

N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Shirley Ann Roberts and Thomas Ray Roberts scheduled for July 25, 2016, at 5:00 o'clock p.m., has been postponed to September 12, 2016, at 5:00 o'clock p.m., in Jefferson County, West Virginia.

Pill & Pill, PLLC,  
Substitute Trustee

BY: Richard A. Pill, member  
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 March 21, 2007, executed by Borrowers, Shirley Ann Roberts and Thomas Ray Roberts, to Ben Brown, the Trustee of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 1637, at Page 413. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 620 Wild Rose Ln, Harpers Ferry, WV 25425. Pill & Pill, PLLC was appointed as Substitute Trustee by APPOINTMENT OF SUCCESSOR TRUSTEE dated February 4, 2016, of record in the Clerk's Office in Book 1169, at Page 70. 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:

July 25, 2016 at 5:00 p.m.

*postponed to  
September 12, 2016  
@ 5:00 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 THOSE CERTAIN LOTS OR PARCELS OF REAL ESTATE, WITH THE IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING, SITUATE IN THE CHARLES TOWN DISTRICT OF JEFFERSON COUNTY, WEST VIRGINIA, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL ONE: BEING ALL OF LOTS NOS. 4 AND 5, SECTION 6-J, AS THE SAME ARE DESIGNATED AND DESCRIBED ON A PLAT OF THE SUBDIVISION THEREOF, MADE FOR SHANNONDALE, INC., A CORPORATION, BY W.R. AMOS, SURVEYOR, DATED NOVEMBER, 1963, AND RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA, IN DEED BOOK 263 AT PAGE 318, TO WHICH SAID PLAT REFERENCE IS HEREBY MADE FOR A FURTHER DESCRIPTION OF THE PROPERTY HEREBY CONVEYED.

**PARCEL TWO:**

BEING ALL OF LOT NO. 6, SECTION 6-J, AS THE SAME ARE DESIGNATED AND DESCRIBED ON A PLAT OF THE SUBDIVISION THEREOF, MADE FOR SHANNONDALE, INC., A CORPORATION, BY W.R. AMOS, SURVEYOR, DATED NOVEMBER, 1963, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 263 AT PAGE 318, TO WHICH SAID PLAT REFERENCE IS HEREBY MADE FOR A FURTHER DESCRIPTION OF THE PROPERTY HEREBY CONVEYED.

ADDRESS: 620 WILD ROSE LN.; HARPERS FERRY, WV 25425 TAX MA OR PARCEL ID NO.: MAP 23E PARCEL 5

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Being the same property conveyed to Shirley Ann Roberts and Thomas Ray Roberts by the Deed dated September 1, 1992 and recorded in Deed Book 722, at Page 648 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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Pill & Pill, PLLC  
85 Aikens Center  
Edwin Miller Boulevard  
P.O. Box 440  
Martinsburg, WV 25402  
(304) 263-4971  
foreclosures@pillwvlaw.com