

N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Kenneth Franklin and Chonita Franklin scheduled for October 21, 2019, at 5:00 o'clock p.m., **has been postponed to December 16, 2019, at 5:00 o'clock p.m.**, in Charles Town, Jefferson County, West Virginia.

Pill&Pill, PLLC, Substitute Trustee


By 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 April 26, 2000, executed by Borrower(s), Kenneth Franklin and Chonita Franklin, to Charles B Howard, the Trustee of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 971, at Page 74. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 719 Mara Rose Ln, Harpers Ferry, WV 25425. Pill & Pill, PLLC were appointed as Substitute Trustees by APPOINTMENT OF SUCCESSOR TRUSTEE dated March 27, 2017, of record in the Clerk's Office in Book 1188, Page 715. The borrower(s) 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:

October 21, 2019 at 5:00 P.M.

All of that certain lot or parcel of real estate situate in the Harpers Ferry District, Jefferson County, West Virginia, and more particularly bounded and described as follows: BEING all of Lot No. 29 of MeadowBrook Farm Subdivision, as the same is bounded and described on the plat made by Appalachian Surveys, Inc., dated September 7, 1995, entitled, "Plat of Survey and Mortgage Inspection Plat, Meadow Brook Farm", which plat is attached to and recorded with, and made a part of the deed of record in the Office of the Clerk of the County Commission, Jefferson County, West Virginia, in Deed Book 851, at Page 164, to which plat reference is hereby made for a more particular description of the parcel herein conveyed.

Being the same property conveyed to Kenneth Franklin and Chonita Franklin by the Deed dated 03/31/2000 and recorded in Deed Book 936 at Page 706 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

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