

NOTICE OF TRUSTEE’S SALE

3955 Blufton Mill Road, Free Union, Virginia 22940
Tax Map/Parcel Identification Nos. 02800-00-00-01700 and 02800-00-00-017D0
ALBEMARLE COUNTY, VA

In execution of a credit line deed of trust dated April 2, 2007 (the “Deed of Trust”), recorded in the Office of the Circuit Court of Albemarle County, Virginia, as Instrument No. 200700006600, the undersigned substitute Trustees, any or all of whom may act, will offer for sale at the Holiday Inn - Charlottesville, 1901 Emmet Street, Charlottesville, Virginia 22901, on October 4, 2024, at 12:00 o’clock noon, property located at or near 3955 Blufton Mill Road, Free Union, Albemarle County, Virginia, which property is more particularly described as follows:

PARCEL ONE:

All that certain tract or parcel of land, together with improvements thereon and appurtenances thereto belonging, on State Route 821, containing 72.846 acres, more or less, more particularly shown and described on a plat prepared by R. O. Snow & Associates, dated October 5, 1972, recorded in the Clerk’s Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 532, page 3; and

PARCEL TWO:

All that certain tract or parcel of land, together with improvements thereon and appurtenances thereto belonging, on State Route 821, containing 22.523 acres, more or less, more particularly shown and described on a plat prepared by R. O. Snow & Associates, dated February 13, 19765, revised February 29, 1976, entitled “Plat of 22.523 Acre Parcel of Land, A Portion of Parcel C-1 (Lost Valley Farm) Located on State Route 821, East of Pigeon Top Mountain, Albemarle County, Virginia”, recorded in said Clerk’s Office in Deed Book 590, page 434.

This sale is subject to all liens, easements, restrictions, conditions, and reservations of record affecting the title to the property hereinabove described, to the extent any of them have priority over the lien of the Deed of Trust.

TERMS AND CONDITIONS OF SALE:

1. AUCTION: Substitute Trustee has employed The Counts Realty & Auction Group (“Auction Company”). The successful bidder will be required to execute a Memorandum of Trustee’s Sale outlining additional terms of sale and settlement that will be available for review prior to the announcement of sale. Settlement within thirty (30) days of sale.

2. DEPOSIT: A bidder's deposit of \$25,000.00 per tract in certified funds (cashier's or certified check made payable to Spilman Thomas & Battle, PLLC) required.

3. ANNOUNCEMENTS: Announcements made on day of sale take precedence over all prior communications, both verbal and written, concerning the sale or the property.

4. BUYER'S PREMIUM: A 10% buyer's premium will be in effect on day of sale that is added to the high bid amount to determine the contract sales price.

5. "AS-IS", "WHERE-IS": The property is being sold "AS-IS", "WHERE-IS". Potential buyers must perform such independent investigations with respect to the property as they deem necessary.

6. ADVERTISEMENTS: All information provided by Auction Company and Substitute Trustee is deemed reliable but is not warranted. Information contained in the brochure and any advertisements by Auction Company are subject to verification by all parties relying on it. No liability for its accuracy, error or omission is assumed by Auction Company or Substitute Trustee.

7. REPRESENTATION: Auction Company and its representatives represent the party foreclosing on the property.

8. BID INCREMENTS: Auction Company reserves the right to set bid increments and to establish the bid sequences for the order of the sale and/or to change both. Lienholders reserve the right to bid at the sale.

9. LINES ON PHOTOGRAPHS: Any property lines drawn on the photographs in the marketing materials are not exact. Refer to the title documents found in the land records for the actual property lines.

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.

Bryson J. Hunter, Peter M. Pearl, and Jennifer A.
Baker, Substitute Trustees

For Information Contact:

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