

**NOTICE OF TRUSTEE'S SALE
ON SITE AT
5831 Ray Court, Warrenton, Virginia
Tax Map 6994-89-5521-000**

In execution of a Deed of Trust in the original amount of \$340,000.00, dated July 25, 2005 from Susan Leslie Fraser recorded in Deed Book 1170, Page 2164 in the land records of the County of Fauquier, Virginia, default having been made in the payments of the indebtedness thereby secured, the undersigned will on

October 2, 2020 @ 12:00 NOON

ON SITE at **5831 Ray Court, Warrenton, Virginia**, offer for sale at public auction the property and improvements thereon, described as follows:

All that certain tract or parcel of land lying and being situate in Center Magisterial District, Fauquier County, Virginia, and containing 0.6413 acres, more or less, and designated as Lot 25, Phase II, Cedar Knolls Subdivision, as shown on plat of subdivision dated January 15, 1987 and prepared by James G. Butler, Jr. and Associates PC and recorded with deed of subdivision, dedication and imposition of covenants, conditions and restrictions in Deed Book 556, Page 556 in the Circuit Court Clerk's Office of Fauquier County, Virginia.

TERMS OF SALE: CASH

This sale is subject to all matters of record in the chain of title to the above property, and also subject to mechanics' and materialmen's liens of record and not of record, if any such liens exist.

A bidder's deposit of Twenty-five Thousand (\$25,000.00) Dollars in certified funds is required at the time of sale, with the balance due at settlement, to be held within 30 days from the sale date at the office of the Trustee. The property and improvements thereon shall be sold in "as is" condition. All costs of conveyance, by special warranty deed, will be at the cost of the purchaser. Real estate taxes shall be prorated to date of sale. Additional terms of sale shall be announced at the time of sale and contained in a memorandum of sale which the successful bidder shall be required to sign. This sale is being conducted in coordination with COUNTS REALTY & AUCTION GROUP and the buyer will be charged a buyer's premium of 10% of the high bid amount.

JEFFREY A. WARD
SUBSTITUTE TRUSTEE

For more information please contact:
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For more information visit the following web address: counts@countsauktion.com
Or Contact: Pete Ramsey @ Counts Realty & Auction Group 1-434-525-2991