

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 5, 2021, executed by Borrower(s), Joe Philogene, to Sansalone & Sansalone, Attorneys, Law Firm, the Trustee of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 2348, at Page 345. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 428 Grouse Knoll Lane, Summit Point, WV 25446. Pill & Pill, PLLC were appointed as Substitute Trustees by APPOINTMENT OF SUCCESSOR TRUSTEE dated March 13, 2025, of record in the Clerk's Office in Book 1342, Page 455. 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:

August 18, 2025 at 5:08 p.m.

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

Lot No. 80 of Quail Run, Section II, as more fully shown on that certain plat prepared by Appalachian Surveys, dated the 9th day of December, 1988, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Map Book 8 at Page 48.

TERMS OF SALE:

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- 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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