

N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Emily B. Reynolds scheduled for January 13, 2025, at 5:04 p.m., **has been postponed to March 17, 2025, at 5:04 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 Trustee, Douglas McElwee, by that certain Deed of Trust dated February 24, 2020, executed by the Borrower, Emily B. Reynolds, to Douglas McElwee, the Trustee, of record in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 2267, at Page 557. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 30 Chickadee Ct., Harpers Ferry, WV 25425. Pill & Pill, PLLC was appointed as Substitute Trustee by an APPOINTMENT OF SUCCESSOR TRUSTEE dated August 29, 2023, of record in the Clerk's Office in Book 1307, at Page 118. The Borrower 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 Trustee will sell the following described property, together with the improvements thereon and the appurtenances thereunto belonging, 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 5:04 p.m.

All that certain parcel of real estate situate in Charles Town District of Jefferson County, West Virginia, more particularly described as follows:

Lot 13 in Section 15-J of the Shannondale Subdivision in Charles Town District, Jefferson County, West Virginia, as said lot is described on a plat of record in the Office of the Clerk of the County Commission of said County in Plat Book 1 at page 59, to which plat reference is made for a more particular description.

AND BEING the same property conveyed unto Emily B. Reynolds by the Deed dated the 24<sup>th</sup> day of February, 2020, from Michael A. Doyle, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1236, at Page 596.

**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:

  
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