

**FORECLOSURE SALE OF VALUABLE REAL ESTATE  
AT PUBLIC AUCTION**

**30.72 Acres with Wine Tasting Room and Offices, and an Unimproved 2.31 Acre Lot  
4574 Belle Vista Drive, Barboursville VA  
Albemarle County Tax Map Nos. 03500-00-00-017A4 and 03500-00-00-017A5**

**SALE: THURSDAY, JUNE 2, 2022 AT 12:00 P.M.  
AT THE ALBEMARLE COUNTY CIRCUIT COURTHOUSE LOCATED AT  
501 E. JEFFERSON STREET, CHARLOTTESVILLE, VA 22902**

In execution of a Credit Line Deed of Trust, being dated March 31, 2015 and recorded on March 31, 2015, in the Clerk's Office of the Circuit Court in Albemarle County, Virginia (the "Clerk's Office"), in Deed Book 4601, page 202, and corrected by the re-recording of the Credit Line Deed of Trust to correct name in the legal description and recorded on August 6, 2015 in the aforesaid Clerk's Office in Deed Book 4659, page 91 (together, the "Deed of Trust"), the undersigned as Trustee under said Deed of Trust, will offer for sale at public auction the parcel listed below:

All those three certain tracts or parcels of land situated in the Rivanna Magisterial District of Albemarle County, Virginia on the east side of State Route 20, north of Stony Point, shown as revised Lot 1, containing 21.00, more less; Revised Lot 4, containing 16.31 acres, more or less, and Lot 5 containing 2.31 acres, more or less, on a plat by Roger W. Ray Assoc., Inc., dated March 21, 2014, and recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 4545, page 233;

**TMP 03500-00-00- 017A1**

Revised Lot 1, containing 21.00 acres more less;

Being the same property conveyed to Oderon, LLC, a Virginia limited liability company by Deed from Darren J. Kady and Darren J. Kady, Trustee under the Southwind Declaration of Trust, and Deborah Kady and Deborah A. Kady, Trustee under the Southwind Declaration of Trust, dated March 15, 2005 and recorded April 8, 2005 in the aforesaid Clerk's Office in Deed Book 295, page 45-50.

**TMP 03500-00-00-017A4**

Revised Lot 4, containing 16.31 acres, more or less;

Being the same property conveyed to Oderon, LLC, a Virginia limited liability company be Deed from Darren J. Kady and Darren J. Kady, Trustee under the Southwind Declaration of Trust, and Deborah Kady and Deborah A. Kady, Trustee under the Southwind Declaration of Trust, dated March 15, 2005 and recorded February 2, 2006 in the aforesaid Clerk's Office in Deed Book 3153, page 199.

LESS AND EXCEPT 6.59 acres reflected as Parcel X on the Plat by Roger W. Ray & Assoc. Inc. dated October 17, 2017, and revised on October 24, 2017, which is recorded with the Deed recorded in the aforesaid Clerk's Office in Deed Book 05013, Page 0543.

**TMP 03500-00-00-017A5**

Revised Lot 5, containing 2.31 acres, more or less;

Being the same property conveyed to Oderon, LLC, a Virginia limited liability company by Deed from Paul M. Neal and Rebecca M Neal, husband and wife, dated October 21, 2009 and recorded November 16, 2009 in the aforesaid Clerk's Office in Deed Book 3819, page 255.

(the "Property")<sup>1</sup>.

TERMS OF SALE: A bidder's deposit of the greater of \$75,000 or 10% of the winning bid, shall be paid at the sale by cashier's check made payable to Bidder (to be assigned to Trustee if Bidder is successful), with the balance upon delivery of a trustee's deed within 30 days of sale. If the initial deposit is less than 10% of the winning bid, then the successful bidder's deposit MUST be increased to 10% of the winning bid by cashier's check or wired funds within three (3) business days. Settlement shall be held within 30 days after the date of sale unless otherwise postponed at the sole discretion of the Trustee. Sale is subject to the covenants, conditions, restrictions, rights of way, and easements, if any, contained in the deeds and other documents forming the chain of title to the property. Property is sold "**AS IS, WHERE IS,**" "**WITH ALL FAULTS**" and "**WITH ABSOLUTELY NO WARRANTIES.**"

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<sup>1</sup> The Property is now identified by Albemarle County as Tax Map No. 03500-00-00-017A4 consisting of approximately 30.72 acres.

TIME SHALL BE OF THE ESSENCE WITH RESPECT TO SETTLEMENT. The deposit shall be applied to the credit of successful bidder at settlement; or, in the event of failure to complete settlement within the time set forth after the date of sale, in accordance with the terms of sale, the deposit shall be forfeited and applied to the costs of sale, including Trustee's fee, and the Property shall be resold at the cost and expense of the defaulting Purchaser. Risk of loss or damage to the Property shall be borne by successful bidder from the time of auctioneer's strikdown at the sale. Purchaser shall pay all settlement fees, title examination charges, title insurance premiums, and recording costs. Current real estate property taxes will be prorated at closing as of date of sale. Rollback taxes, if any, will be the responsibility of the Purchaser.

THE TRUSTEE RESERVES THE RIGHT: (i) to waive the deposit requirements; (ii) to extend the period of time within which the Purchaser is to make full settlement; (iii) to withdraw the Property from sale at any time prior to the termination of the bidding; (iv) to keep the bidding open for any length of time; (v) to reject all bids; and (vi) to postpone or continue this sale from time to time, such notices of postponement or setting over shall be in a manner deemed reasonable by the Trustee. Announcements made on day of sale take precedence over all other advertised terms and conditions.

Employees, directors and officers of Farm Credit of the Virginias, ACA, and their immediate family and companies in which they have an interest are not eligible under federal regulations to purchase this property at foreclosure.

FOR INFORMATION SEE: [www.fplegal.com/foreclosures](http://www.fplegal.com/foreclosures)

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