

NOTICE

The Trustee's Sale of Valuable Real Estate on property owned by Dawn Ellen Wilson and William Scott Wilson scheduled for April 12, 2016, at 3:21 o'clock p.m., **has been postponed to May 5, 2016, at 3:21 o'clock p.m.**, in Jefferson County, West Virginia.

Pill & Pill, PLLC, Substitute
Trustee



David D. 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 15, 2003, executed by Borrowers, Dawn Ellen Wilson and William Scott Wilson, 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 1148, at Page 52. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 445 White Rock Road, Kearneysville, WV 25430. Pill & Pill, PLLC was appointed as Substitute Trustee by APPOINTMENT OF SUCCESSOR TRUSTEE dated December 11, 2015, of record in the Clerk's Office in Book 1166, at Page 59. 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:

April 12, 2016 at 3:21 p.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 Middleway District, Jefferson County, West Virginia, and being more particularly described as follows:

ALL that certain lot or parcel of real estate situate at the terminus of White Rock Road near the Village of Kearneysville in the Middleway District, Jefferson County, West Virginia and being more particularly bounded and described as follows:

BEING all of Lot 8, as the same is designated and described on the plat of the White Rock Subdivision made by Appalachian Surveys, Inc. dated January, 1989 said plat being recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 10 at Page 111.

Being the same property conveyed to Dawn E. Wilson and William Scott Wilson by the Deed dated January 15, 2003 and recorded in Deed Book 969, at Page 261 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 by certified or cashier's check within thirty (30) days of the date of sale, with ten (10%) of the total purchase price payable to the Trustee at sale by certified or cashier's check.

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