



OPENING STATEMENTS

Monday, November 2, 2020 at 12 PM

42916 Via Veneto Way, Ashburn, VA 20148

1. Today's Auction features an ABSOLUTE TRUSTEE AUCTION of 0.68 acres at The Park at Belle Terra in Ashburn, Virginia.
2. **PROPERTY INFORMATION:** A 0.68 acre lot at The Park at Belle Terra located at 42916 Via Veneto Way in Ashburn, which is located in Loudon County, Virginia.
3. **TAXES:**
 - Total assessed value \$256,800.00
4. **TERMS:** The Real Estate will have a 10% Buyers Premium added to the high bid to determine the final contract price. A deposit of \$20,000.00 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 \$10,000.00 of cash will be accepted, with settlement within fifteen (15) days from the date of sale. Sale is subject to post sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale which affects the validity of the sale, as well as to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. 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.

5. **WARRANTIES:** As always, neither the sellers nor TCRA make any warranties on the property being sold today. You are buying “as is, where is”. Purchasers are responsible for doing all of their own investigations and due diligence prior to bidding here today. Purchasers are guaranteed a clear title to the property. If a clear title cannot be provided, Purchasers will be refunded their deposit and released from the contract. The Auctioneer reserves the right to set bid increments or reject bids. Auction day announcements take precedence over all other print or published media of any nature. All information is deemed reliable but is not warranted.