

## NOTICE OF TRUSTEE'S SALE

In execution of a Deed of Trust dated May 25, 2001, recorded as Instrument # 010003618 and a Correction and Amendment to Deed of Trust dated July 1, 2008, recorded as Instrument #080004486 and Certificate of Transfer recorded as Instrument #110003841 and a Credit Line Deed of Trust dated February 25, 2002, recorded as Instrument #020001985 and a Correction and Amendment to Deed of Trust dated July 1, 2008, recorded as Instrument #080004487 and Certificate of Transfer recorded as Instrument #110003840 from **GUY E. BURNETTE JR.** and **TERESA J. BURNETTE**, Administrator CTA of the Estate of Guy E. Burnette, Jr. to R. H. Gilliam, Jr. and J. J. Eller, Jr., Trustees, recorded among the land records in the Clerk's Office of the Circuit Court of CAMPBELL COUNTY, VIRGINIA, there having been a default under this Deed of Trust and Credit Line Deed of Trust and in the payment of the notes secured thereby, and the Noteholder secured by the Deed of Trust and Credit Line Deed of Trust having directed execution thereof, the undersigned Substitute Trustee, JAMES P. KENT, JR. as Sole Acting Trustee will on

October 28, 2011 at the hour of 2:00 P.M.

at the main entrance to the Campbell County Circuit Courthouse located at 732 Village Highway, Rustburg, Virginia 24588, offer for sale by way of public auction for cash to the highest bidder, the property with any improvements thereon located in the COUNTY OF CAMPBELL, Virginia, having a Tax Map Designation of 82-A-3 and 82-A-4 as more particularly described in and covered by the Deed of Trust and Credit Line Deed of Trust as follows:

**PARCEL ONE:** (1) All that certain tract or parcel of land, together with improvements thereon and appurtenances thereto belonging, lying and being in the County of Campbell, State of Virginia, on both sides of the Leesville-Lynch Station Road, near the village of Leesville, Virginia, in Vista Magisterial District, formerly Otter River Magisterial District and containing 129 acres, according to plat and survey of same made by Fred Kabler, S. C. C., June 12 and 13, 1939, which said plat and survey is recorded in the Clerk's Office of the Circuit Court of Campbell County, Virginia, in Plat Book 6, at Page 75; the lots herein conveyed being Lot No. 3, containing 110 acres, and lots Nos. 4, 5, 6, 7, 8, 9, 10 & 11, these eight lots containing together 19 acres, making a total of 129 acres. (2) All that certain lot or parcel of land, with improvements thereon, lying on the north side of the road between Altavista and Leesville, in Vista Magisterial District, formerly Otter River District, Campbell County, Virginia, containing one and one-half (1 ½) acres, more or less, and being more particularly described by print of survey made by Fred Kabler, S.C.C., on July 9, 1940, which plat is recorded in Plat Book 7, Page 94 in the aforesaid Clerk's Office.

**PARCEL TWO:** That certain tract or parcel of land situate in Vista Magisterial District, formerly Otter River Magisterial District, Campbell County, Virginia, on the South side of Route 43, containing about two acres and more particularly described by reference to a plat of survey made by Fred Kabler, S.C.C., June 12 and 13, 1939, and recorded in the aforesaid Clerk's Office in Plat Book 6, Page 75 as follows:

**BEGINNING** in the middle of Leesville-Lynch Station Road Route 43 corner with Lot 3 now owned by Guy E. Burnette, thence S. 8 E. 345 feet following branch to Staunton River; thence up said river as it meanders in a Westerly direction approximately 300 feet to a branch, thence up said branch in a northerly direction about 300 feet to Route 431 thence down Route 43 in an Easterly direction about 300 feet to the point of BEGINNING.

The above described Parcels One and Two being the same property conveyed to Guy E. Burnette, Jr. by Deed dated July 1, 1999 from Guy E. Burnette, Sr., widower, which is duly recorded in the aforesaid Clerk's Office in Deed Book 959, Page 882.

**PARCEL THREE:** All that certain tract or parcel of land lying in Vista Magisterial District, formerly Otter River Magisterial District, Campbell County, Virginia, and more particularly described as:

BEGINNING at an iron stake, being the Northwest corner of a tract of land previously sold to Gilliam Hughes; thence along the line of the said Hughes N. 89  $\frac{3}{4}$  E. 209.0 feet to an iron stake; thence with the land previously owned by Guy E. Burnette, Sr., from Buck Arthur now owned by Guy E. Burnette, Jr., N. 4W. 417.0 feet to a stake; thence along the lines nor or formerly the L. E. Dalton property S. 89  $\frac{3}{4}$  W. 209.0 feet to a stake; thence continuing with the lands now or formerly owned by said Dalton S. 4E 417.0 feet to the beginning and containing, according to survey of H. M. Lane, C. E., field work by Thomas T. Adams, B. S. in Engineering, made the 6<sup>th</sup> day of September, 1950, 2.0 acres, more or less, and being the same land conveyed to Guy E. Burnette, Sr. by deed dated September 6, 1950 and duly recorded in Deed Book 229, Page 140 in the aforesaid Clerk's Office.

The properties are being sold "As Is" physical condition without warranty of any kind and the properties are further SUBJECT TO conditions, restrictions, rights-of-way, easements, and reservations, if any, contained in the deeds forming chain title thereto, filed and unfiled mechanics and materialmen's liens, if any and all other matters of record taking priority over the Deed of Trust and Credit Line Deed of Trust, if any.

**TERMS OF SALE:**

Bidders deposit of ten percent (10%) by Cash or Cashier's/Certified check required at time of sale, except for party secured by the Deeds of Trust. Risk of loss on Purchaser from date and time of sale. Settlement must be made by November 28, 2011, at the Office of undersigned Trustee. Taxes to be pro-rated at Settlement. Except for Grantors Tax, all settlement costs and expenses are purchaser's responsibility. Purchaser shall have responsibility for obtaining possession. If Trustee does not or is unable to convey good title, Purchaser's only remedy is return of deposit. If Purchaser does not close for any reason other than Trustee being able to convey good title, the deposit shall be forfeited. Other terms of sale to be announced prior to the sale and purchaser will be required to sign a memorandum of sale.

Written notice of the Trustee Sale has been sent to the owners by certified mail in compliance with Section 55-59.1 of the Virginia Code.

For further information, contact:  
JAMES P. KENT, JR., Substitute Trustee  
KENT & KENT, P.C.  
525 Seventh Street  
Altavista, VA 24517  
PH: 434-369-1326

RUSSELL MCBRIDE  
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DAMASCUS REALTY, LLC  
22798 Jeb Stuart Highway  
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