

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 November 24, 2004, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 1374, at Page 34, David N. Slusher, Jr. did convey unto Samme L. Gee and Lew G. Tyree, 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

Monday, October 3, 2016, at 10:45 AM

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

ALL THAT CERTAIN lot or parcel of real estate, with the improvements thereon and the appurtenances thereunto belonging, situate in Charles Town District, Jefferson County, West Virginia, being more particularly bounded and described as follows:

Lot No. 3 of the Stanley Jones lots as said lot is described on a plat by R. W. Kiminski, R.P.E., dated June 1966, which plat is recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in a book entitled "Plats for Deed Books 283-304" as Plat No. 78, to which plat reference is hereby made for a more particularly description of the real estate hereby conveyed. (The plat was formerly recorded with a deed which was recorded in said Clerk's office in Deed Book 283, at Page 106; however, the plat was removed from Deed Book 283 pursuant to a program of reducing the sizes of the deed books.)

SAVING AND EXCEPTING, THEREFROM, HOWEVER, that parcel of real estate containing 2.00 acres, conveyed to Joseph T. Grumbine, Jr. and Susan M. Grumbine from Samuel S. Welsh pursuant to a deed dated September 23, 1985 recorded in the aforesaid Clerk's Office in Deed Book 547 at Page 628.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 306 Flowing Acres Rd., Charles Town, WV 25414.


AND BEING the same real estate which was conveyed to David N. Slusher, Jr., by Deed dated November 24, 2004, from Sameul S. Welsh by James D. Fawley, Attorney-in-Fact, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 998, at Page 625.

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