

N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Kato P. Oliver scheduled for September 15, 2015, at 3:15 o'clock p.m., and postponed to October 20, 2015, at 3:15 o'clock p.m., **has been postponed to January 5, 2016, at 11:30 o'clock a.m.,** in Jefferson County, West Virginia.



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 November 21, 2007, executed by Borrower Kato P. Oliver, 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 1688, at Page 629. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 75 Grosbeak Drive, Shepherdstown, WV 25443. The borrower 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:

September 15, 2015 at 3:15 p.m.

The property is described as of that certain lot or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging, situate in Shepherdstown District, Jefferson County, West Virginia, and being more particularly described as follows:

BORROWER(S): KATO P OLIVER
LOAN NUMBER: 0005882993
LEGAL DESCRIPTION:

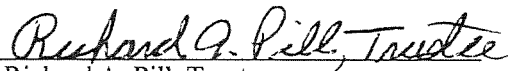
ALL THAT CERTAIN LOT OR PARCEL OF TEAL ESTATE, WITH IMPROVEMENTS THEREON, SITUATE AND BEING IN THE SHEPHERDSTOWN DISTRICT, JEFFERSON COUNTY, WEST VIRGINIA, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: @BEING ALL OF LOT NO. 50 IN SECTION J. AS THE SAME IS DESIGNATED AND DESCRIBED ON A PLAT OF MECKLENBURG HEIGHTS, SAID PLAT BEING RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA. IN PLAT BLOCK 1 AT PACE 35, TO WHICH PLAT REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION. TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY FOR PURPOSE OF INGRESS AND EGRESS OVER, UPON AND ACROSS ALL ROADS, STREETS, LANES AND AVENUES AS THE SAME APPEAR ON SAID PLAT APN: 09-7B-3044

ALSO KNOWN AS: 75 GROSBEAK DRIVE, SHEPHERDSTOWN. WEST VIRGINIA 25443

Being the same property conveyed to Kato P. Oliver by the Deed dated November 21, 2007 and recorded in Deed Book 1044, at Page 79 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 by certified or cashier's check within thirty (30) days of the date of sale, with ten (10%) of the total purchase price payable to the Trustee at sale.



Richard A. Pill, Trustee
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