

NOTICE OF TRUSTEE'S SALE

1927 and 1953 Nottingham Road, Gate City, Virginia 24251
Tax Map/Parcel Identification No. 147A74
SCOTT COUNTY, VA

In execution of a credit line deed of trust dated November 25, 2019 (the "Deed of Trust"), recorded in the Office of the Circuit Court of Scott County, Virginia, as Instrument No. LR2019002112, the undersigned substitute Trustees, any or all of whom may act, will offer for sale in front of the Scott County Circuit Courthouse, 202 West Jackson Street, Gate City, Virginia 24251, on **October 11, 2024, at 12:00 o'clock noon**, property located at or near 1927 and 1953 Nottingham Road, Gate City, Scott County, Virginia, which property is more particularly described as follows:

All that certain tract or parcel of land, situate, lying and being in the Estillville Magisterial District, Scott County, Virginia, and being more particularly bounded and described as follows:

BEGINNING at a gum and a chinquapin oak on the west side of Hunter's branch, thence N 25 E 40 poles to a white oak on a steep hillside; thence N 38 W 84 poles crossing said branch to two white oaks and a rock on the top of a hill; thence S 68 W 20 poles to a maple and beech; thence S 84 W 62 poles to two black oaks; thence S 74 W 61 poles to two sourwoods on the top of a hill; thence S 10 poles to a black oak; thence S 5 W 108 poles to a buckeye; thence S 77 E 26 poles to a beech; thence N 72 E 160 poles to the BEGINNING, containing 140 acres, more or less.

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 \$15,000.00 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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