

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

**A 4 Bedroom, 1½ Bath Colonial Home on 113.85 Acres  
9324 Rixeyville Road, Rixeyville, VA  
and  
8.2 acres of vacant land  
Culpeper County Parcel ID Nos. 21-10 and 21-9**

**SALE: FRIDAY, SEPTEMBER 20, 2024 AT 11:00 A.M.  
AT THE CULPEPER COUNTY CIRCUIT COURTHOUSE LOCATED AT  
135 W. CAMERON STREET, CULPEPER, VA**

In execution of a Credit Line Deed of Trust, being dated December 21, 2007, and recorded on December 21, 2007, in the Clerk's Office of the Circuit Court in Culpeper County, Virginia (the "Clerk's Office"), as Instrument No. 070010113 (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 two certain tracts or parcels of land, aggregating 122.05 acres, situated, lying and being on the west side of State Highway Route No. 229, near Rixeyville, in Jefferson Magisterial District, Culpeper County, Virginia, and, according to a survey made by C. T. Guinn, Jr., Surveyor, on November 18, 1974, contains 113.85 acres and 8.20 acres, as set forth on Schedule A in a deed of trust recorded in Deed Book 330, Page 578.

And being the same parcels of land conveyed from Ester Mary King, widow to Naomi C. Ray and Juanita R. Christensen by deed dated December 2, 1974, and recorded in Deed Book 247, Page 514. Naomi C. Ray died January 8, 2001, therefore property transfers to survivor.

Parcel ID Nos. 21-10 and 21-9

(the "Property").

**TERMS OF SALE:** A bidder's deposit of the greater of \$5,000 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."

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](http://www.fplegal.com/foreclosures)

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