

NOTICE OF TRUSTEE'S SALE

In execution of a Deed of Trust dated December 29, 2021, and recorded December 29, 2021, as Instrument Number 210004952 in the Clerk's Office, Rockbridge County Circuit Court, Fortis Trustee Foreclosure Service, LLC ("Fortis"), acting as the appointed Substitute Trustee, will offer for sale, at public auction, the following real property (the "Property"): Lots 12, 13 and 14 Birdsong Lane and Lots 7, 8 and 9 Sweetgrass Lane, Buena Vista, South River Magisterial District, Rockbridge County, VA, also referenced as Tax Map Numbers 06300000070, 0630001600000080, 0630001600000090, 063000100000120, 063000160000013 and 0630001600000140. The lots constituting the Property will be offered for sale collectively.

The sale will be held at the entrance to the Rockbridge County Circuit Court, 20 South Randolph Street, Lexington, VA 24450-2552, and will be conducted on **February 28, 2024, at 1:00 p.m.** (the "Sale"). This is a third Notice of Sale by the Substitute Trustee with regard to the Property.

TERMS OF SALE: A deposit of **\$5,000.00** for all 6 lots purchased, payable only in cash or cashier's check (the "initial cash deposit"), will be required from the successful high bidder at the Sale, which initial cash deposit will then be credited again a total buyer's deposit (the "total buyer's deposit") equal to 10% of the Sales Price (as defined below). The successful high bidder must complete payment of the total buyer's deposit within 3 business days of the Sale. Settlement must occur within 30 days of the Sale. A memorandum of sale (i.e. sales contract) must also be signed by the successful bidder at the Sale, which, in addition to the bid price, will provide for and include a 10% buyer's premium payable to Motleys Asset Disposition Group ("Motleys"), as sales agent for Fortis. The bid price plus the 10% buyer's premium shall together constitute the Sales Price (the "Sales Price"). The Property is being sold AS IS and by SPECIAL WARRANTY DEED. Additional terms may be announced at the Sale. This is a communication from a debt collector and an attempt to collect a debt. Any information obtained will be used for that purpose. **For more information, contact Ernie Rogers of Motleys, sales agent for Fortis, at (804)327-9090 or ERogers@Motleys.com.**