

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 February 14, 2003, executed by Borrower(s), David A Levine and Monica L Levine, to Fieldstone Mortgage Company and Randall R. Conrad II, the Trustee of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 1158, at Page 307. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 2426 Steamboat Run Rd, Shepherdstown, WV 25443. Pill & Pill, PLLC were appointed as Substitute Trustees by APPOINTMENT OF SUCCESSOR TRUSTEE dated September 19, 2024, of record in the Clerk's Office in Book 1331, Page 596. The borrower(s) 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 5:06 p.m.

ALL THAT CERTAIN lot or parcel of real estate, with the improvements thereon and the appurtenances thereunto belonging, about 3 miles north of Shepherdstown in Shepherdstown District, Jefferson County, West Virginia, east of a road known as the Shepherd Grade Road, more particularly designated and described as Lot No. 3-C in Steamboat Run Estates, the real estate hereby conveyed being more particularly bounded and described as follows, according to a survey by Charles R. Atherton, CE dated March 18, 1970, plat of which is recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 315, at page 470, to-wit: Beginning at a point marked by an iron pipe in the northerly line of the south side of the main access loop, said point being 7520 feet, more or less, from the main entrance gate and being the common corner of Lot Nos. 3-C and 4-C; thence by the northerly line aforesaid the following two (2) courses and distances (1) S. 81-52 E. a distance of 160.5 feet, and (2) S. 73-26 E. a distance of 146.1 feet to an iron pipe, common corner of Lot Nos. 2-C and 3-C; thence with Lots 2-C and 7-C, N. 12-49 E. (erroneously shown on the plat as N. 19-28 E.) a distance of 629.3 feet to an iron pipe, corner of Lot No. 8-C; thence with Lot No. 8-C N. 85-52 W. a distance of 399.0 feet to an iron pipe in the line of Lot No. 9-C; thence with Lot No. 9-C and 4-C S. 4-08 W. a distance of 579.0 feet to the point of beginning, containing 4.79 acres, more or less. AND BEING the same real estate which was conveyed to the Grantors herein by Deed dated October 29, 1999, from Paul H. Levine and Miriam G. Levine and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 931 at Page 739.

TERMS OF SALE:

ra3962

13294361

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