

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 August 25, 2015, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 2061, at Page 13, Caleb D. Bowers did convey unto Karl J. Keller, 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

September 9, 2019, at 5:12 PM

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

Beginning at a point on the eastern boundary line of the Halltown-Shepherdstown public road, a corner with the lot of G. Whittington; thence with the same N. 58-17 W. 194.5 feet to a post, corner with the land of Nathaniel Gray, Sr.; thence with the line of Gray S. 5-15 W. 112 feet to a post, corner with the lot of Peacher; thence with said lot S. 58-31 E. 196.8 feet to an iron pin in the eastern boundary line of the Halltown-Shepherdstown public road; thence with said road N. 4-15 E. 112 feet to the point of beginning, containing .45 of an acre, according to a survey and plat entitled "Plat W. E. Bowers Lot Harpers Ferry District, Jefferson County, West Virginia", which said plat is attached to, made a part of and recorded with a deed of correction from Nathaniel Gray, Sr., et ux., to William E. Bowers, et ux., in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 246, at page 241, to which said deed and plat reference is hereby made for a more complete and accurate description by metes and bounds of the parcel hereby conveyed.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 754 Shepherdstown Pike, Harpers Ferry, WV 25425.

AND BEING the same real estate which was conveyed to Caleb D. Bowers by Deed dated May 22, 2015, from Bruce D. Bowers and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1157, at Page 516.

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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