

N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Jessica J. Faulkingham and Joshua A. Faulkingham scheduled for July 29, 2025, at 5:06 o'clock p.m., and postponed to September 16, 2025, at 5:06 o'clock p.m., **has been further postponed to October 16, 2025, at 5:06 o'clock p.m.,** in Charles Town , Jefferson County, West Virginia.

Pill & Pill, PLLC,
Substitute Trustee

BY:



Jonathan L. Wertman, Esq.

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, Richard A. Pill, Esq., by that certain Deed of Trust dated August 9, 2021, executed by Borrower(s), Jessica J Faulkingham and Joshua A Faulkingham, to Richard A. Pill, Esq., the Trustee of record in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 2400, at Page 1. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 18 Powder River Ct, Harpers Ferry, WV 25425. The borrower(s) defaulted under the Note and Deed of Trust and the Trustee has been instructed to foreclose under the Deed of Trust. Accordingly, the Trustee 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:

July 29, 2025 at 5:06 p.m.

All of that certain real property, with improvements and appurtenances thereunto belonging, situate, and being, in Harpers Ferry District, Jefferson County, West Virginia, and more particularly described as follows:

Being all of Lot 64, as the same is designated and described on a plat entitled "Final Plat Showing Lots 1, 26, 38-78, 94, 109, 132, 159 & Residue Lots A-F Sheridan" made by Peter H. Lorenzen, Surveyor, dated February 2003, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 20, at Page 39, TOGETHER WITH a non-exclusive right-of-way over the streets and roads as shown on the aforesaid plat for access to and from real estate herein conveyed.

SUBJECT TO and TOGETHER WITH the following: all covenants, restrictions, conditions, easements, reservations, rights-of-way, public utility easements, and other matters of record or in existence, to the extent valid, subsisting, and enforceable; any lien of taxes for the current year and subsequent years, accrued but not yet payable; matters that would be shown by and accurate survey and inspection of the property; zoning requirements, statutes, rules, orders, restrictions, regulations, and ordinances of governmental agencies of their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist); and, all roads and legal highways.

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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.

Richard A. Pill

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