

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 19, 2022, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 2476, at Page 57, Chandon M. Dunbar did convey unto Mary Elizabeth 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

March 27, 2024, at 5:04 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:

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

Being all of Lots 206 of Briar Run Estates - Phase V, as the same is designated and described on a plat entitled "Final Plat Briar Run Phase V Lots 197-267" made by Resource International, LTD, dated October 23, 2003, said plat being recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 21, at Page 56, together with a non-exclusive right-of-way over the streets and roadways of Phase I, II, III, and IV for access to and from the real estate hereinabove described.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 351 Thumper Drive, Ranson, WV 25438.


AND BEING the same real estate which was conveyed to Chandon M. Dunbar, by Deed dated August 18, 2022, from Mark Walsh, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1287 at Page 108.

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

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