

NOTICE OF TRUSTEE’S SALE

259 acres, more or less, Frying Pan Creek and Virginia State Route No. 794, Pigg River District
Tax Map/Parcel Identification Nos. 2500-38-3370, 2500-39-0186, 2501-30-7512 and
2500-49-8749
PITTSYLVANIA COUNTY, VA

In execution of a credit line deed of trust dated January 28, 2009 (the “Deed of Trust”), recorded in the Office of the Circuit Court of Pittsylvania County, Virginia, as Instrument No. 090000472, the undersigned substitute Trustees, any or all of whom may act, will offer for sale at Hampton Inn, 200 McBride Lane, Gretna, Virginia, on **August 2, 2024, at 12:00 o’clock p.m.**, property located at or near 5616 W. Gretna Road and Homestead Road, Gretna, Virginia, which property is more particularly described as follows:

All those certain adjoining tracts or parcels of land situated on Frying Pan Creek and on Virginia State Route No. 794 in Pigg River District of Pittsylvania County, Virginia, and CONTAINING A TOTAL OF 312.65 ACRES, MORE OR LESS, together with the improvements thereon and all easements, rights of way, privileges and appurtenances thereunto belonging, including any and all interest of the Grantor in and to any coal, gas, oil and any other minerals on, within and underlying said real estate, being the residue of property conveyed to West Virginia Pump and Paper Company by two separate deeds.

The first being the property described as LOT NO. TWO (2) CONTAINING 64.57 ACRES, LOT NO. THREE (3) CONTAINING 69.03 ACRES, AND LOT NO. FIVE (5) CONTAINING 83 ACRES, acquired from W. G. Vansant, Special Commissioner, and Alfred B. Turner and Edith Johnson Turner, his wife, by deed dated May 10, 1958, and recorded in the Office of the Clerk of the Circuit Court of Pittsylvania County, Virginia, in Deed Book 381, Page 201. There is excepted from this conveyance the family grave yard together with the right of ingress to and egress from the same as described in the aforesaid deed.

The other being the property CONTAINING AN AGGREGATE OF 98.47 ACRES, more or less, described as FIRST: TRACT NO. 1, CONTAINING 34.93 ACRES, more or less, and SECOND: TRACT NO. 4, CONTAINING 63.54 ACRES, more or less, acquired from Alfred B. Turner and Edith Johnson Turner, his wife, by deed dated May 11, 1963, and recorded in the aforesaid Clerk’s Office in Deed Book 430, Page 313.

All of the aforesaid property is more particularly shown as Lots 1, 2, 3, 4 and 5 on a plat entitled “PITTSYLVANIA CO. – VA. MAP SHOWING SUBDIVISION OF PROPERTY OF MRS. ALMA B. OWEN” dated October, 1957, prepared by E. I. Moore, C.L.S., and made a part of the aforesaid deed recorded in the aforesaid Clerk’s Office in Deed Book 381, at Page 201.

THERE IS EXCEPTED from the original Lot No. Five (5) containing 83 acres, a tract or parcel of land CONTAINING 2.42 ACRES, more or less, which was conveyed to the Commonwealth of Virginia from Westvaco Corporation on July 21, 1994. The aforesaid lot may still be subject to an easement for highway purposes which was conveyed by the aforesaid instrument.

AND EXCEPTED Lot A containing 5.456 acres, Lot B containing 11.069 acres, Lot C containing 18.553 acres, and Lot D containing 18.553 acres as shown on Plat of Survey by Aces of Virginia, Inc., dated February 4, 2010, revised June 16, 2010, and recorded in the Pittsylvania County Circuit Court Clerk's Office in Plat Book 44 at Pages 123L and 123M.

TOGETHER WITH all right, title and interest in and to the perpetual use of the fifteen (15) foot wide roadway as acquired by a Deed of Easement dated May 1, 1958, recorded in the aforesaid Clerk's Office in Deed Book 381, at Page 208.

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 and Peter M. Pearl, Substitute
Trustees

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