

TRUSTEE'S SALE OF VALUABLE REAL ESTATE

The undersigned Substitute Trustee, by virtue of the authority vested in him by that certain Deed of Trust, dated February 27, 2006, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Document No. 2006004864, in Book No. 1525, at Page 00392, Michael J. Koerner and Michelle L. Koerner did convey unto Richard A. Pill, ESQ, Trustee(s), certain real property described in said Deed of Trust; and the beneficiary has elected to appoint Seneca Trustees, Inc., as Substitute Trustee by a Substitution of Trustee dated August 19, 2013 and 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 MidFirst Bank 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

February 9, 2016 at 1:00 PM

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

All that certain lot or parcel of land situate, lying and being in the Kabletown District, Jefferson County, West Virginia, on the east side of the Shenandoah River about one mile west of Fairmont Schoolhouse, and more particularly designated and described on a plat of survey dated May 12, 1966, prepared by Richard U. Goode, C.L.S., entitled, "Re- Subdivision of Lots 118, 119, and 120, John Brown Farms, River Section", recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 280 at Page 384, as lot No. 144-A on said plat, containing approximately 1 acre, more or less; and there is further granted herewith a right-of-way or easement over all roadways laid out on the aforesaid plat, or situated on other lands of the Developers, for purposes of ingress and egress to and from said lot, which easement shall insure to the benefit of the parties of the second part, heirs and assigns.

At the time of the execution of the Deed of Trust, this property was reported to have an address of: 88 Wild Dogwood Lane, Harpers Ferry, WV 25425.

The referenced real estate will be conveyed with no covenants of warranty, and subject to all covenants, restrictions, easements, rights of way and reservations which may be a matter of record in the aforesaid Clerk's Office or visible upon the ground, all prior liens and encumbrances, including, without limitation, liens for real estate taxes, incinerator, sanitary and sewer charges. The purchasers at the sale shall be responsible for paying the recording costs and also the tax on the privilege of transferring real property (the cost of the tax stamp to be affixed to the deed). The purchasers shall be responsible for payment of all 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: \$9,000.00 in cash and/or certified funds as deposit with the balance due and payable within 30 days of the day of sale.



FEDERAL TAX LIEN: In the event that there are Federal Tax Liens against the property, the United States would have the right to redeem the property within a period of 120 days from the date of such sale or the period allowable for redemption under local law, whichever is longer.

Pursuant to the Deed of Trust, the Trustee may postpone the sale by public announcement at the time and place designated or by posting a notice of the same, and act by agent in the execution of the sale. The parties secured by the Deed of Trust reserve the right to purchase the property at such sale.

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Reference File No. 21850

cc: The Journal
January 25, 2016, February 1, 2016

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