

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 October 1, 2021, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 2415, at Page 78, Brennon S. Lewis 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

December 15, 2022, at 5:02 PM

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

Being all of Lot 2B, Block 139, containing 0.0740 acre or 3,223 square feet, more or less, as more particularly shown on that Plat entitled, "A Resubdivision of Lot 2, Block 139, Charles Town Mining, Manufacturing & Improvement Company" dated December 12, 2005, prepared by Ed Johnson and Associates, Inc., which plat is of record in the Office of the Clerk of Jefferson County Commission in Deed Book 1018, at Page 190, to which plat reference is made for a more complete and thorough description of said lot. TOGETHER WITH AND SUBJECT TO any and all easements or rights-of-way for ingress, egress, and utilities shared in common with the other lot owners of the aforementioned subdivision as set forth in the aforementioned Clerk's Office.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 396 Burns Street, Ranson, WV 25438.

AND BEING the same real estate which was conveyed to Brennon S. Lewis by Deed dated September 28, 2021, from Edward Slusher and Judith Slusher, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1269, at Page 439.

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 deposit with the balance due and payable within 30 days of the day of sale.



Richard A. Pill, Trustee

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