

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 November 10, 2005, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 1497, at Page 144, Arlene A. Washington and Kiesha Washington-Barrett did convey unto Peter L. Chakmakian, 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

July 16, 2024, at 5:00 PM

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

All that certain parcel of real estate, with improvements thereon, situate in the Shepherdstown, District, Jefferson County, West Virginia, and more particularly bounded and described as follows:

Being all of Lot No. B, Residue, containing 8.0001 acres, as the same is designated and described on a plat made by Gates Associated, Inc., entitled "Final Plat of Minor Subdivision, Clarence R. & Cecelia E. Denton", dated July 17, 2003 which plat is recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 20, at Page 20, to which plat reference is made for a more particular description.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 89 Morgan Grove Road, Shepherdstown, WV 25443.


AND BEING the same real estate which was conveyed to Arlene A. Washington and Kiesha Washington-Barrett, by Deed dated November 30, 2004, from Clarence R. Denton and Cecelia E. Denton, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 998, at Page 708.

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


Jonathan L. Wertman, Authorized Signatory

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