

NOTICE OF TRUSTEE'S SALE

9485 Mount Cross Road and Cross Stitch Road, Danville, Virginia
Tax Map/Parcel Identification Nos. 1470-64-3719, 1470-74-0690, and 1470-62-9579
PITTSYLVANIA COUNTY, VA

In execution of a credit line deed of trust dated January 20, 2009 (the "Deed of Trust"), recorded in the Office of the Circuit Court of Pittsylvania County, Virginia, as Instrument No. 090000292, the undersigned substitute Trustees, any or all of whom may act, will offer for sale at Tunstall Fire and Rescue building, 740 Tunstall High Road, Dry Fork, Virginia 24549, on **April 22, 2023, at 10:00 o'clock a.m.**, property located at or near 9485 Mount Cross Road and Cross Stitch Road, Pittsylvania County, Virginia, which property is more particularly described as follows:

All of those certain lots or parcels of land, together with all improvements thereon and all appurtenances thereunto belonging, lying and being in Pittsylvania County, Virginia, on the western side of State Route 703 (Cross Stitch Road) and on the southern side of State Route 844 (Mount Cross Road), and more particularly described as follows:

First: All of that tract of land containing 8.799 acres as shown on a plat of survey for Ruth E. Clark dated September 27, 2000, signed October 9, 2000, by John R. Bradner, L.S., of Dewberry & Davis, Inc., a copy of which plat of survey is recorded in the Clerk's Office of the Circuit Court of Pittsylvania County in Map Book 43, page 353B.

Second: All of that tract of land containing 15.019 acres on the eastern right of way margin of State Road No. 703 as shown on a plat of survey for Ruth Clark, dated July 10, 1992, by John R. Bradner, L.S., a copy of which plat is recorded in the aforesaid Clerk's Office in Deed Book 1183, page 778, and specific reference to which said plat is hereby made for a further and more particular description; and being the same land conveyed to Ruth Elizabeth Clark by deed dated September 24, 1998, from Mamie Griggs Davis, a widow, of record in the aforesaid Clerk's Office in Deed Book 1183, page 775, and reference to said deed is hereby made. The said Ruth Elizabeth Clark is one and the same person as Ruth Clark Fagerberg and Ruth C. Fagerberg by marriage.

Third: That tract of 18.715 acres, all as is more clearly shown on that certain Plat of Survey for Emily Griggs Adams, dated January 12, 2001, signed January 18, 2001, by Robert H. Bengston, L.S., of Dewberry & Davis, Inc., and recorded in the aforesaid Clerk's Office in Map Book 43, page 352N, and specific reference to said plat is hereby made for a further and more particular description; and being the same land conveyed to Ruth Clark Fagerberg by deed dated December 10, 2008, from Mary E. Burks, of record in said Clerk's Office as Instrument No. 08-08212, page 35, and reference to said deed is hereby made.

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 \$3,000.00 per tract 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.

9. LINES ON PHOTOGRAPHS: Any property lines drawn on the photographs in the marketing materials are not exact. Refer to the title documents found in the land records for the actual property lines.

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 Brian H. Richardson, Substitute Trustees

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