

TRUSTEE'S SALE OF VALUABLE REAL ESTATE

The undersigned Trustee, by virtue of the authority vested in it by that certain Deed of Trust dated July 28, 2021, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust 2397, at Page 526, Mark V. Becraft did convey unto Larry F. Mazza and 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

January 23, 2024, at 5:10 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 or land situate in the Kabletown District, Jefferson County, West Virginia, at Summit Point, and more particularly bounded and described by a survey and plat made by A.G. Hooper, Jr., G.S., dated July 25, 1963, with said plat is recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia in Deed Book 261, page 227, and therein described as follows:

Beginning at a point in the south boundary of the Summit Point-Charles Town Road, a corner with the land of Lee Allen Drish, thence with the said south boundary line of the Summit Point-Charles Town Road N. 62-30 E. 109.3 feet to a point, a corner with the land of John Cheshire, thence with the line of the land of John Cheshire S. 29-53 E. 216 feet to a point, thence by a new line with other land of Lawrence Grove S. 62.30 W. 113 feet to a stake, a corner with the land of said Lee Allen Drish, thence with the line of said Lee Allen Drish, N. 28-50 W. 216 feet to the point of beginning, containing .55 acre, more or less.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 3212 Summit Point Road, Summit Point, WV 25446.

AND BEING the same real estate which was conveyed to Mark V. Becraft, by Deed dated July 28, 2021, from John W. Lockwood and Deborah C. Viands , and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1266, at Page 249.

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



Matthew R. Leonard, Authorized Signatory

P. O. Box 440, 85 Aikens Center, Martinsburg, WV 25404
Phone (304) 263-4971, Fax (304) 267-5840, e-mail: foreclosures@pillwvlaw.com