

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 November 3, 2021, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 2428, at Page 185, Ian Jackson Titus and Kristina D. Titus did convey unto Pam Zagula, 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

December 2, 2025, at 5:00 PM

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

The land hereinafter referred to is situated in the City of Kearneysville, County of Jefferson, State of WV, and is described as follows:

All that certain parcel of real estate located in Middleway District, containing 5.86 acres, more or less, being the "First Outsale" Lot as described on a plat of survey entitled "Plat of Survey Showing a First Outsale" prepared by Appalachian Surveys, Inc., dated May 19, 1986, attached to, made a part of and recorded with that certain deed from Robert I. Palmer, ex us., to Chester C. Sharp, et us., dated August 8, 1986, recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 561, at page 752, to which said plat reference is hereby made for a more complete and accurate description by metes and bounds of the parcel hereby conveyed.

Being all that certain property conveyed from Russell Meadows and Misty Dawn Meadows to Ian Jackson Titus and Kristina D. Titus, as joint tenants with the right of survivorship and not as tenants in common to Ian Jackson Titus and Kristina D. Titus, as joint tenants with the right of survivorship, by deed dated January 24, 2019 and recorded January 29, 2019 in Book 1218, Page 432 of official records.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 7179 Middleway Pike, Kearneysville, WV 25430.

AND BEING the same real estate which was conveyed to Ian Jackson Titus and Kristina D. Titus, by Deed dated January 24, 2029, from Russell Meadows and Misty Dawn Meadows, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1218, at Page 432.

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