## NOTICE OF TRUSTEE'S SALE
268 Hillside Road, Woolwine, Virginia
Tax Map/PIN No. 4816.00.096
COUNTY OF PATRICK, VA

In execution of a credit line deed of trust dated February 25, 2009 (the "Deed of Trust"), recorded in the Office of the Circuit Court of the County of Patrick, Virginia, as Instrument No. 090000351, the undersigned substitute Trustees, any or all of whom may act, will offer for sale at the Woolwine Volunteer Fire Department, 9912 Woolwine Highway, Woolwine, Virginia 24185, on **March 11, 2022, at 1:00 o'clock p.m.,** property located at or near 268 Hillside Road, Woolwine, Virginia 24185, which property is more particularly described as follows:

> All that certain tract of real estate, together with the improvements thereon and appurtenances thereunto belonging, situate in the Smith River Magisterial District of Patrick County, Virginia, containing 5.24 acres more or less, but howeversomuch more or less, this conveyance is made by the boundary and not by the acre, being the remainder of that real estate which was conveyed to Archie Brammer from C. B. Tigner, et ux, by deed dated May 24, 1943, of record in the office of the Clerk of the Circuit Court of Patrick County, Virginia, in Deed Book 78 at page 419, and

> Also being the remainder of that real estate which was conveyed to Ethel D. Brammer from Patsy B. Barker, et vir, et al., by deed dated February 11, 1972, of record in the aforesaid Clerk's Office in Deed Book 169 at page 560.

> Being the same real estate which was conveyed to Hugh J. Courtney from Ethel D. Brammer, widow, by deed dated February 20, 2009, recorded in the aforesaid Clerk's Office as Instrument No. 090000350.

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. AUCTION: Substitute Trustee has employed The Counts Realty & Auction Group (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. Settlement within thirty (30) days of sale.

2. DEPOSIT: A bidder's deposit of $5,000.00 in certified funds (cashier's or certified check made payable to Spilman Thomas & Battle, PLLC) required.

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: Auction Company reserves the right to set bid increments and to establish the bid sequences for the order of the sale and/or to change both. 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, Peter M. Pearl, and Risa S. Katz-Albert, Substitute Trustees

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