

N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Kevin C. Drost and Dina M. Ciriello scheduled for July 5, 2016, at 3:06 o'clock p.m., has been postponed to August 15<sup>th</sup>, 2016, at 5:15 o'clock p.m., in Jefferson County, West Virginia.

Pill & Pill, PLLC,  
Substitute Trustee

BY: Richard A. Pill  
Richard A. Pill, Member

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## 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 November 24, 2010, executed by Borrower(s), Dina M. Ciriello and Kevin C. Drost, to Tasha K. Catrow, the Trustee of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 1827, at Page 131. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 3309 Flowing Springs Road, Shenandoah Junction, WV 25442. Pill & Pill, PLLC were appointed as Substitute Trustees by APPOINTMENT OF SUCCESSOR TRUSTEE dated May 19, 2016, of record in the Clerk's Office in Book 1174, Page 527. 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:

July 5<sup>th</sup>, 2015, at 3:06 P.M.

*postponed to  
August 15, 2016  
at 5:15 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 that certain parcel of real estate situate in the Charles Town District, Jefferson County, West Virginia, and being more particularly described as follows:

All of Lot 1 containing 23.041 acres (after Merger) as depicted on a plat entitled "Merger Parcels to Lot 3 Nancy Hockensmith Minor Subdivision" made by Appalachian Surveys of WV, LLC, dated August 17, 2001 and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 18, at Page 100.

Being the same property conveyed to Dina M. Ciriello and Kevin C. Drost by the Deed dated November 24, 2010 and recorded in Deed Book 1087 at Page 295 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:**

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