

N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Richard Wolf and Amanda Rose Wolf scheduled for December 10, 2018, at 4:32 o'clock p.m., has been postponed to January 7, 2019, at 5:18 o'clock p.m., in Charles Town, 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 Substitute Trustee, Pill & Pill, PLLC, by that certain Deed of Trust dated May 30, 2014, executed by the Borrowers, Richard Wolf and Amanda Rose Wolf, to Greenhead Investments, Inc., the Trustee, of record in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 2003, at Page 570. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 548 Thumper Dr., Ranson, WV 25438. Pill & Pill, PLLC was appointed as Substitute Trustee by an APPOINTMENT OF SUCCESSOR TRUSTEE dated June 12, 2018, of record in the Clerk's Office in Book 1209, at Page 58. 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:

December 10, 2018 at 4:32 p.m.

The property is described as of that certain lot or parcel of real estate, together with the improvements thereon and the appurtenances thereunto belonging, situate, lying and being in Ranson District, Jefferson County, West Virginia, and being more particularly described as follows:

Being all of Lot 361 of Brian Run, Phase VI-B, as the same is designated and described on a plat entitled "Brian Run Phase VI, Plat of Section B, of the Lands of Marcus Enterprises," recorded in the Office of the Clerk of the County Commission, Jefferson County, West Virginia in Plat Book 24, at Page 38 and on a plat entitled "Boundary Line Adjustment of Lots 356-363, Phase VI-B Briar Run Subdivision," recorded in the aforesaid Clerk's Office in Plat Book 25, at Page 398.

District Ranson Corp
Map 8A Parcel 361

Being the same property conveyed to Richard Wolf and Amanda Rose Wolf by the Deed dated May 30, 2014 and recorded in Deed Book 1141, at Page 721, 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: Richard A. Pill
Richard A. Pill, Member

Pill & Pill, PLLC
85 Aikens Center
Edwin Miller Boulevard
P.O. Box 440
Martinsburg, WV 25402
(304) 263-4971
foreclosures@pillwvlaw.com