

TRUSTEE'S SALE OF VALUABLE REAL ESTATE

The undersigned Trustee, by virtue of the authority vested in him by that certain Deed of Trust dated July 23, 2001, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 1026, at Page 708, Anita L. Mello did convey unto Richard A. Pill, Trustee, certain real property described in said Deed of Trust; and default having been made under the aforementioned Deed of Trust, and the undersigned 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

Tuesday, February 23, 2016, at 3:03 PM

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

All those certain lots or parcels of real estate, with improvements thereon and appurtenances thereunto, known and described as Lots 16, 17, and 18 in Block 105, in the City of Ranson, Jefferson County, West Virginia, as the same is designated and described on a plat of record in the Office of the Clerk of the County Commission of said County in Deed Book X, at page 1, to which plat reference is made for a more particular description of said real estate.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 100 George Street South, Block 105, Lots 16, 17, and 18, Ranson, WV 25438.

AND BEING the same real estate which was conveyed to Anita L. Mello, by deed dated July 18, 2001, from COFO LLC, a West Virginia Limited Liability Company, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book, 950 at Page 271.

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 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.


Richard A. Pill, Trustee