

TRUSTEE SALE OF

1604 Willow Brook Road, Bumpass, VA 23024

In execution of the Deed of Trust dated May 1, 2020, in the original principal amount of \$209,000.00, recorded in Deed Book 1671, page 609, assigned in Deed Book 1936, page 765, and modified to the amount of \$214,598.43 in Deed Book 1872, page 413, in the Clerk's Office of the Circuit Court for the County of Louisa, Virginia, default having occurred in the payment of the indebtedness thereby secured and at the request of the holder of the note, the undersigned, as Substitute Trustee, will sell at public auction at the front entrance of the Circuit Court for the County of Louisa on February 21, 2025, at 10:00 a.m., the property located at the above address and described as Lot 6, Pleasants Acres, subject to right of way for ingress and egress as described in Deed Book 559, page 501 and Deed Book 833, page 615, County of Louisa. **TERMS: CASH. PROPERTY SOLD AS IS WITH SPECIAL WARRANTY OF TITLE.** A deposit of \$20,000.00 or 10% of the successful bid amount (whichever is lower) will be required immediately of the successful bidder, in cashier's check or certified funds only payable to or signed over to "DOLANREID PLLC, TRUSTEE", balance due within 15 days from date of sale. No personal checks accepted. Sale is subject to post sale confirmation and audit of the status of the loan including, but not limited to, determination of whether the borrower filed for and obtained bankruptcy protection, entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, or if trustee is unable to complete the sale, or if it is set aside or not fully completed for any reason except purchaser's default, the sale shall be null and void, and the purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. Upon purchaser's default, the deposit shall be forfeited and the property resold at the risk and costs of the defaulting purchaser. Sale is subject to all prior liens, easements, restrictions, covenants, reservations and conditions, if any, of record, as well as inchoate liens and any other matters which would be disclosed by an accurate survey or inspection of the premises. Real estate taxes will be adjusted to the date of sale. All costs of conveyance, deed, examination of title, recording charges, grantor's tax and possession will be at the expense of the purchaser. All risks of casualty immediately pass to the successful bidder. Time is of the essence. Winning bidder must sign a memorandum of sale immediately upon completion of sale. Additional terms may be announced at the time of sale. Trustee's affidavit and a copy of the notice of sale available at the foreclosure sale. The opening bid is not announced until the sale. Current sale status available at dolanreid.com/foreclosure-sales. **THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

For Information Contact:

DolanReid PLLC, Substitute Trustee(s)

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