

## NOTICE

The Trustee's Sale of Valuable Real Estate on property owned by on Eric J. Greene and Mave Greene scheduled for April 12, 2016, at 3:03 o'clock p.m., and postponed to May 24, 2016, at 2:00 o'clock p.m., **has been postponed to June 14, 2016, at 3:45 o'clock p.m.**, in Jefferson County, West Virginia.

Pill & Pill, PLLC, Substitute  
Trustee

  

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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 February 21, 2006, executed by Borrowers, Eric J. Greene and Mave Greene, to Vance Golden, the Trustee of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 1528, at Page 122. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 29 Gusty Court, Charles Town, WV 25414. Pill & Pill, PLLC was appointed as Substitute Trustee by APPOINTMENT OF SUCCESSOR TRUSTEE dated October 20, 2015, of record in the Clerk's Office in Book 1164, at Page 398. 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 3:03 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 Charles Town District, Jefferson County, West Virginia, and being more particularly described as follows:

ALL OF THAT CERTAIN LOT OR PARCEL OF REAL ESTATE SITUATE, LYING AND BEING IN THE CHARLES TOWN DISTRICT OF JEFFERSON COUNTY, WEST VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT NO. 58, OF SECTION 1 OF THE CROSSWINDS SUBDIVISION AS MORE PARTICULARLY SET FORTH AND DESCRIBED ON THAT CERTAIN PLAT ENTITLED "FINAL PLAT SHOWING SECTION 1 LOTS 39-66 CROSSWINDS" PREPARED BY APPALACHIAN SURVEYS, INC., DATED MARCH 1998, AND RECORDED JULY 29, 1998, IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA IN PLAT BOOK 16, AT PAGES 4 & 4A, TOGETHER WITH THE RIGHTS TO TRAVERSE THE STREETS AND ROADS IN THE SUBDIVISION IN COMMON WITH OTHER LOT OWNERS.

BEING THE SAME PROPERTY CONVEYED TO ERIC J. GREENE AND MAVI GREENE BY DEED FROM DON RYAN BUILDERS, INC RECORDED 06/07/1999 IN DEED BOOK 927 PAGE 64, IN THE CLERK'S OFFICE 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: \_\_\_\_\_



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