

**TRUSTEE'S SALE OF
1421 MAIN STREET & 211 PEARL STREET, LYNCHBURG
TAX MAP NOS. 046-10-006 and 046-10-008
CITY OF LYNCHBURG, VIRGINIA**

In execution of a Credit Line Deed of Trust dated February 23, 2009, in the original principal sum of \$30,000.00 recorded in the Lynchburg Circuit Court Clerk's Office as Instrument Number 090001326, modified by Modification of Deed of Trust dated August 23, 2011, to increase the sum to from \$30,000.00 to \$130,000.00 and to add Parcel 2 to the legal description which said Modification of Deed of Trust appears of record as Instrument Number 110004899, amended by an instrument appointing the undersigned as Substitute Trustee, default having been made in the payment of the indebtedness thereby secured and at the instruction of the noteholder, the undersigned Substitute Trustee, will offer for sale at public auction the property locally known as 1421 Main Street and 211 Pearl Street, Lynchburg, Virginia. Reference is hereby made to the Credit Line Deed of Trust and the Modification of Deed of Trust for a more particular description of the property. This sale of real property will be held on Monday, October 6, 2025, at 9:45 A.M., at the main entrance to the Courthouse for the Circuit Court of the City of Lynchburg, Virginia, located at 900 Court Street, Lynchburg, Virginia.

TERMS: Cash or certified check made payable to Caskie & Frost; bidder's deposit of \$5,000.00 will be required at the sale. Settlement shall be within thirty (30) days of the sale. The property and any improvements thereon will be sold "AS IS", without representations or warranties of any kind. Conveyance shall be made by Special Warranty Deed. The Substitute Trustee will not deliver possession of the Property. This sale is being conducted in coordination with The Counts Realty & Auction Group and the buyer will be charged a buyer's premium of 10% of the high bid amount. Other terms and conditions may be announced at the sale and are available at www.countsauction.com. Announcements made on day of sale take precedence over all other advertised terms and conditions.

Pursuant to the Federal Fair Debt Collection Practices Act, we advise you that this communication is from a debt collector attempting to collect the indebtedness referred to herein and any information we obtain will be used for that purpose.

John R. Alford, Jr.
Substitute Trustee
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Lynchburg, Virginia 24505
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