

N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Brandon M. Starkey and Deborah R. Starkey scheduled for August 15, 2016, at 5:18 o'clock p.m., has been postponed to September 12, 2016, at 5:12 o'clock p.m., in Jefferson County, West Virginia.

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Pill & Pill, PLLC,  
Substitute Trustee

BY: *Richard A. Pill member*  
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 August 25, 2014, executed by Borrowers, Brandon M. Starkey and Deborah R. Starkey, to R. Vance Golden, III, the Trustee of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 2014, at Page 726. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 8227 Leetown Road, Kearneysville, WV 25430. Pill & Pill, PLLC was appointed as Substitute Trustee by APPOINTMENT OF SUCCESSOR TRUSTEE dated May 4, 2016, of record in the Clerk's Office in Book 1175, at Page 466. 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:

August 15, 2016 at 5:18 p.m.

*postponed to September  
12, 2016 @ 5:12 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 Middleway District, Jefferson County, West Virginia, and being more particularly described as follows:

All that certain parcel of real property, with the improvements thereon and the appurtenances thereunto belonging, situate in the Middleway District, Jefferson County, West Virginia, designated and described as Transfer Parcel 1, containing 65,224 square feet, more or less, as set forth upon that certain survey plat prepared by Peter H. Lorenzen, PS dated April 4, 2006, and recorded in Deed Book 1022, at page 317;

And

All that certain parcel of real property, with the improvements thereon and the appurtenances thereunto belonging, situate in the Middleway District, Jefferson County, West Virginia, designated and described as Merger Parcel, containing 40,319 square feet more or less, as set forth upon that certain survey plat prepared by Peter H. Lorenzen, PS, dated January 18, 2008, and recorded in Deed Book 1048, at page 495.

BEING property which, by Deed dated May 22, 2008, and recorded among the Land Records of the County of Jefferson, State of West Virginia, in Document No. 2009010032, was granted and conveyed by Deborah R. Starkey unto Deborah R. Starkey and Brandon M. Starkey.

Tax ID No. 07 19 0019 0031 0000

**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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