

N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Derek E. Kissos and Samantha R. Kissos scheduled for January 22, 2020, at 5:02 o'clock p.m. **has been postponed to February 24, 2020, at 5:10 o'clock p.m.,** in Charles Town, Jefferson County, West Virginia.

Richard A. Pill
Richard A. Pill, 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 Trustee, Richard A. Pill, by that certain Deed of Trust dated December 31, 2018, executed by the Borrowers, Derek E. Kissos and Samantha R. Kissos, to Richard A. Pill, the Trustee, of record in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 2210, at Page 203. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 675 Chickamauga Dr., Harpers Ferry, WV 25425. The Borrowers defaulted under the Note and Deed of Trust and the Trustee has been instructed to foreclose under the Deed of Trust. Accordingly, the 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:

~~January 22, 2020 at 5:02 p.m.~~ February 24, 2020
at 5:10 p.m.

All that certain lot or parcel of real estate, with the improvements and appurtenances thereunto belonging, situate in the Harpers Ferry District, Jefferson County, West Virginia, and more particularly described as follows:

Lot No. 37, Phase II of Sheridan, as shown on that plat entitled "Final Plat Sheridan - Phase II", said plat recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 23 at Page 40, to which plat reference is made for a more particular description.

Being the same property conveyed to Derek E. Kissos and Samantha R. Kissos by the Deed dated December 19, 2018 and recorded in Deed Book 1217, at Page 243, 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.



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