

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 July 15, 2005, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 1452, at Page 454, Matthew Hackney and Aimee Hackney did convey unto Peter L. Chakmakian, 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 28, 2020, at 5:00 PM

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

All that certain lot or parcel of real estate with improvements thereon, and appurtenances thereunto belonging, situate in the City of Charles Town, Jefferson County, West Virginia, designated as "Lot #4," containing 0.44 acre, more or less, as said lot is described on a plat of survey dated January 15, 1972, prepared by Charles R. Atherton, C.E., entitled "Plat Showing Division of Property of Stanley L. Kelley," recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 2, at Page 272, to which plat reference is 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 626 Morrison Street, Charles Town, WV 25414.

AND BEING the same real estate which was conveyed to Matthew Hackney and Aimee Hackney, by Deed dated July 15, 2005, from , and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book, 1011 at Page 641.

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


David D. Pill, Member

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