

N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Lloyd E. Mercer, Jr., and Jennifer L. Mercer scheduled for Tuesday, September 22, 2009, at 2:42 o'clock p.m., has been postponed to Tuesday, November 17, 2009, at 2:42 o'clock p.m., in Charles Town, Jefferson County, West Virginia.

  
Richard A. Pill, Trustee

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 June 9, 2003, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 1197, at Page 114, Lloyd E. Mercer, Jr. and Jennifer L. Mercer 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, September 22, 2009, at 2:42 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:

All of that certain lot or parcel of real estate, together with all improvements thereon, and all rights, ways and appurtenances thereunto belonging, situate in or near the Town of Halltown in Jefferson County, West Virginia, and more particularly designated by metes and bounds as follows: Beginning at an iron pipe in the east line of the Halltown-Shepherdstown Road, a corner with Bowers; thence with Bowers, S. 58 17 E 194.5 feet to a point, made a new corner with Trail; thence by a new line with Trail, S 5 15 W 111.0 feet to a point, forming a new corner with Ballenger; thence by a new line with Ballenger, N 58 28 E 192.3 feet to an iron pipe in the east line of the Halltown-Shepherdstown Road; thence with the east line of said road, N. 4 15 E. 111.6 feet to the point of beginning; as the same is designated on that certain plat as "Whittington" dated May 20, 1970, and made by A.G. Hooper, Jr., C.E., attached to a deed recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 316, at Page 523, to which said 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 R.R. 230 Halltown Road, Halltown, WV 25423.

AND BEING the same real estate which was conveyed to Lloyd E. Mercer, Jr. and Jennifer L. Mercer, by deed dated July 28, 1995, from Isabelle V. Whittington, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 810 at page 606.

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: [pillforeclosures@earthlink.net](mailto:pillforeclosures@earthlink.net)