

N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Carlos F. Flores and Lucy M. Flores scheduled for March 24, 2021, at 5:00 o'clock p.m., **has been postponed to May 4, 2021, at 5:00 o'clock a.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 August 26, 2005, executed by Borrower(s), Carlos F Flores and Lucy M Flores, to ReconTrust Company, N.A., the Trustee of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 1478, at Page 226. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 68 Grasmere Dr., Charles Town, WV 25414. Pill & Pill, PLLC were appointed as Substitute Trustees by APPOINTMENT OF SUCCESSOR TRUSTEE dated January 21, 2021, of record in the Clerk's Office in Book 1255, Page 108. 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:

~~March 24, 2021 at 5:00 p.m.~~ *postponed to*
May 4, 2021 @ 5:00
PM

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

Being all of Lot 7, Spruce Hill as designated and described on a plat entitled "Final Plat Section One (Lots 1-37 & Residue)", made by Associated Engineering Sciences, Inc., dated July 2002 and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia in Plat Book 19, at Page 57.

Being the same property conveyed to Carlos F Flores and Lucy M Flores by the Deed dated April 7, 2004 and recorded in Deed Book 987 at Page 476 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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