

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 February 20, 2020, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 2270, at Page 683, David W. Pauley and Jenny Pauley did convey unto Teavys 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

December 12, 2024, at 5:04 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 referred to herein below is situated in the County of JEFFERSON, State of WV, and is described as follows:

All of revised Lot 19, Wide Horizon Section Part 2, Hidden River Farm, containing 1.1182 acres as shown on a plat prepared by Terry Placanica, dated June 26, 1998, and attached to a Deed of Merger recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia in Deed Book 908 at Page 86.

Being the same property as conveyed from Gary P. Beaudet, Sr. to David W. Pauley as set forth in Deed Book 1197 Page 363 dated 10/17/2017, recorded 10/18/2017, JEFFERSON County, WEST VIRGINIA.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 103 Gladiator Place, Kearneysville, WV 25430.

AND BEING the same real estate which was conveyed to David W. Pauley and Jenny Pauley, by Deed dated October 17, 2017 from Gary P. Beaudet, Sr., and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1197, at Page 363.

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

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