

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

**A 2 Bedroom, 1 Bath Home on 24.48 Acres
536 Stuart Road, Fairfield, VA
Rockbridge County Parcel ID No. 37 A 39**

**SALE: FRIDAY, JULY 26, 2024, AT 12:00 P.M.
AT THE ROCKBRIDGE COUNTY CIRCUIT COURTHOUSE LOCATED AT
20 SOUTH RANDOLPH STREET, LEXINGTON, VA 24450**

In execution of a Credit Line Deed of Trust, being dated October 20, 2020, and recorded on October 20, 2020, in the Clerk's Office of the Circuit Court in Rockbridge County, Virginia (the "Clerk's Office"), as Instrument No. 200003275 (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 of that certain tract or parcel of land, lying south of Route 727 (Stuart Road) but not adjoining, in the Walkers Creek Magisterial District of Rockbridge County, Virginia, containing 24.48 acres, more or less, shown as "24.48 ACRES Tax Parcel 0370000A00000390" on a plat dated August 20, 2020, made by Brandon D. Dorsey, LS, recorded in the Clerk's Office of the Circuit Court of Rockbridge County, Virginia, in Plat Cabinet 5, Slide 229.

Specifically included with the above conveyed property is a perpetual non-exclusive easement for ingress and egress between the above property and Stuart Road across the "Gravel Drive" as shown on the above Dorsey plat and as set forth in Court Order recorded as aforesaid as Instrument No. 180002912. Instrument No. 180002912 also contains maintenance provisions regarding said "Gravel Drive".

Parcel ID No. 37 A 39

(the "Property").

TERMS OF SALE: A bidder's deposit of the greater of \$10,000 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 of the winning bid plus a 10% buyer's premium to be paid 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."

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 strike down 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

Flora Pettit PC, Trustee
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