOOK 525, AT PAGE 501.

TRACT 3 PARCEL ONE: ALL THE FOLLOWING DESCRIBED ESTATE, SITUATE IN HARPERS FERRY DISTRICT, JEFFERSON COUNTY, WEST VIRGINIA, DESCRIBED AS: LOTS NOS. 1, 2, 3,

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AND 4, SECTION NO. M, AS SHOWN THE SURVEY AND ORIGINAL PLAT OF HARPERS FERRY CAMPSITES, MADE BY A REGISTERED SURVEYOR AND OF RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA, IN DEED BOOK 219 AT PAGE 183, REFERENCE BEING MADE THERETO FOR A MORE PARTICULAR DESCRIPTION OF THE LOT OR LOTS HEREINBEFORE DESCRIBED AND HEREIN CONVEYED.

PARCEL TWO: ALL THE FOLLOWING DESCRIBED REAL ESTATE, SITUATE IN HARPERS FERRY DISTRICT, JEFFERSON COUNTY, WEST VIRGINIA, DESCRIBED AS SHOWN BELOW TO WIT: ON AMENDED PLAT OF HARPERS FERRY CAMPSITES, MADE BY A REGISTERED SURVEYOR AND OF RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA, IN DEED BOOK 304 AT PAGE 173, REFERENCE BEING MADE THERETO FOR A MORE PARTICULAR DESCRIPTION OF THE LOT OR LOTS THEREINBEFORE DESCRIBED AND HEREIN CONVEYED, DESCRIBED AS ADJONING LOT M 1-4 ON ITS EASTERN SIDE, BEING A STRIP OF LAND 109, 3 FEET LONG BY 20 FEET IN UNIFORM WIDTH, RUNNING ALONG THE WESTERN SIDE OF THE BOUNDARY LINE DESIGNATED "S. 20 DEGREES 04 MINUTES W" ON SAID PLAT RECORDED APRIL 28, 1969

PARCEL THREE: ALL OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN HARPERS FERRY DISTRICT, JEFFERSON COUNTY, WEST VIRGINIA, DESCRIBED AS: LOT NO. X143, SECTION NO. J, AS SHOWN ON THE SURVEY AND ORIGINAL PLAT OF HARPERS FERRY CAMPSITES, MADE BY A REGISTERED SURVEYOR AND OF RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA, IN PLAT BOOK 2 AT PAGE 321, REFERENCE BEING MADE THERETO FOR A MORE PARTICULAR DESCRIPTION AND HEREIN CONVEYED, AND BEING THE SAME PROPERTY THAT WAS CONVEYED UNTO THE GRANTORS HEREIN BY DEED FROM FREDERICK C. GRUPP AND PEARL E. GRUPP, DATED MAY 8, 1980, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 471 AT PAGE 70.

TRACT 4; PARCEL ONE: ALL THE FOLLOWING REAL ESTATE SITUATE IN HARPERS FERRY DISTRICT, JEFFERSON COUNTY, WEST VIRGINIA, DESCRIBED AS LOTS NO. X-141, SECTION NO. HAS SHOWN ON THE SURVEY AND ORIGINAL PLAT OF HARPERS FERRY CAMPSITES, MADE BY CLERK OF THE COUNTY COURT OF JEFFERSON COUNTY, WEST VIRGINIA IN PLAT BOOK 2; PAGE 321. AND BEING THE SAME PROPERTY CONVEYED TO GRANTORS HEREIN BY DEED FROM SCJ. INC., A CORPORATION, DATED OCTOBER 18TH, 1972, AND RECORDED IN SAID CLERK'S OFFICE IN DEED BOOK 349, AT PAGE 639.

TRACT 5 PARCEL ONE: ALL THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATED IN HARPERS FERRY CAMPSITES (SCJ) SUBDIVISIONS OF LAND, BEGINNING AT THE CORNER OF WHIPPOORWILL LANE AND CEDAR LANE, RUNNING ALONG THE SOUTH SIDE OF WHIPPOORWILL LANE 218.14 FEET AND ALONG THE WEST BY THE 109.3 X 20 FOOT STRIP (AND EXTENSION) CONVEYED TO GRUPP BY SCJ, INC., AND BEING A PARALLELOGRAM IN SHAPE, THE SOUTHERN 82 FOOT FRONTAGE OF WHICH ALONG CEDAR LAND BY SAID 218.14 DEPTH BEING SUBJECT TO PRESENT POWER COMPANY EASEMENT, AND SAID LAND HEREIN CONVEYED BEING DESIGNATED IN PART AS LOT NO. 41, IN SECTION M, ON PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COURT OF SAID COUNTY IN DEED BOOK 304, AT PAGE 173. AND BEING THE SAME PROPERTY CONVEYED TO DONALD E. DAWSON AND BARBARA L. DAWSON BY DEED FROM FRANK F. LONG AND ANNE M. LONG, DATED APRIL 27TH, 1970, RECORDED IN SAID OFFICE IN DEED BOOK 315, AT PAGE 494. SUBJECT TO UTILITY EASEMENTS AND RIGHTS OF WAY OF RECORD IN EXISTENCE. SUBJECT TO AND TOGETHER WITH RESTRICTIONS, COVENANTS, CONDITIONS, AGREEMENTS AND RESERVATIONS RECORDED IN THE AFORESAID CLERK'S OFFICE.

Being the same property conveyed to Edward C. Dawson and Michelle Rae Dawson by the Deed dated June 21, 1999 and recorded in Deed Book 927 at Page 693 in the Office of the Clerk of the County Commission of Jefferson County, West Virginia. Also reference the Court order recorded in Book 1123, at Page 142.

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, member

Pill & Pill, PLLC
85 Aikens Center
Edwin Miller Boulevard
P.O. Box 440
Martinsburg, WV 25402
(304) 263-4971
foreclosures@pillwvlaw.com