

N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Otto G. Saenz and Deborah K. Saenz scheduled for December 15, 2020, at 5:00 o'clock p.m., has been postponed to February 18, 2021, at 5:00 o'clock p.m., 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 October 17, 2006, executed by Borrower(s), Otto G. Saenz, and Deborah K. Saenz, to Michael Raber, the Trustee of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 1599, at Page 706. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 29 Welsh Ct, Charles Town, WV 25414. Pill & Pill, PLLC were appointed as Substitute Trustees by APPOINTMENT OF SUCCESSOR TRUSTEE dated August 9, 2020, of record in the Clerk's Office in Book 1249, Page 67. This foreclosure sale is subject to a first deed of trust dated May 2, 2005 executed by Deborah K. Saenz and Otto G. Saenz to Douglas McElwee, Trustee recorded in Deed of Trust Book 1429 at page 586. 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:

December 15, 2020 at 5:00 P.M.

THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT: ALL OF THE FOLLOWING TRACT OR PARCEL OF REAL ESTATE, WITH IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING, SITUATE IN JEFFERSON COUNTY, WEST VIRGINIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEING ALL OF LOT 251, SECTION 1D, BRECKENRIDGE, AS THE SAME IS DESIGNATED AND DESCRIBED ON A PLAT MADE BY APPALACHIAN SURVEYS OF WEST VIRGINIA, LLC DATED SEPTEMBER 20, 2002 ENTITLED "FINAL PLAT SHOWING LOTS 222-282, SECTION 1D, BRECKENRIDGE", SAID PLAT BRING RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA, IN PLAT BOOK 19, AT PAGES 79, 79A, 79B, 79C, AND 79D.

REFERENCE IS HEREBY MADE TO THE AFORESAID INSTRUMENTS AND THE REFERENCE THEREIN CONTAINED FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY CONVEYED HEREBY.

BEING THE SAME PROPERTY CONVEYED TO OTTO G. SAENZ AND DEBORAH K. SAENZ BY DEED FROM NVR, INC. RECORDED 07/23/2004 IN DEED BOOK 992 PAGE 486, /N THE CLERK'S OFFICE 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

Pill & Pill, PLLC
 85 Aikens Center
 Edwin Miller Boulevard
 P.O. Box 440
 Martinsburg, WV 25402
 (304) 263-4971
 foreclosures@pillwvlaw.com