

**NOTICE OF TRUSTEE'S SALE**

329 Sago Road, Penhook, VA  
(Tax Map 106-26 - 134.250 acres)  
and

Route 620/Sago Road and Route 652/Circle Creek Road, Penhook, VA  
(Tax Map 106-27 - 57.938 acres)  
FRANKLIN COUNTY, VA

In execution of a credit line deed of trust dated May 15, 2013 (the "Deed of Trust"), recorded in the Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1032, Page 2264, the undersigned substitute Trustees, any or all of whom may act, will offer for sale at the farm road entrance of property located at 329 Sago Road, Penhook, Virginia, on **March 14, 2020, at 10:00 o'clock a.m.**, the above-referenced properties located at or near 329 Sago Road, Penhook, Franklin County, Virginia, which property is more particularly described as follows:

All those two (2) certain tracts or parcels of land, situate in the County of Franklin, Virginia, and more particularly described as follows, to-wit:

TRACT NO. ONE (Tax Map #106-27): All that certain tract or parcel of land, containing 57.938 acres, fronting on both sides of Virginia Secondary Route 652 (Circle Creek Road) and with a small part fronting on the east side of State Secondary Route 620 (Sago Road), as shown, identified and described on plat of survey prepared by Piedmont Surveying and Design, P.C., Bryan E. Jones, L.S., dated September 26, 2012, which plat of survey is of record in the Franklin County Circuit Court Clerk's Office in Deed Book 1032, at Page 2256, with this reference being made to incorporate and make the same a part hereof for a more complete description of the said land; SUBJECT unto a non-exclusive right of way for ingress and egress to access State Route 620 (Sago Road) for the benefit of Tract No. 2, below described, traversing over, across and along that area of land described and designated on the said Jones survey as the "30' ACCESS EASEMENT" area. Said right of way to be deemed a covenant appurtenant unto and running with and for the benefit of Tract No. 2.

TRACT NO. TWO (Tax Map # 106-26): All that certain tract or parcel of land, containing 135.7 acres, more or less, being the same lands conveyed to William Edward Walker and Elizabeth M. Walker, his wife, by survivorship deed dated February 6, 1961, from Simon V. Thomas and Nora Thomas, husband and wife, recorded in the Franklin County Circuit Court Clerk's Office in Deed Book 183, at Page 235, and being more particularly described according to plat and survey made by A. G. Fralin dated October 30, 1948, said plat being maintained among the "Fralin Plats" recorded in the aforesaid Clerk's Office at Jacket No. 338, Item 3, describing the land as containing 135.7 acres, reference to which is made for a more complete and particular description of the land, LESS, HOWEVER, that certain out-conveyance as made therefrom by deed dated February 14, 1961, of record in the aforesaid Clerk's Office in Deed Book 183, at Page

318, TOGETHER WITH a non-exclusive right of way, for ingress and egress, to Virginia Secondary Route 620 (Sago Road), thirty (30') feet in width, leading from Virginia Secondary Route 620, traversing Tract No. 1, above described, the location and area for which is shown on and described on the said Jones survey of record in Deed Book 1032, at Page 2256, as the "30' ACCESS EASEMENT" area. Said right of way to be deemed a covenant running with and for the benefit of Tract No. 2. RESERVED from this conveyance is the W. K. Adkins cemetery as shown and described on the aforesaid plat, with the right of ingress and egress thereto.

This sale is subject to all liens, easements, restrictions, conditions, and reservations of record affecting the title to the property hereinabove described, to the extent any of them have priority over the lien of the Deed of Trust.

TERMS AND CONDITIONS OF SALE:

1. Substitute Trustee has employed an auction company. The successful bidder will be required to execute a Memorandum of Trustee's Sale outlining additional terms of sale and settlement that will be available for review prior to the announcement of sale.
2. DEPOSIT: \$10,000.00 deposit on sale day in certified funds with a wire transfer to the Substitute Trustee in an amount necessary to bring the deposit to a total of 10% of the sale price to be received by the Substitute Trustee no later than 5:00 pm EDT on Wednesday March 18, 2020. The balance of the purchased price is due within 30 days of the sale date. Real estate taxes will be prorated as of the sale date. **Time is of the essence.**
3. ANNOUNCEMENTS: Announcements made on day of sale take precedence over all prior communications, both verbal and written, concerning the sale or the property.
4. BUYER'S PREMIUM: A 10% buyer's premium will be in effect on day of sale that is added to the high bid amount to determine the contract sales price.
5. "AS-IS", "WHERE-IS": The property is being sold "AS-IS", "WHERE-IS". Potential buyers must perform such independent investigations with respect to the property as they deem necessary.
6. ADVERTISEMENTS: All information provided by Auction Company and Substitute Trustee is deemed reliable but is not warranted. Information contained in the brochure and any advertisements by Auction Company are subject to verification by all parties relying on it. No liability for its accuracy, error or omission is assumed by Auction Company or Substitute Trustee.
7. REPRESENTATION: Auction Company and its representatives represent the party foreclosing on the property.
8. BID INCREMENTS: Auctioneer reserves the right to set bid increments and to establish the bid sequences for the order of the sale and/or to change both.

9. TYPE OF AUCTION: Trustee Foreclosure Auction - to be Sold "ABSOLUTE" - REGARDLESS OF THE PRICE. Lienholders reserve the right to bid at the sale.

Employees, directors and officers of Farm Credit of the Virginias, ACA, and their immediate family and companies in which they have an interest are not eligible under federal regulations to purchase this property at foreclosure.

Bryson J. Hunter, F. B. Webster Day and Peter M. Pearl,  
Substitute Trustees

For Information Contact:  
Bryson J. Hunter  
[bhunter@spilmanlaw.com](mailto:bhunter@spilmanlaw.com)  
Spilman Thomas & Battle, PLLC  
P.O. Box 90  
Roanoke, Virginia 24002  
540-512-1800 Telephone