

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 19, 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 399, Eric D. Hall and Trisha M. Hall did convey unto Kase & Associates, P.C., 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

January 8, 2024, at 5:00 PM

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

All that certain parcel of real property, with the improvements thereon and appurtenances thereunto belonging, situate along the westerly margin of West Virginia County Route 230, approximately 1.0 miles north of Halltown, in the Harpers Ferry District, Jefferson County, West Virginia, more particularly described as follows:

Lot 163, Section 3, Gap View Village, as shown on a survey made by Fred W. Gates, dated March 11, 2002, entitled "Final Plat, Gap View Village, Phase III", and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 19 at page 50.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 19 General Pryor Court, Harpers Ferry, WV 25425.


AND BEING the same real estate which was conveyed to Eric D. Hall and Trisha M. Hall by Deed dated July 19, 2022, from Wesley T. Norton and Elizabeth M. Norton, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1285, at Page 191.

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


By: Richard A. Pill, Member

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