

**TRUSTEE'S SALE OF VALUABLE REAL ESTATE**

The undersigned Substitute Trustee, by virtue of the authority vested in it by that certain Deed of Trust dated April 29, 2016, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 2089, at Page 128, Dale M. Bane, Jr. and Lora F. Bane did convey unto Otis L. O'Connor, Trustee, certain real property described in said Deed of Trust; and the beneficiary has elected to appoint Pill & Pill, PLLC as Substitute Trustee by a Substitution of Trustee recorded in the aforesaid Clerk's Office; and default having been made under the aforementioned Deed of Trust, and the undersigned Substitute Trustee having been instructed by the secured party to foreclose thereunder, will offer for sale at public auction at the front door of the Jefferson County Courthouse, in Charles Town, West Virginia, on

Monday, June 11, 2018 at 5:06 PM

The following described real estate, with its improvements, easements and appurtenances thereunto belonging, situate in the Kabletown District, Jefferson County, West Virginia, and more particularly described as follows:

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

Beginning at a point in the northern boundary of road leading from Summit Point to Middleway, West Virginia, said point being a corner with the land of George Crim; thence along the northern boundary of said road to Middleway N. 31-19 W 410 feet to a stake; thence leaving said roadway and by a new line with other land of S. Calvin Glassford N. 30-00 E 457 feet to a stake; thence continuing by another new line S 60-00 E 328.2 feet to a stake; thence continuing by a new line with other lands of S. Calvin Glassford to a stone and then with the line of the land of said George Crim S 27-42 W 656.7 feet to the point of beginning in the northern boundary of said roadway, and containing 4.35 acres in accordance with said plat.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 3542 Leetown Road, Summit Point, WV 25446.

AND BEING the same real estate which was conveyed to Dale M. Bane, Jr. and Lora F. Bane by Deed dated October 11, 2002, from R.Z. Bane, Inc., and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 965, at Page 733. FURTHER BEING the same property conveyed to Dale M. Bane, Jr. by Deed dated September 29, 2017 from Dale M. Bane Jr. and Lora F. Bane and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1196, at Page 567.

The above-described property will be sold subject to any covenants, restrictions, easements, leases and conditions of record, and subject to any unpaid real estate taxes.

The subject property will be sold in "AS IS" condition. The Substitute Trustee shall be under no duty to cause any existing tenant or person occupying the subject property to vacate said property.

TERMS: Ten percent (10%) of the purchase price as a cash deposit with the balance due and payable within 30 days of the day of sale.

Pill & Pill, PLLC, Substitute Trustee

  
David D. Pill, Member

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