

NOTICE OF TRUSTEE'S SALE

1213 Mount Joy Road, Buchanan, Virginia 24066
Tax Parcel Identification No. 64-110
BOTETOURT COUNTY, VA

In execution of a credit line deed of trust dated March 25, 2009 (the "Deed of Trust"), recorded in the Office of the Circuit Court of Botetourt County, Virginia, as Instrument No. 0901544, the undersigned substitute Trustees, any or all of whom may act, will offer for sale in front of the former Botetourt County Courthouse, 1 West Main Street, Fincastle, Virginia, on **June 21, 2024, at 12:00 o'clock p.m.**, property located at or near 1213 Mount Joy Road, Buchanan, Virginia 24066, which property is more particularly described as follows:

Being all that certain tract or parcel of land lying and being in Buchanan Magisterial District, Botetourt County, Virginia, containing 85.5 acres more or less and bounded as follows:

On the north by the land of Harry P. Clause, Jr. and the right of way of State Route #625; on the east by the right of way of State Route #625 and the lands of Charles E. Alphin; on the south by the lands of Charles E. Alphin; and on the west by the lands of Charles E. Alphin and the lands of Harry P. Clause, Jr.

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 \$25,000.00 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.

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:
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