

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 December 18, 2000, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 994, at Page 453, Theodore Henry Ruppenthal, Jr. and Mary Tabler Ruppenthal did convey unto M. Rebecca Linton and Todd M. Beckwith, Trustees, 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

July 7, 2020, at 5:00 PM

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

All that certain lot or parcel of real estate, with the improvements and appurtenances thereunto belonging, situate and being about two miles northwest of Shepherdstown in Shepherdstown District, Jefferson County, West Virginia, lying and being along the northerly side of Billmyer Road, fronting on said road a distance of 208 feet, more or less, and extending back a uniform width 1040 feet, containing about 5.00 acres, more or less.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of Route 3 Box 274, Shepherdstown, WV 25443.

AND BEING the same real estate which was conveyed to Theodore Henry Ruppenthal, Jr. and Mary Tabler Ruppenthal, by Deed dated March 1, 2007, from Mary Elizabeth Tabler, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 942, at Page 484. FURTHER BEING the same real estate conveyed to Mary Elizabeth Tabler Ruppenthal by Deed dated March 1, 2007 from Theodore H. Ruppenthal, Jr. and recorded in Deed Book 1033, at Page 690. The said Mary Elizabeth Ruppenthal passed away from this life and pursuant to her Last Will & Testament, title vested in Theodore H. Ruppenthal and Gail A. Masquat, as Trustee.

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



Richard A. Pill, Member

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