

**Saint John the Evangelist Catholic Church
Update Regarding the Maple Avenue Property**

August 14th, 2026.

Dear Parish Family,

After all this time of patient waiting, prayer and hopeful expectation, the time is here to share with you this important message about the Parish Property that was sold to ACS. Throughout this period of waiting, your steadfast faith, dedication and love for the Parish is a true testament to the strength of our Faith Community. You are all most appreciated. Here is a recap of the situation on this important subject.

I would like to provide an update regarding the former church and school property on Maple Avenue that was sold to Appalachian Christian School (ACS). Because many parishioners have asked about this matter, I believe it is important to share both the history of the transaction and where things currently stand.

On June 30, 2021, the parish completed the sale of the Maple Avenue property to ACS for \$1,150,000. The sale price was established through a comparative market analysis, and the decision to sell followed consultation with the Parish Finance Council and other advisors. As required by diocesan policy, the Diocese of Richmond reviewed and approved the transaction.

At closing, ACS made a down payment of \$75,000, with the remaining \$1,075,000 financed by the parish through a promissory note secured by a Purchase Money Deed of Trust secured by the property sold. As with any such agreement, the Deed of Trust protects the parish's legal rights as a lender and secures repayment of the loan together with any interest and related costs provided for in the loan documents.

Under the terms of the original loan, monthly payments began in September 2021, with the remaining balance due in August 2024. As that maturity date approached, ACS requested additional time to obtain permanent financing to pay off the loan. Recognizing the important educational mission of Appalachian Christian School and hoping to provide every reasonable opportunity for the school to fulfill its obligations, the parish agreed to grant extensions.

Working together with the Pastor, the Parish Finance Council, diocesan staff, and legal counsel, an amendment to the promissory note was executed on July 1, 2025. In accordance with the original loan documents, the interest rate on the loan was increased to 7.5% during the extension period. At that time, all parties anticipated that the balance would be paid before the end of the summer of 2025.

Unfortunately, permanent financing was not obtained before the extended deadline. After many months of continued discussions and additional opportunities for repayment, the parish and Diocese concluded that it was necessary to begin protecting the parish's legal rights under the loan documents. To avoid disrupting the school year, the decision was made to postpone legal action until the conclusion of the academic year. A notice was sent to ACS in March 2026, and on April 21, 2026, a foreclosure action was filed in the Circuit Court for the City of Waynesboro. The matter is now before the court.

It is important to emphasize that, throughout this process, ACS has continued to make all required monthly principal and interest payments under the loan. We are grateful for their continued efforts to honor those obligations while seeking a permanent financing solution. Our sincere hope remains that ACS will secure financing, receive significant donor support, or find another means of satisfying the balance owed to the parish. Such an outcome would resolve the matter in accordance with the original agreement and would benefit everyone involved.

From a financial perspective, this arrangement has not harmed the parish. Since the time of the sale in 2021, ACS has assumed responsibility for the costs of owning and maintaining the property, including insurance, utilities, repairs, and maintenance. In addition, the parish has continued to receive interest payments on the promissory note. The current interest rate of 7.5%, established under the terms of the promissory note, as amended, exceeds the interest rate on the parish loan with Truist Bank and has provided a positive financial return during the extension period.

Many parishioners may naturally ask what happens next?

If ACS can secure financing before the foreclosure process is completed, the loan can be satisfied and the matter concluded. If that does not occur, the most likely outcome is that title to the property will return to the parish through the legal process. In either case, the parish's goal remains the same: to ensure that the parish receives the full value that was agreed upon when the property was sold in 2021, thereby protecting the resources entrusted to the Church for its ministries and mission.

Should ownership of the Maple Avenue property return to the parish, no decisions have yet been made regarding its future. Possibilities could include offering the property for sale, leasing it, or evaluating whether it might once again serve parish ministries or other pastoral needs. Any long-term decision would be made thoughtfully, in consultation with parish leadership and with opportunities for parishioner input.

Throughout this entire process, our guiding principles have been both charity and stewardship. We have sought to act with compassion toward Appalachian Christian School while also fulfilling our responsibility to protect the temporal goods entrusted to Saint John the Evangelist Parish. These two responsibilities are not in conflict; rather, they reflect our commitment to treat others fairly while faithfully caring for the resources that support the worship, ministries, and mission of our parish.

I ask for your continued prayers, for everyone involved and for the Parish as well that as we step forward together into a brighter and desirable future, that this matter may be resolved fairly, peacefully, and in a way that serves the common good.

Questions and observations related to this subject, please be written and signed. Then, be put in the Parish Council Question box in the Narthex. Thanks. May God continue to bless our parish community.

In Christ,

Fr. Francis Xavier Musolooza.