

TRUSTEE'S SALE OF VALUABLE REAL ESTATE

The undersigned Trustee, by virtue of the authority vested in him by that certain Deed of Trust dated February 20, 2002, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 1069, at Page 630, Peter V. Shimko and Rachel Shimko did convey unto Richard A. Pill, Trustee, certain real property described in said Deed of Trust; and default having been made under the aforementioned Deed of Trust, and the undersigned 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

Tuesday, January 5, 2016, at 11:36 AM

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

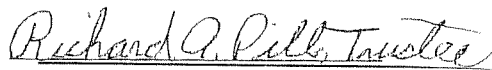
Lot No. 27 in Section F of the Mecklenburg Heights Subdivision in Shepherdstown District, Jefferson County, West Virginia, as said lot is described upon a plat of record in the Office of the Clerk of the County Commission of said County in Plat Book 3, at page 35, to which pat reference is made for a more particular description of said real estate.

AND BEING the same real estate which was conveyed to Peter V. Shimko and Rachel Shimko, by deed dated February 19, 2002, from Richard Lee Roy Rhodabeck, Jr. and Rebecca K. Rhodabeck, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book, 957 at Page 526.

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 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.



Richard A. Pill, Trustee

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