

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 26, 2006, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 1546, at Page 431, Christopher W. Anderson did convey unto Henry M. Kayes, Jr., 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

November 4, 2024, at 5:02 p.m.

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:

Situate in the Charles Town District, Jefferson County, West Virginia, more particularly described as follows:

All of Lot No. 68 in Section III of the Willowbrook Village Subdivision in the Charles Town District, Jefferson County, West Virginia, as the same is described on a plat entitled "Section Three, Willowbrook Village" made by Appalachian Surveys, revised August, 1985, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 6, at Page 104B, to which plat reference is made for a more particular description of said real estate.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 604 Willow Brook Drive, Charles Town, WV 25414. We have reason to believe the property has a current mailing address of 183 Willow Brook Drive, Charles Town, WV 25414.

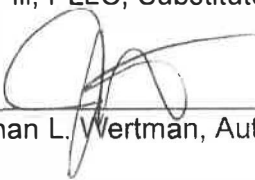
AND BEING the same real estate which was conveyed to Christopher W. Anderson, by Deed dated April 24, 2006, from Amanda Kay Noland a/k/a Amanda Kay Armstrong, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1023, at Page 73.

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