

N O T I C E

The Trustee's Sale of Valuable Real Estate on property owned by Jose Alvarez and Cindy Gomez scheduled for November 17, 2025, at 5:00 o'clock p.m., and postponed to January 12, 2026, at 5:00 o'clock p.m., **has been further postponed to February 16, 2026, at 5:08 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 Substitute Trustee, Pill & Pill, PLLC, by that certain Deed of Trust dated June 27, 2024, executed by the Borrower(s), Jose Alberto Alvarez and Cindy Lorena Gomez, to Kimberly Gilbert-Toelle, Esq., the Trustee, of record in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Book 2558, at Page 196. At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 46 Armistead Place, Charles Town, WV 25414. Pill & Pill, PLLC was appointed as Substitute Trustee by an APPOINTMENT OF SUCCESSOR TRUSTEE dated June 19, 2025, of record in the Clerk's Office in Book 1349, at Page 595. The Borrower(s) 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 to the highest bidder at the front door of the Courthouse of Jefferson County, in Charles Town, West Virginia, on the following date:

November 17, 2025, at 5:00 p.m.

The following described parcel of real estate, situate, lying and being in Charles Town District, Jefferson County, West Virginia, being more particularly described as follows:

Townhouse Lot 17, Kings Crossing Subdivision, shown on that "Final Plat Of Kings Crossing Subdivision, Phase IA", recorded in the office of the Clerk of the County Commission of Jefferson County, West Virginia in Plat Cabinet 26, at Slide 556.

AND BEING that same real estate conveyed from DRB Group West Virginia, LLC, a Maryland limited liability company, to Cindy Lorena Gomez and Jose Alberto Alvarez, by Deed dated June 27, 2024, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1325, at Page 626.

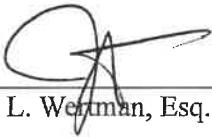
SUBJECT TO any and all easements, rights-of-way, conditions, covenants and restrictions of record or in existence.

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:



Jonathan L. Weitman, Esq.

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