

N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Veronica Eury and Gary Eury scheduled for January 13, 2025, at 5:00 p.m., **has been postponed to March 17, 2025, at 5:00 o'clock p.m.**, in Charles Town, Jefferson County, West Virginia.

Pill & Pill, PLLC,  
Substitute Trustee

BY:

Richard A. Pill  
Richard A. Pill, Member

## **NOTICE OF TRUSTEE'S SALE**

NOTICE OF TRUSTEE'S SALE is hereby given pursuant to and by virtue of the authority vested in the Substitute Trustee, Pill & Pill, PLLC, by that certain Deed of Trust dated October 17, 2017, executed by the Borrowers, Veronica Eury and Gary Eury, to Teays Valley Trustees, LLC, the Trustee, of record in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 2161, at Page 341. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 510 Cedar Hill Drive, Harpers Ferry, WV 25425. Pill & Pill, PLLC was appointed as Substitute Trustee by an APPOINTMENT OF SUCCESSOR TRUSTEE dated October 22, 2018, of record in the Clerk's Office in Book 1214, at Page 605. The Borrowers defaulted under the Note and Deed of Trust and the Substitute Trustee has been instructed to foreclose under the Deed of Trust. Accordingly, the Substitute Trustees 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:

January 13, 2025, at 5:00 p.m.

The property is described as all of that certain lot or parcel of real estate, with the improvements thereon and the appurtenances thereunto belonging, situate, lying and being in Harpers Ferry District, Jefferson County, West Virginia, and more particularly described as follows:

Parcel 1: Being the all of the western 1/2 of Lot 44 and the eastern 1/2 of Lot 44, as shown on a plat entitled "Lot 44, Section I, Keyes Ferry Acres, Harpers Ferry District, Jefferson County, West Virginia", recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia in Deed Book 663, at Page 26. Parcel 2: All of Lots 45 and 46, Section I, of Keyes Ferry Acres as the same are bounded and described in a plat of Section I, of Keyes Ferry Acres as the same are bounded and described in a plat of Section I of Keyes Ferry Acres, dated 05/19/1964, made by E. P. Hickman, Surveyor, and attached to a deed recorded in the Office of the Clerk of the County Commission of said County in Deed Book 267, at Page 90.

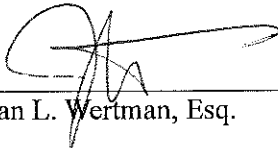
Being the same property conveyed to Gary S. Eury by the Deed dated December 12, 2011, and recorded in Deed Book 1104, at Page 509, in the Office of the Clerk of the County Commission of Jefferson County, West Virginia.

**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 Trustee 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 Trustee.
- 5) The Trustee 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 Trustee within thirty (30) days of the date of sale, with ten (10%) of the total purchase price payable to the Trustee at sale.

Pill & Pill, PLLC, Substitute Trustee

BY:

  
Jonathan L. Wertman, Esq.

Pill & Pill, PLLC  
85 Aikens Center  
Edwin Miller Boulevard  
P.O. Box 440  
Martinsburg, WV 25402  
(304) 263-4971  
foreclosures@pillwvlaw.com