

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 March 16, 2015, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 2039, at Page 41, Arden R. Tharp did convey unto Todd Taylor and Dan Kennedy, 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, January 8, 2018, at 5:00 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 those certain lots or parcels of real estate situate on the east side of the Shenandoah River, in the Charles Town District, Jefferson County, West Virginia, and being more particularly bounded and described as follows:

BEING all of Lots 6 and 7, Section 7-J, as the same are designated and described on a plat of the subdivision thereof made for Shannondale, Inc., Wallace R. Amos, Surveyor, dated June, 1966, and recorded in the Office of the Clerk of the County Commission, Jefferson County, West Virginia, in Deed Book 281, at Page 240.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 251 Bunny Lane, Harpers Ferry, WV 25425.

AND BEING the same real estate which was conveyed to Arden R. Tharp and Audre B. Manko by Deed dated June 14, 1994, from Roger E. Harris and Desiree L. Harris, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book, 780 at Page 310. Audre B. Manko passed away from this life on May 31, 2006, and pursuant to the survivorship provisions of the aforementioned deed, fee simple title vested in Arden R. Tharp.

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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