

N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Victor T. Rushizky and Carolyn M. Rushizky scheduled for November 12, 2019, at 5:02 o'clock p.m., has been postponed to December 16, 2019, at 5:06 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 December 10, 2002, executed by the Borrowers, Victor T. Rushizky and Carolyn M. Rushizky, to Richard A Pill, Esq., the Trustee, of record in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 1138, at Page 44. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 18 Red Blue Lane, Harpers Ferry, WV 25425. We have reason to believe the property address is also known as 234 Red Bud Loop, Harpers Ferry, WV 25425. Pill & Pill, PLLC was appointed as Substitute Trustee by a Substitution of Trustee dated December 21, 2018, of record in the Clerk's Office in Book 1217, at Page 312. 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, together with the improvements thereon and the appurtenances thereunto belonging, to the highest bidder at the front door of the Courthouse of Jefferson County, in Charles Town, West Virginia, on the following date:

November 12, 2019 at 5:02 p.m.

LOCATED IN THE BLUE RIDGE ACRES SUBDIVISION EAST OF THE SHENANDOAH RIVER IN THE HARPERS FERRY MAGISTERIAL DISTRICT OF JEFFERSON COUNTY, WEST VIRGINIA, BEING ALL OF LOTS NUMBER 31 AND 32, SECTION 10, AS THE SAID LOTS ARE BOUNDED AND DESCRIBED IN A PLAT OF SAID SECTION WHICH PLAT IS RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA IN DEED BOOK 262, AT PAGE 24.

AND BEING the same property conveyed to Victor T. Rushizky and Carolyn M. Rushizky by the Deed dated June 23, 2000 and recorded in Deed Book 938, at Page 579, 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

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