

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 July 21, 2022, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 2471, at Page 494, Adam G. Rodgers did convey unto Andrew R. Thalman, 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

February 3, 2025, at 5:00 PM

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

All that certain parcel of real estate situate in Charles Town Corporation District, Jefferson County, West Virginia, situated at the northeast intersection of South Mildred Street and Forrest Avenue, in Charles Town, Jefferson County, West Virginia, bounded and described as follows, to-wit:

Beginning at the intersection of the east line of South Mildred Street and north line of Forrest Avenue, thence in a northerly direction with the east line of said South Mildred Street 70 1/2 feet to the corner of the property (formerly) of Grover L. Bush and wife, thence in an easterly direction perpendicular to South Mildred Street, with the south line of said Bush property 130 feet, thence in a southerly direction parallel with South Mildred Street 70 1/2 feet to the north line of Forrest Avenue, thence in a westerly direction with the north line of Forrest Avenue 130 feet to the beginning.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 625 South Mildred Street, Charles Town, WV 25414.

AND BEING the same real estate which was conveyed to Adam G. Rodgers, by Deed dated June 14, 2022, from Fresh Look Properties LLC, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1285, at Page 238.

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

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