

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 January 31, 2006, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 1518, at Page 238, and rerecorded in Deed of Trust Book 1539, at Page 136, Matthew J. Meade and Brandi A. Meade did convey unto Charles B. Howard, 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, December 10, 2018, at 4:34 PM

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

All that certain real estate situate on the east side of the Shenandoah River, in the Kabletown District, Jefferson County, West Virginia and more particularly bounded and described as follows:

Being all of Lots 52 and 54, Section 4-G, of the Shannondale Subdivision, as the same are designated and described on the plat of the subdivision made by A. G. Hooper, Jr., C.E., dated September 30, 1955, and recorded in the Office of the Clerk of the County Commission, Jefferson County, West Virginia in Deed Book 207, at Page 563, to which plat reference is made for a more particular description.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 26 Shady Valley Lane, Harpers Ferry, WV 25425.

AND BEING the same real estate which was conveyed to Matthew J. Meade and Brandi A. Meade by Deed dated January 27, 2006, from Karen Lynn Lawson and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1019, at Page 224.

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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