

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 February 16, 2007, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 1628, at Page 641, Floyd L. Heckathorn and Jacqueline K. Heckathorn 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; 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 21, 2016, at 5:20 PM

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

All that certain lot or parcel of real estate, improved by a dwelling house, situate at Leetown in Middleway District, Jefferson County, West Virginia, and more particularly described according to a plat and survey thereof made by Gioriamo G. Marino, L.L.S., dated April 9, 1986, attached hereto, made a part thereof and containing 1.0254 acres, to which plat and survey reference is made for a metes and bounds 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 224 Old Leetown Pike, Kearneysville, WV 25430.

AND BEING the same real estate which was conveyed to Floyd L. Heckathorn and Jacqueline K. Heckathorn by Deed dated March 21, 2003, from Vincent V. Pisciotta and Marla F. Pisciotta, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 971, at Page 641..

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

P. O. Box 440, 85 Aikens Center, Martinsburg, WV 25404
Phone (304) 263-4971, Fax (304) 267-5840, e-mail: foreclosures@pillwvlaw.com