

**TRUSTEE'S SALE OF VALUABLE REAL ESTATE**

The undersigned Trustee, by virtue of the authority vested in him by that certain Deed of Trust dated May 16, 2022, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 2461, at Page 632, Rocco T. Bergmann and Mary Katherine Lloyd did convey unto Pill & Pill, PLLC, Trustee, certain real property described in said Deed of Trust; and default having been made under the aforementioned Deed of Trust, and the undersigned 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

June 17, 2025, at 5:02 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 land together with the improvements thereon, and all appurtenances thereunto belonging, described as follows:

All those certain parcels of real estate, situate on Washington Heights near and east of Charles Town in Charles Town District, Jefferson County, West Virginia, more particularly described as follows:

**Parcel One:**

Lot 5, fronting 68 feet on the east side of Jefferson Avenue, extending back of even width along the north line of Mulberry Street 110 feet, as designated on the Plat recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 179, at Page 337, to which plat reference is made for a more particular description.

**Parcel Two:**

Part of Lot 9, adjoining and east of said Lot 5 hereinabove described, fronting 68 feet on the west side of Garden Place and extending back of even width along the north side of Mulberry Street 72 feet to the east line of said Lot 5, as designated on the Plat aforesaid, 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 536 Jefferson Avenue, Charles Town, WV 25414.

AND BEING the same real estate which was conveyed to Rocco T. Bergmann and Mary Katherine Lloyd, by deed dated May 16, 2022, from Jane B. Roberts, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book, 1281, at Page 280.

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 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 cash deposit with the balance due and payable within 30 days of the day of sale.

Pill & Pill, PLLC, Trustee

  
BY: Richard A. Pill, Member

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