

**NOTICE OF TRUSTEE'S SALE**  
6429 Jeb Stuart Highway, Meadows of Dan, VA 24120  
Tax Map No. 4514.00-159B  
PATRICK COUNTY, VA

In execution of a credit line deed of trust dated May 31, 2019 (the "Deed of Trust"), recorded in the Office of the Circuit Court of the County of Patrick, Virginia, as Instrument No. 190000836, the undersigned substitute Trustees, any or all of whom may act, will offer for sale at the front steps of the Patrick County Courthouse, 101 W. Blue Ridge Street, Stuart, Virginia 24171, on **August 26, 2023, at 10:00 o'clock a.m.**, property located at or near 6429 Jeb Stuart Highway, Meadows of Dan, Virginia, which property is more particularly described as follows:

All of that certain tract or parcel of land, together with the improvements thereon and appurtenances thereunto belonging, lying and being in Blue Ridge Magisterial District of Patrick County, Virginia, being more particularly described as follows, to-wit:

BEGINNING at an iron stake near a power pole in the northern edge of the right of way of U. S. Route 58; thence leaving said edge of the right of way and with the boundary to lands previously conveyed to Phyllis T. Phillips approximately 240 feet in a northerly direction to a point in a barbed wire fence; thence with said fence in an easterly direction approximately 276 feet to an iron stake at the edge of a driveway; thence leaving said fence and with said edge of the driveway approximately 240 feet in a southerly direction to a point in said northern edge of said U. S. Highway 58 right of way; thence leaving said edge of the driveway and with said right of way in a westerly direction approximately 276 feet to the point of BEGINNING, containing 1.52 acres by estimation.

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 per tract in certified funds (cash, 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.

Peter M. Pearl, Bryson J. Hunter, and  
Brian H. Richardson, Substitute Trustees

For Information Contact:  
Peter M. Pearl, Esquire  
ppearl@spilmanlaw.com  
Spilman Thomas & Battle, PLLC  
P.O. Box 90  
Roanoke, Virginia 24002  
540-512-1800 Telephone