

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 May 25, 2005, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 1432, at Page 548, Christopher Chaney and Paula L. Chaney 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 in Book 1167, at Page 325; 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, March 7, 2016, at 3:00 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:

Being all of Lots Nos. Three (3) and Four (4), in Block No. One Hundred Fourteen (114) as the same are laid out and shown on the plat of the lands of the Charles Town Mining, Manufacturing, and Improvement Company, which said plat is recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book X, at Page 1.

Said lots are situated near the intersection of Fairfax Boulevard and the Beltline and fronting each for a distance of twenty five (25) feet on said Fairfax Boulevard and extending back between parallel lines as shown on said plat.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 304 N Fairfax Boulevard, Ranson, WV 25438.

AND BEING the same real estate which was conveyed to Christopher Chaney and Paula L. Chaney, by Deed dated May 20, 2005, from Christopher Chaney and Paula L. Chaney and Alvaro Torres, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book, 1009 at Page 181.

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

By: Richard A. Pill, member
Richard A. Pill, Member

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