

**NOTICE OF TRUSTEE'S SALE OF REAL ESTATE LOCATED AT
4360 COUNTRY CLUB DRIVE, PULASKI, VIRGINIA,
KNOWN AS PULASKI COUNTRY CLUB**

In execution of a Deed of Trust from Pulaski Country Club, Incorporated to James G. Rakes and F. Brad Denardo, trustees, dated June 25, 2008, recorded in the Pulaski County Circuit Court Clerk's Office as land instrument # 2008-2972, there having been a default under this deed of trust and the noteholder secured thereby having directed execution thereof and having appointed Samuel D. Campbell as substitute trustee by Appointment of Substitute Trustee dated February 2, 2017, recorded in said Clerk's Office, and 14 days prior written notice of sale having been given to all parties entitled to such notice under Virginia Code §55-59.1, I, Samuel D. Campbell, sole substitute trustee, shall proceed to execute said deed of trust by offering the following real property for sale at public auction, on the premises, at the clubhouse of the Pulaski Country Club, 4360 Country Club Drive, Pulaski, Virginia, on **Wednesday, May 17, 2017 at 12:30 p.m.:**

Located at 4360 Country Club Drive, Pulaski, Pulaski County, Virginia, consisting of 146.22± acres of land, currently bearing tax map/parcel ## 55-1-24 & 24A and 64-1-8A (tax account ## 13777, 13779, 13778), together with all structures and other improvements thereon and fixtures and appurtenances thereto, as fully described in the aforesaid deed of trust, known as Pulaski Country Club.

Terms of Sale: Cash deposit of 10% of the selling price (highest bid) of the property on the day of sale, full balance of the purchase price in cash or its equivalent at settlement within 30 consecutive calendar days after the date of sale. Current year real estate taxes will be pro-rated as of the date of sale. If the successful bidder defaults, then the property may be sold to the next highest bidder, and the deposit shall be deemed forfeited. Additional terms of sale may be announced at the time of sale. The property will be sold and conveyed in "AS IS" condition, and title will be transferred by trustee's deed with special warranty of title, subject to any and all easements, covenants, conditions, restrictions, reservations, and/or regulations existing at the time of sale.

Samuel D. Campbell, substitute trustee

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