

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 24, 2007, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 1677, at Page 460, Gerald H. Magnone, Jr. and Christina Duvall a/k/a Christina Magnone did convey unto Todd Taylor and Dan Kennedy, Trustees, 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

July 1, 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 or parcel of real estate, together with its improvements thereon and appurtenances belonging, situate, lying and being in the Charles Town District, Jefferson County, West Virginia, and more particularly described as follows, to-wit:

Lot 70, of Briar Run Estates, which is more particularly shown and described on a plat made by Charles R. Byers, dated January, 1998, entitled "Final Plat Showing Lots 38-77 and Residue Parcels Briar Run Estate - Phase II," which is recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 15, at Page 69, to which plat reference is made for a more particular description.

THIS CONVEYANCE IS MADE SUBJECT HOWEVER, to all those reservations, restrictions, easements, and other matters of record; and more particularly to those covenants recorded in the aforesaid Clerk's Office in Deed Book 946, at Page 6673.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 582 Oak Lee Drive, Ranson, WV 25438.

THIS SALE IS BEING MADE SUBJECT TO A FIRST DEED OF TRUST, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED OF TRUST BOOK 1593, AT PAGE 347.

AND BEING the same real estate which was conveyed to Gerald H. Magnone, Jr. and Christina Duvall a/k/a Christina Magnone, by Deed dated July 12, 2012, from Eric S. Starke and Mae V. Starke, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 962, at Page 409.

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