

POSTPONED TO 12/16/19 @ 5:08 PM

NOTICE OF TRUSTEE'S SALE

Pursuant to the authority vested in the undersigned Richard A. Pill, Substitute Trustee by Notice of Substitution of Trustee which notice is of record in the Office of the Clerk of the County of Commission of Jefferson West Virginia, and by Deed of Trust dated August 30, 1996, executed by Duane A. Barber and Laurie A. Barber to Richard A. Pill, Trustee, which deed of trust is of record in the Office of the Clerk of Jefferson County, West Virginia, in Trust Deed Book 841 at Page 502, the undersigned Substitute Trustee has been requested, in writing, by the beneficiary of said deed of trust to sell the real estate described below, as there has been a default under the terms and conditions of said deed of trust. Therefore, the undersigned Substitute Trustee will sell the real estate described in the Deed of Trust, at a public auction on **November 12, 2019 at 5:08 p.m.** to the highest bidder at the front door of the Courthouse of said County of Jefferson, in Charles Town, West Virginia, which real estate is more completely described as follows:

Lot No. 11 of the Glaize Subdivision in the City of Charles Town, Jefferson County, West Virginia, as said lot is described on a plat of record in the Office of the Clerk of the County Commission of said County, in Deed Book 153, at page 42, to which plat reference is made for a more particular description of said real estate.

TERMS OF SALE

1. Cash in hand paid on the day of sale.
2. The sale of the property will be made subject to all matters having priority over the deed of trust referred to herein including but not limited to any and all assessments and taxes against said property, all prior liens, encumbrances, lease, restrictions, covenants, conditions, rights of way and easements of any nature whatsoever.
3. The purchaser shall be responsible for the payment of the transfer taxes imposed by West Virginia Code § 11-22-2.
4. The subject property will be sold in "AS IS" condition. The Substitute Trustee makes no representations and warranties of any kind or character including, but not limited to, the condition of the real estate or the title to the real estate to be conveyed.
5. The Substitute Trustee shall be under no duty to cause any existing tenant or person occupying the subject property to vacate said property.
6. The Substitute Trustee reserves the right to adjourn the sale, for a time, or from time to time, without further notice by announcement at the time and place of the sale described above.
7. The beneficiary of the Deed of Trust and holder of the note thereby secured reserves the right to submit a bid for the property at the sale, which bid may be in the form of a credit bid.
8. Such other terms as may be announced at the time of Sale.

Given under my hand this 7th day of October, 2019.


Richard A. Pill, Substitute Trustee
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