

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 August 3, 2007, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 1667, at Page 192, Mary Ann Schoppert and Harry Hann 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

Monday, February 13, 2012, at 3:00 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 that certain parcel of real estate, with improvements thereon, situate in the Tuscahill Hills Subdivision, in the Charles Town District, Jefferson County, West Virginia, and more particularly bounded and described as follows:

All of Lot 306 of the Tuscahill Hills Subdivision, in the Charles Town District, Jefferson County, West Virginia, as said lot is described on a plat of record in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 7, at Page 21, to which plat reference is hereby made for a more particular description of said real estate.

At the time of the execution of the deed of trust, this property was reported to have a mailing address of 13 Berkeley Court, Charles Town, WV 25414.

AND BEING the same real estate which was conveyed to Mary Ann Schoppert and Harry Hann, by deed dated August 3, 2007, from Joanne E. Kunz, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1039, at Page 690.

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

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