

**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 June 21, 2019, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 2229, at Page 443, Michael Porche did convey unto Mary E. Page, 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

February 15, 2022, at 5:04 PM

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

All that certain lot or parcel of real estate together with the improvements thereon, and the appurtenances thereunto belonging, situate in Kabletown District, Jefferson County, West Virginia, being more particularly bounded and described as follows:

Lot 3 Residue, containing 1.21 acres, more or less, as more particularly described on that plat entitled "Rissler Alvarez Minor Subdivision, Final Plat of Lots 1, 2 & 3 (Residue)," dated April 11, 2019, drawn by Peter H. Lorenzen, WV PS No. 948, and of recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 25, at Page 725.

TOGETHER WITH that access easement for ingress and egress to and from State Route No. 25 as shown on the aforementioned Plat.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 3809 Kabletown Road, Charles Town, WV 25414.

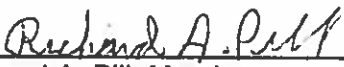
AND BEING the same real estate which was conveyed to Michael Porch, by Deed dated June 21, 2019, from Michael E. Alvarez and Dianne R. Alvarez, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1225, at Page 646.

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

  
Richard A. Pill, Member

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