

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 March 22, 2012, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 1883, at Page 7, Brandy N. Peeples did convey unto S. Walter Washington, 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; 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, November 7, 2016, at 5:06 PM

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 and appurtenances thereunto belonging, situate in the Shannondale Subdivision, in Charles Town District, Jefferson County, West Virginia, more particularly described as follows:

Being all of Lot 43, Section 14-J, of the Shannondale Subdivision, as the same is designated and described on a plat of the subdivision thereof, made for Shannondale, Inc., a corporation, by W. R. Amos, Surveyor, dated July 19, 1969, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 1, at Page 15, to which said plat reference is hereby made for a more complete and accurate description by metes and bounds of

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 470 Red Bird Lane, Harpers Ferry, WV 25425.

AND BEING the same real estate which was conveyed to Brandy N. Peeples by Deed dated March 22, 2012, from Roger L. James, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1106, at Page 21.

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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