

N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Laurent R. Cordas scheduled for September 12, 2016, at 5:24 o'clock p.m., has been postponed to October 17, 2016, at 5:24 o'clock p.m., in Jefferson County, West Virginia.

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 February 25, 2003, executed by the Borrower, Laurent R. Cordas, to Charlie D. Dunbar, Esq., the Trustee, of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 1159, at Page 418. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 114 Orange Blossom Lane, Ranson, WV 25438. Pill & Pill, PLLC was appointed as Substitute Trustee by an APPOINTMENT OF SUCCESSOR TRUSTEE dated June 30, 2016, of record in the Clerk's Office in Book 1176, at Page 575. The Borrower 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:

September 12, 2016 at 5:24 p.m.

Postponed to October 17, 2016
at 5:24 p.m.

All that certain lot or parcel of land, together with the improvements and dwelling thereon and the appurtenances thereunto belonging, located in the Charles Town Magisterial District of Jefferson County, West Virginia, just north of the Town of Ranson, and being all of Lot A-3 and improvements and dwelling thereon in the Orchard Hills Subdivision, as said lot is bounded and described in a plat of said subdivision made by C. E. Atherton, C. E., dated September 30, 1968, and recorded in the Office of the Clerk of the County Commission of said County in Plat Book 1, at Page 37.

Being the same property conveyed to Laurent R. Cordas by the Deed dated February 25, 2003 and recorded in Deed Book 970, at Page 543, 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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