




N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Stephen M. Settle, Jr., scheduled for February 25, 2019, at 5:08 o'clock p.m., **has been postponed to April 8, 2019, at 5:08 o'clock p.m.,** in Charles Town, Jefferson County, West Virginia.


Richard A. Pill, Substitute Trustee


David D. Pill, Substitute Trustee


Amanda E. Steiner, Substitute Trustee

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 Trustees, Richard A. Pill, David D. Pill, and Amanda E. Steiner, any of whom may act, by that certain Deed of Trust dated December 23, 2010, executed by the Borrower, Stephen M. Settle, Jr., to Vance Golden, Attorney/Golden and Amos, the Trustee, of record in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 1831, at Page 703. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 104 Marl Dr., Ranson, WV 25438. Richard A. Pill, David D. Pill, and Amanda E. Steiner were appointed as Substitute Trustees by an APPOINTMENT OF SUCCESSOR TRUSTEE dated July 27, 2012, of record in the Clerk's Office in Book 1113, at Page 239. The Borrower defaulted under the Note and Deed of Trust and the Substitute Trustees have been instructed to foreclose under the Deed of Trust. Accordingly, the Substitute Trustees 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:

February 25, 2019 at 5:08 p.m. *postponed to April 8, 2019 @ 5:08 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 Ranson Corp. District, Jefferson County, West Virginia, and being more particularly described as follows:

Lot 21, in Block 162, as the same is bounded and described on a plat of the lands of J. Russell Fritts, Incorporated, Block 162, in Ranson, by C.R. Atherton, C.E. recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 3, at page 72.

TOGETHER WITH that certain deed of easement for the basement entrance as recorded in the aforesaid Clerk's Office in Deed Book 579, at page 66.

AND BEING the same parcel of real estate conveyed to Stephen M. Settle, Jr. by Deed dated December 16, 2010, from Barbara Griffin and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1088, at page 406.

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 by certified or cashier's check within thirty (30) days of the date of sale, with ten (10%) of the total purchase price payable to the Trustee at sale by certified or cashier's check.


Richard A. Pill, Substitute Trustee


David D. Pill, Substitute Trustee


Amanda E. Steiner, Substitute Trustee

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