

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 August 21, 2015, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 2058, at Page 443, Matthew T. Torlone and Nicole E. Torlone did convey unto J. Michael Cassell, 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 20, 2022, at 5:02 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 land, situate lying and being in the Charles Town District, Jefferson County, West Virginia, known and designated as Lot No. 16, Block No. 2 of "BROOKE HAVEN" Subdivision in the eastern part of Charles Town as described on plat thereof made by M. I. Lippitt, Engineer, dated April 21, 1953, recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed book 192, at Page 535.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 603 E. Hunter Street, Charles Town, WV 25414.


AND BEING the same real estate which was conveyed to Matthew T. Torlone and Nicole E. Torlone by Deed dated August 21, 2015, from Helen L. Foltz and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1161, at Page 50.

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 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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