

NOTICE

The Trustee's Sale of Valuable Real Estate on property owned by Brian G. Smith scheduled for October 3, 2016, at 10:38 o'clock a.m., has been postponed to November 7, 2016, at 5:09 o'clock p.m., in Jefferson County, West Virginia.

Pill & Pill, PLLC, Substitute Trustee

BY: Richard A. Pill
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 Trustee, Richard A. Pill, by that certain Deed of Trust dated July 29, 2014, executed by the Borrower, Brian G. Smith, to Richard A. Pill, the Trustee, of record in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 2011, at Page 364. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 91 Greenbriar Circle, Charles Town, WV 25414. The Borrowers defaulted under the Note and Deed of Trust and the Trustee has been instructed to foreclose under the Deed of Trust. Accordingly, the 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:

October 3, 2016 at 10:38 a.m.

postponed to November 7, 2016 at 5:09 p.m.

All that certain parcel of real property, with the improvements thereon and the appurtenances thereunto belonging, situate in the Charles Town District, Jefferson County, West Virginia, designated and described as Lot 345, Phase II of the Locust Hill Subdivision, as set forth upon that certain Subdivision Survey Plat prepared by Appalachian Surveys of West Virginia, LLC, dated April 5, 2002, and recorded in the Office of the Clerk of the County Commission, Jefferson County, West Virginia, in Plat Book 19, at pages 58, et seq, TOGETHER WITH rights to traverse the streets and roads of the subdivision in common with other lot owners.

Being the same property conveyed to Brian G. Smith by the Deed dated July 28, 2014 and recorded in Deed Book 1144, at Page 261, 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.

Richard A. Pill, Trustee

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