

Post

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 April 15, 1983, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book No. 510, at Page 90, Gerald McDonald and Carrie E. McDonald did convey unto James B. Crawford, III and Edward W. Gutelius, Jr., Trustee(s), certain real property described in said Deed of Trust; and the beneficiary has elected to appoint Seneca Trustees, Inc., as Substitute Trustee by a Substitution of Trustee dated July 26, 2013 and 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 U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF SALOMON BROS MORTGAGE SECURITIES VII, Inc. MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 1997-HUD2 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

October 27, 2015 at 1:00 PM

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

All those certain lots or parcels of land, improved by a dwelling house and other buildings situate on the west side of Jefferson Avenue, in the Charles Town District and more particularly bound and described as Lots 4, 5, and 6, in Block 9, on the plat of the lands of the Charles Town and Washington City Improvement Company, which plat is recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia in Deed Book W, Page 195, to which reference is made, each of said lots fronting 50 feet on the West Side of Jefferson Avenue and extending back westerly between parallel lines of 150 feet to an alley in the rear, as shown on said plat.

AND BEING the same real estate that was conveyed to the parties of the first part by Mellon Bank, N.A., as Trustee for Jefferson County, West Virginia, by deed dated April 6, 1983 and recorded in the aforesaid Clerk's Office immediately preceding this trust. This conveyance is made subject to utility service easements.

At the time of the execution of the Deed of Trust, this property was reported to have an address of: 845 Jefferson Ave, Charles Town, WV 25414-1221.

The referenced real estate will be conveyed with no covenants of warranty, and subject to all covenants, restrictions, easements, rights of way and reservations which may be a matter of record in the aforesaid Clerk's Office or visible upon the ground, all prior liens and encumbrances, including, without limitation, liens for real estate taxes, incinerator, sanitary and sewer charges. The purchasers at the sale shall be responsible for paying the recording costs and also the tax on the privilege of transferring real property (the cost of the tax stamp to be affixed to the deed). The purchasers shall be responsible for payment of all 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: \$3,500.00 in cash and/or certified funds as deposit with the balance due and payable within 30 days of the day of sale.

FEDERAL TAX LIEN: In the event that there are Federal Tax Liens against the property, the United States would have the right to redeem the property within a period of 120 days from the date of such sale or the period allowable for redemption under local law, whichever is longer.

Pursuant to the Deed of Trust, the Trustee may postpone the sale by public announcement at the time and place designated or by posting a notice of the same, and act by agent in the execution of the sale. The parties secured by the Deed of Trust reserve the right to purchase the property at such sale.

SENECA TRUSTEES, INC.
5000 Coombs Farm Drive, Suite 104
Morgantown, WV 26508
(304) 413-0044
(304) 292-2918
Toll free: (888) 534-3132
Reference File No. 6175

cc: The Journal
October 6, 2015, October 20, 2015

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