

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 December 14, 2017, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 2167, at Page 240, Logan G. Biggie and Brooke S. Biggie did convey unto Jessica M. Springs, 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 14, 2025, at 5:02 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 lot or parcel of real estate, located in the City of Charles Town, Jefferson County, West Virginia and being more particularly bounded and described as follows:

Being all of Lot 45 of the Brooke Haven Subdivision, as the same is designated and described on a plat entitled "Corrected Re-Subdivision of the residue of Brooke Haven", Made by John Kusner, Surveyor, dated August 12, 1974 and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia in Plat Book 4, at Page 2.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 561 Rider Court, Charles Town, WV 25414.


AND BEING the same real estate which was conveyed to Logan G. Biggie and Brooke S. Biggie, by Deed dated December 14, 2017, from Warren Edward Brawley, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1199, at Page 533.

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

P. O. Box 440, 85 Aikens Center, Martinsburg, WV 25404
Phone (304) 263-4971, Fax (304) 267-5840, e-mail: foreclosures@pillwvlaw.com