

N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Gregory Lee scheduled for April 26, 2016, at 10:33 o'clock a.m., has been postponed to June 14, 2016, at 3:30 o'clock p.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 4, 2013, executed by Borrower(s), Gregory Lee, to Louis George and Raymond A. Nolan, the Trustee of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 1979, at Page 572. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 17 Quail Woods Dr., Shepherdstown, WV 25443. Pill & Pill, PLLC were appointed as Substitute Trustees by APPOINTMENT OF SUCCESSOR TRUSTEE dated January 26, 2016, of record in the Clerk's Office in Book 1168, Page 436. 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:

April 26th, 2016 at 10:33 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 Shepherdstown District, Jefferson County, West Virginia, and being more particularly described as follows:

The land referred to herein below is situated in the county of JEFFERSON, State of WV and is described as follows:

ALL THAT PARCEL OF LAND IN JEFFERSON COUNTY, STATE OF WEST VIRGINIA, AS MORE FULLY DESCRIBED IN DEED BOOK 1030, PAGE 322, ID # 09-4-0023-0000-0000, BEING KNOWN AND DESIGNATED AS:

ALL THAT CERTAIN PARCEL OF REAL ESTATE, TOGETHER WITH THE IMPROVEMENTS THEREON AND THE APPURTENANCES THEREUNTO BELONGING, SITUATE IN SHEPHERDSTOWN DISTRICT, JEFFERSON COUNTY, WEST VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 10, OAKLEIGH SUBDIVISION, CONTAINING 3.027 ACRES, MORE OR LESS, AS SHOWN AND DESCRIBED ON A PLAT MADE BY JOHN STROUD KUSNER, L.L.S., DATED JUNE 7, 1978, AND RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA, IN PLAT BOOK 5, PAGE 63, TO WHICH REFERENCE IS HEREBY EXPRESSLY MADE FOR A MORE PARTICULAR DESCRIPTION, AND BEING KNOWN FOR POSTAL PURPOSES AS 17 QUAIL WOODS DRIVE, SHEPHERDSTOWN, WEST VIRGINIA.

Tax/Parcel ID: 09-4-0023-0000-0000

Being the same property conveyed to Gregory Lee by the Deed dated November 27, 2006 and recorded in Deed Book 1030 at Page 322 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

BY: Richard A. Pill member

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