

## 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 April 25, 2013, executed by Borrower, Tracey S Smoot, to Tasha Keller Catrow, the Trustee of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 1949, at Page 674. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 218 Oak Ridge Drive, Harpers Ferry, WV 25425. Pill & Pill, PLLC were appointed as Substitute Trustees by APPOINTMENT OF SUCCESSOR TRUSTEE dated December 12, 2024, of record in the Clerk's Office in Book 1336, Page 690. The borrower defaulted under the Note and Deed of Trust and the Substitute Trustees have 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:

February 3, 2025 at 5:04 p.m.

All of that certain lot or parcel of real estate situate In the Kabletown District, Jefferson County, West Virginia and more particularly bounded and described as follows: Being all of Lots 32 and 33, Section 1-D, Shannondale Subdivision, as the same appears on a plat of said subdivision, made by A. G. Hoopers, Surveyor, dated April 22, 1955 and recorded In the Office of the Clerk of the County Commission of Jefferson County in Deed Book 205, at Page 75, together with all easements and appurtenances thereunto belonging. BEING the same real estate conveyed unto the Tracey S. Smoot, as sole owner, by Deed dated April 18, 2013, and recorded in the office of the Clerk of the County Commission of JEFFERSON COUNTY, West Virginia, in Deed Book 1123 at page 258.

### TERMS OF SALE:

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\*13433043\*

- 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

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