

NOTICE OF TRUSTEE'S SALE
21733 Oatlands Road, Aldie, VA 20105
Tax Map # 356-16-2745-000

In execution of a Deed of Trust in the original amount of \$140,000.00, dated November 13, 2014, from Jennie L. Carter, recorded as Instrument Number 20141118-0065153 in the land records of the Loudoun County Circuit Court, Leesburg, Virginia, default having been made in the payments of the indebtedness thereby secured, the undersigned will on

November 7, 2024 @ 12:00 NOON

at the front entrance of the Loudoun County Circuit Court, 18 East Market Street, Leesburg, Virginia 20178, offer for sale at public auction the property and improvements thereon, described as follows:

All that certain tract or parcel of land containing 15.3992 acres, more or less, as show on plat entitled "Boundary Line Adjustment, Lond of Robert E. Rogers, Jr. and Janice G. Rogers", recorded in Deed Book 1538 at Page 1215 among the land records or Loudoun County, Virginia. This property is more recently described by survey prepared by Wilford & Chen, P.C., dated July 28, 1998 and recorded in Deed Book 1609 at Page 1715 among aforesaid land records.

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 10% of bid amount, in cash, certified or cashier's check, 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.

JEFFREY A. WARD
SUBSTITUTE TRUSTEE

For more information please contact:
Jeffrey A. Ward, Esquire
Franklin, Denney, Ward, & Strosnider PLC
129 N. Wayne Ave., Waynesboro, Virginia 22980
540-946-4408 email: jward@fdwslaw.com