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N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by David B. Thompson scheduled for May 24, 2016, at 2:12 o'clock p.m., has been postponed to June 14, 2016, at 3:48 o'clock p.m., in Jefferson County, West Virginia.

Richard A. Pill Substitute Trustee
Richard A. Pill
Substitute Trustee

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 Trustees, Richard A. Pill, David D. Pill, and Amanda E. Steiner, any of whom may act, by that certain Deed of Trust dated November 25, 2009, executed by Borrower, David B. Thompson, to Tasha Keller Catrow, the Trustee of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 1787, at Page 475. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 1351 Stallion St, Ranson, WV 25438. Richard A. Pill, David D. Pill, and Amanda E. Steiner were appointed as Substitute Trustees by APPOINTMENT OF SUCCESSOR TRUSTEE dated June 11, 2012, of record in the Clerk's Office in Book 1111, at Page 547. The borrower 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:

May 24, 2016 at 2:12 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 Ranson Corporation District, Jefferson County, West Virginia, and being more particularly described as follows:

All that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging, situate in the City of Ranson, Jefferson County, West Virginia, and being more particularly described as follows:

Being all of Lot 90, Block C, Phase 1, Lakeland Place at Fairfax Crossing, as shown on a plat entitled "Final Plat Showing Revision of Phase 1, Block A Through E, Lakeland Place at Fairfax Crossing" made by Dewberry & Davis, LLC dated October 2005 and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 22, at Page 57.

Being the same property conveyed to David B. Thompson by the Deed dated November 25, 2009 and recorded in Deed Book 1072, at Page 1 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.

Richard A. Pill, Substitute Trustee

David D. Pill, Substitute Trustee

Amanda E. Steiner, Substitute Trustee
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