

N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Patricia A. Kidrick scheduled for November 25, 2024, at 4:50 o'clock p.m., and postponed to January 13, 2025, at 5:02 o'clock p.m., **has been further postponed to February 27, 2025, at 5:02 o'clock p.m.**, in Charles Town, Jefferson County, West Virginia.

Pill & Pill, PLLC,  
Substitute Trustee

BY:



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Jonathan L. Wertman, Esq.

## **NOTICE OF BONDED SPECIAL COMMISSIONER'S SALE**

NOTICE OF SPECIAL COMMISSIONER'S SALE is hereby given pursuant to and by virtue of the authority vested in the Bonded Special Commissioner, Pill & Pill, PLLC, by Amended Order of the Circuit Court of Jefferson County, West Virginia, entered on September 20, 2024, Civil Action No. CC-19-2024-P-85, in regard to that certain Deed of Trust dated July 19, 2007, executed by Borrower, Patricia A. Kidrick, to Richard A. Pill, Esq., the Trustee of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Trust Deed Book 1664, at Page 311. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 7341 Martinsburg Pike Shepherdstown, WV 25443. The borrowers defaulted under the Note and Deed of Trust and the Bonded Special Commissioner has been instructed to foreclose under the Deed of Trust. Accordingly, the Bonded Special Commissioner will sell the following described property to the highest bidder at the front door of the Courthouse of Jefferson County, in Charles Town, West Virginia, on the following date:

25<sup>th</sup> day of November, 2024 at 4:50 p.m.

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:

TRACT 1: 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, on the north side of West Virginia State Route 45, and being all of Lot No. 27, Section A of Mecklenberg Heights as the same is bounded and described in a plat of said Section made by John Kusner, Surveyor, dated September 1, 1969, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 1, at page 35.

AND BEING the same parcel of real estate conveyed to the Grantors herein by Deed dated January 31, 1975, from James F. Butts, Jr. and Mary Frances Butts and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 386, at page 234.

TRACT 2: 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, a part of Lot No. 25, in Mecklenberg Heights Subdivision, to-wit:

Beginning at the southeast corner of Lot No. 27 in Mecklenberg Heights, the present property of Patricia Kidrick; thence in an easterly direction 25 feet along the

northerly side of West Virginia State Route 45; thence at right angles in a northerly direction to the line of adjoining lots in the rear a distance of about 150 feet; thence westwardly with the southerly line of the adjoining lots in the rear to the northeast corner of Lot No. 27; thence 143 feet with the easterly line of Lot No. 27 to the public highway, the place of beginning.

AND BEING the same parcel of real estate conveyed to the Grantors herein by Deed dated October 24, 1986, from James F. Butts, Jr. and Mary Frances Butts and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 566, at page 297.

#### **TERMS OF SALE:**

- 1) The property will be conveyed in an "AS IS" physical condition by Deed containing no warranty, express or implied, subject to the Internal Revenue Service right of redemption, all property taxes, prior Deeds, liens, reservations, encumbrances, restrictions, rights-of-ways, easements, covenants, conveyances and conditions of record in the Clerk's office or affecting the subject property.
- 2) The Purchaser shall be responsible for the payment of the transfer taxes imposed by the *West Virginia Code § 11-22-1*.
- 3) The Beneficiary and/or the Servicer of the Deed of Trust and Note reserve the right to submit a bid for the property at sale.
- 4) The Special Commissioner reserves the right to continue sale of the subject property from time to time by written or oral proclamation, which continuance shall be in the sole discretion of the Special Commissioner.
- 5) The Special Commissioner shall be under no duty to cause any existing tenant or person occupying the property to vacate said property, and any personal property and/or belongings remaining at the property after the foreclosure sale will be deemed to constitute ABANDONED PROPERTY AND WILL BE DISPOSED OF ACCORDINGLY.
- 6) The total purchase price is payable to the Special Commissioner within thirty (30) days of the date of sale, with ten (10%) of the total purchase price payable to the Special Commissioner at sale.

Should any party have inquiries, objections to the sale or protests regarding the sale, or requests regarding the sale, please notify the Special Commissioner below by one of the means of communication set forth below.

Pill & Pill, PLLC, Bonded Special Commissioner

85 Aikens Center  
Martinsburg, WV 25404  
(304) 263-4971  
foreclosures@pillwvlaw.com

/s/ Richard A. Pill (with consent)  
Pill & Pill, PLLC, Bonded Special Commissioner  
85 Aikens Center  
Martinsburg, WV 25404  
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foreclosures@pillwvlaw.com

**Further, pursuant to *West Virginia Code §55-12-1 and §55-12-3*, the Circuit Court Clerk of Jefferson County, West Virginia hereby certifies that the aforementioned Special Commissioner has obtained a bond as required by law.**

Entered this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Circuit Court Clerk