

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 March 21, 2007, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 1638, at Page 645, Kenneth G. Leake and Julia L. Leake did convey unto Heather Haines, 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 5:10 PM

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

Being known and designated as all of the following described real estate located in the City of Ranson, Jefferson County, West Virginia, with the improvements thereon, located on the northside of West 5th Avenue in said city, said property being more particularly bounded and described as Lot No. 55 and western half of Lot No. 54 in Block 104, as the same are bounded and described in a plat of lands of the Charles Town Mining, manufacturing and improvement company recorded in the Office of the Clerk of the County Commission of said county in Deed Box X, at Page 1. Said property fronts a total of 37 ½ feet on said street and extends back therefrom 125 feet to an alley in the rear.

The improvements thereon being known as 116 W. 5th Avenue.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 116 W. 5th Avenue, Ranson, WV 25438.


AND BEING the same real estate which was conveyed to Kenneth G. Leake and Julia L. Leake, by Deed dated October 9, 1985, from Donald R. Mercer and Jane E. Mercer, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 546, at Page 663.

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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