

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 April 22, 2015, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 2043, at Page 351, Phillip J. Spelzini, Jr. did convey unto Richard A. Pill, 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

May 1, 2024, at 5:02 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 parcel of real property, with the improvements thereon and the appurtenances thereunto belonging, situate in the Charles Town District, Jefferson County, West Virginia, designated and described as Lot 11, Section A of the Walnut Grove Subdivision, "said lot fronting for a distance of 100 feet on the North side of Azalea Avenue and extending back in a northerly direction between parallel lines for a distance of 200 feet", as set forth upon that certain Subdivision Survey Plat recorded in the Office of the Clerk of the County Commission, Jefferson County, West Virginia, in Plat Book 2, at page 327, TOGETHER WITH rights to traverse the streets and roads of the subdivision in common with other lot owners.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 227 Azalea Drive, Charles Town, WV 25414.


AND BEING the same real estate which was conveyed to Phillip J. Spelzini, Jr., by Deed dated April 15, 2015, from Jeffrey Bright and Elizabeth Kantor-Bright, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1156, at Page 667.

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