

## 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 May 31, 2019, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 2226, at Page 407, Ashley Rene Ballantine Phillips and Kimberly Ann Phillips did convey unto Jessica M. Springs, 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

January 23, 2024, at 5:06 PM

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

All that certain lot of land situate in Charles Town District, Jefferson County, West Virginia about one mile north of Charles Town on the east side of the Flowing Springs Road (Secondary Route No. 17/1), more particularly designated and described on a plat of SECURITY HILLS subdivision, made by John Kusner, Land Surveyor, dated December 3, 1975, as Lot 12, which said plat is recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia in Plat book No. 3, at page 119.

TOGETHER WITH the non-exclusive right of way or easement for access to and from said lot and the public road over an existing twenty-five foot right of way as shown on said plat.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 102 Porter Way, Charles Town, WV 25414.

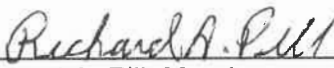
AND BEING the same real estate which was conveyed to Ashley Rene Ballantine Phillips and Kimberly Ann Phillips, by Deed dated May 31, 2019, from James Edward Tyler, Jr. and Brenda R. Tyler, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1224, at Page 630.

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