

TRUSTEE'S SALE
4448 & 4454 S. Amherst Highway, 699 Dillard Road
Madison Heights, VA 24572
(Parcel ID Nos. 155-A-106A, 155-A-107, 155-A-107A and 155-A-108)

In execution of the Deed of Trust dated June 17, 2020, and recorded among the Land Records of the Amherst County, Virginia, on June 17, 2020 as Instrument No. 200001858 (the "Deed of Trust"), SR Agents, LLC, the appointed Substitute Trustee ("Trustee"), will offer for sale at public auction **at the main entrance to the Courthouse for the Circuit Court of Amherst County, Virginia, located at 113 Taylor Street, Amherst, Virginia 24521 on January 22, 2021 at 12:00 p.m.** the property more particularly described in the aforementioned Deed of Trust and briefly identified as follows:

PARCEL ONE: Tax Map No. 155-A-107A (0.413 acre) & 155-A-107

All that certain tract or parcel of land, together with all buildings, fixtures and improvements thereon and rights, privileges and appurtenances thereunto belonging, lying in the Elon Magisterial District of Amherst County, Virginia, at the northwesterly intersection of U.S. Route 29 and Route 776, and being more particularly described as follows:

(A) 0.413 acre designated as Tract 1 on "Plat Showing Part of the Property of R. Gene Montgomery," dated May 4, 1984, by Doyle B. Allen, L.S., recorded in the Clerk's Office of the Circuit Court of Amherst County in Deed Book 507, page 278.

(B) The residue of 1.497 acres shown on "Plat Showing Survey and Division of the Property of W.L. Terry, Sr., Estate," dated October 13, 1970, by L.P. Crocker, Jr., C.L.S., recorded in the Amherst County Circuit Court Clerk's Office in Deed Book 308, page 246, extending from the easterly boundary of (A) to Route 29.

PARCEL TWO: Tax Map No. 155-A-108

All that certain tract or parcel of land together with the buildings and improvements thereon and the privileges and appurtenances thereunto belonging, lying, being and situate in the Elon Magisterial District, Amherst County, Virginia, designated as 0.463 acre, as shown on a plat entitled "Plat of Resurvey of Part of W.L. Terry Estate", made by Berkley-Howell & Associates, PC, dated September 14, 1988, and recorded in the Clerk's Office of the Circuit Court of Amherst County, Virginia, in Deed Book 650, page 8.

PARCEL THREE: Tax Map No. 155-A-106A

All that certain lot or parcel of land located in Elon Magisterial District, Amherst County, Virginia, containing 0.230 acre, bordering on U.S. Route 29, and being more particularly shown on a plat dated September 9, 1988, revised September 14, 1988, made by Willard T. Seigler, C.L.S., a copy of which is attached to a certain deed dated September 26, 1989, and recorded in the Amherst County Circuit Court Clerk's Office in Deed Book 608, page 001.

Property addresses: 4448 S. Amherst Highway, Madison Heights, VA 24572, 4454 S. Amherst Highway Madison Heights, VA 24572, and 699 Dillard Road, Madison Heights, VA 24572

The property will be sold "AS IS," WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND AND SUBJECT TO any and all covenants,

conditions, restrictions, liens, easements, and all other matters of record taking priority over the Deed of Trust, if any, affecting the aforesaid property.

TERMS OF SALE: A non-refundable bidder's deposit of \$50,000.00 or 10% of the sale price, whichever is less, by cashier's or certified check is required at time of sale, except for the party secured by the Deed of Trust. The risk of loss is on the purchaser from the date and time of auction. The balance in cash or immediately available funds, with interest at 4.25% percent per annum from the date of sale to the date of settlement or the balance of the proceeds are received by the Trustee, whichever is later, payable within fifteen (15) days after the date of sale. Grantor's tax, regional congestion relief fee, Deed preparation, state and county/city transfer taxes, recordation taxes, specifically including without limitation, any recapture tax, agricultural transfer tax, all other taxes, public charges and special or regular assessments, water and sewer charges, including penalties and interest, if any, and all other costs incident to settlement are to be paid by the purchaser. Real property taxes are pro-rated to the date of sale. Purchaser is responsible for obtaining possession of the property. If purchaser defaults, the deposit may be forfeited and the property will be resold at the risk and cost of the defaulting purchaser who shall be liable for any deficiency in the purchase price and all costs, expenses, and attorney's fees of both sales. If Trustee does not convey title for any reason, purchaser's sole remedy is the return of the deposit without interest. This sale is subject to post-sale audit of the status of the loan secured by the Deed of Trust including but not limited to determining whether prior to sale a forbearance, repayment, or other agreement was entered into, the loan was reinstated or paid off, or whether the property became subject to an automatic stay under the U.S. Bankruptcy Code prior to the sale; in any such event this sale shall be null and void and purchaser's sole remedy shall be return of the deposit without interest. Additional terms of sale may be announced at the time of sale.

FOR INFORMATION CONTACT:

Benjamin P. Smith, Esquire
Shulman, Rogers, Gandal, Porady & Ecker, P.A.
12505 Park Potomac Avenue, Sixth Floor
Potomac, MD 20854
(301) 230-5241