

TRUSTEE SALE
81 Sclaters Ford Road, Palmyra, Virginia 22963
Tax Map 29-3-2
Fluvanna County, Virginia

In execution of a Deed of Trust in the original principal amount of \$160,000.00, dated July 10, 2008, recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 771, page 70, and Modified by instrument dated September 26, 2012 and recorded in Deed Book 875, page 213, default having occurred in the payment of the Note thereby secured and at the request of the holder of said Note, the undersigned Trustee will offer for sale at public auction at the entrance to the Circuit Court of Fluvanna County, 72 Main Street, Palmyra, Virginia, on **July 22, 2019 at 4:00 p.m.** the property described in said deed of trust, located at the above address and briefly described as: All that certain tract or parcel of land, with improvements thereon and appurtenances thereto, situated in Fluvanna County, Virginia, on the west side of State Route 660, containing 2.039 acres, more or less, shown as Tax Map 29-3-2, on a plat by B. Aubrey Huffman and Associates, LLC, dated March 9, 2006 and recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 679, page 701. Subject to any and all covenants, conditions, restrictions, easements, and all other matters of record taking priority over the Deed of Trust, if any, affecting the aforesaid property.

TERMS OF SALE: CASH: A deposit of 10% of the principal amount of the loan or 10% of the sales price, whichever is lower, cash or certified check will be required at the time of sale, but no more than \$10,000 of cash will be accepted, with settlement within fifteen (15) days from the date of sale. Time is of the essence. If the sale is set aside for any reason, Purchaser at the sale shall be entitled to a return of the Deposit made, without interest, as Purchaser's sole remedy, at law or in equity. Additional terms may be announced at the time of sale. Pursuant to the Federal Fair Debt Collection Practices Act, we advise you that this firm is a debt collector attempting to collect the indebtedness referred to herein and any information we obtain will be used for that purpose.

BARBARA WRIGHT GOSHORN, Trustee

This is a communication from a debt collector. For Information contact:
Barbara Wright Goshorn, Trustee
Barbara Wright Goshorn, P.C.
P.O. Box 177, Palmyra, VA 22963
(434) 589-2694