

## 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 January 26, 2021, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 2348, at Page 275, William S. Campbell and Sarah E. Campbell did convey unto Teays Valley Trustee, LLC, 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 5:02 PM

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

All of the following described realty, together with its improvements and appurtenances, situate, lying and being in Kabletown District, Jefferson County, West Virginia, and more particularly described as follows:

Being all of Lot 64, containing 1.347 acres, more or less, and Lot 65, containing 1.402 acres, as the same are designated and described on a plat made by Richard U. Goode, C.L.S. entitled "John Brown Farms River Section" dated April 19, 1963, which plat is recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 262, at Page 522, to which plat reference is made for a more particular description. TOGETHER WITH a right-of-way laid out on the aforesaid plat for purposes of ingress and egress to the property herein conveyed.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 434 Old Shenandoah Trail, Harpers Ferry, WV 25425.

AND BEING the same real estate which was conveyed to William S. Campbell and Sarah E. Campbell, by Deed dated May 7, 2015, from Eric M. Decker and Alexandra Decker, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1157, at Page 458.

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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