

N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Michael F. Turner and Claudette Turner scheduled for August 1, 2016, at 5:18 o'clock p.m., has been postponed to September 12, 2016, at 5:18 o'clock p.m., in Jefferson County, West Virginia.

Richard A. Pill Trustee  
Richard A. Pill  
Trustee

## NOTICE OF TRUSTEE'S SALE

Pursuant to the authority vested in the undersigned Richard A. Pill, Trustee by Deed of Trust dated June 26, 2006, executed by Michael F. Turner and Claudette Turner which deed of trust is of record in the Office of the Clerk of Jefferson County, West Virginia, in Trust Deed Book 1564 at Page 196, the undersigned Trustee has been requested, in writing, by the beneficiary of said deed of trust to sell the real estate described below, as there has been a default under the terms and conditions of said deed of trust. Therefore, the undersigned Trustee will sell the real estate described in the Deed of Trust, at a public auction on **August 1, 2016 at 5:18 p.m.** to the highest bidder at the front door of the Courthouse of said County of Jefferson, in Charles Town, West Virginia, which real estate is more completely described as follows:

*Postponed to September 12, 2016  
at 5:18 p.m.*

All that certain lot or parcel of real estate, with the improvements and appurtenances thereunto belonging, situate in the Middleway District of Jefferson County, West Virginia, being more particularly bounded and described as follows:

Being all of parcel C, containing 6.5 acres as the same is bounded and described in a plat of the same, made by Wallace R. Amos, dated February 14, 1977, recorded in the Office of the Clerk of Jefferson County, West Virginia, in Deed Book 418, at Page 553. Said plat was recorded with a deed from Thomas B. Kern and Lillian B. Kern to Russell A. Laymen, Jr. and Emma R. Laymen, dated January 28, 1977, and recorded in the aforesaid Clerk's Office in Deed Book 418, at Page 553.

At the time of the execution of the Deed of Trust, this property was reported to have an address of 525 Hite Road, Kearneysville, WV 25430.

### TERMS OF SALE

1. Cash in hand paid on the day of sale.
2. The sale of the property will be made subject to all matters having priority over the deed of trust referred to herein including but not limited to any and all assessments and taxes against said property, all prior liens, encumbrances, lease, restrictions, covenants, conditions, right of ways and easements of any nature whatsoever.
3. The purchaser shall be responsible for the payment of the transfer taxes imposed by West Virginia Code § 11-22-2.
4. The subject property will be sold in "AS IS" condition. The Trustee makes no representations and warranties of any kind or character including, but not limited to, the condition of the real estate or the title to the real estate to be conveyed.
5. The Trustee shall be under no duty to cause any existing tenant or person occupying the subject property to vacate said property.
6. The Trustee reserves the right to adjourn the sale, for a time, or from time to time, without further notice by announcement at the time and place of the sale described above.
7. The beneficiary of the Deed of Trust and holder of the note thereby secured reserves the right to submit a bid for the property at the sale, which bid may be in the form of a credit bid.

8. Such other terms as may be announced at the time of Sale.

Given under my hand this 6<sup>th</sup> day of July, 2016.

  
Richard A. Pill, Trustee  
304-263-4971 foreclosure@pillwvlaw.com