

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 June 11, 2024, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 2555, at Page 131, Jacob Christopher Keck did convey unto Richard A. Pill & David D. Pill, 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

January 13, 2025, at 5:06 PM

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

All of those certain units or parcels of real estate situate near the west side of Flowing Springs Road, in the District of Ranson Corporation, in the City of Ranson, Jefferson County, West Virginia and being more particularly bound and described as follows:

Being all of Lot 241, Section 3 of Presidents Pointe, as per the final plat thereof dated November 30, 2022, and recorded in the Office of the Clerk of the County Commission of Jefferson, West Virginia, on May 2, 2023, in Plat Book 26 at Page 549 ET SEQ., as Instrument No. 20230004891, together with an easement over the streets and roads as shown thereon for Access to and from the property to the public road.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 106 Coolidge Avenue, Ranson, WV 25438.


AND BEING the same real estate which was conveyed to Jacob Christopher Keck, by Deed dated June 11, 2024, from Stanley Martin Homes, LLC, A Delaware Limited Liability Company, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1324, at Page 592.

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