

**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 8, 2013, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 1984, at Page 117, Andrew P. Greenleaf did convey unto Larry F. Mazza and Richard A. 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

November 29, 2022, at 5:04 PM

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

ALL THAT CERTAIN lot or parcel of real estate, with the improvements thereon and the appurtenances thereunto belonging, situate in Shepherdstown District, Jefferson County, West Virginia, being more particularly bounded and described as follows:

Lot 1, containing 1.99 acres, as the same is shown on that certain plat entitled "Final Plat for Rocky Marsh II Subdivision" dated November, 2008, drawn by Alpha Associates, Incorporated, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 25, at Page 105.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 1633 Turner Road, Shepherdstown, WV 25443.


AND BEING the same real estate which was conveyed to Andrew P. Greenleaf by Deed dated November 7, 2013, from Warren David Greer, Jr. and Claire DuFief-Greer, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1132, at Page 330.

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

  
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Richard A. Pill, Member

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