

NOTICE OF TRUSTEE'S SALE

Parcel 1 – Campground Road, Bristol, Virginia
Tax Map No. 139-A-47

Parcel 2 – Campground Road, Bristol, Virginia
Tax Map No. 139-A-46

Parcel 3 – 21170 Zanbee Drive, Bristol, Virginia
21200 Zanbee Drive, Bristol, Virginia
Tax Map No. 139-A-19

Parcel 4 – 0 Campground Road, Bristol, Virginia
Tax Map No. 139-A-7

Parcel 5 – 20702 Campground Road, Bristol, Virginia
Tax Map No. 139-A-34

WASHINGTON COUNTY, VA

In execution of a credit line deed of trust dated September 27, 2016 (the “Deed of Trust”), recorded in the Office of the Circuit Court of Washington County, Virginia, as Instrument No. 160004499, the undersigned substitute Trustees, any or all of whom may act, will offer for sale at the Washington County, Virginia Fairgrounds, 17046 Fairground Drive, Bristol, Virginia 24210, Building G, on **May 2, 2025, at 12:00 o'clock p.m.**, properties referenced above which are more particularly described as follows:

Parcel 1:

Tax Map Number 139-A-47

That certain tract or parcel of land in the Tyler District of Washington County, Virginia, and more particularly described as follows:

BEGINNING at a post on the south side of State Road 641; thence crossing a 15 foot right of way S 64 34 E 113 feet to a point; thence S 30 04 E. 75.9 feet to a point; thence S 63 49 E 93.3 feet to point; thence S 79 37 E 76.9 feet to a point; thence N 75 57 E 171 feet to a point; thence N 62 47 E 124.3 feet to a point; thence N 48 25 E 131 feet to an iron pin; thence S 23 54 E 421 feet to an iron pin; thence S 56 40 W 200.7 feet to a post; thence N 84 40 W 388.41 feet to a post; thence N 02 52 W 90.47 feet to a post; thence N 39 24 W 450.52 feet to the Beginning, containing 4.65 acres, more or less.

AND BEING that same property conveyed to Charles Isaac Anderson, Jr. and Ellen Lynn Anderson, his wife as tenants by the entirety with the right of survivorship as at common law, by Deed from Harry B. Kilby and Lynda A. Kilby, his wife, dated February 6, 1985, filed for record in the Clerk's Office of the Circuit Court of Washington County, Virginia in Deed Book 697, Page 52.

Parcel 2:

Tax Map Number 139-A-46

All that certain tract or parcel of land lying and being in the Tyler (formerly Goodson) Magisterial District of Washington County, Virginia, and being more particularly described as follows:

BEGINNING at an iron axle, which said iron axle is N 48 45 E 625.2 feet from the East line of State Route No. 641, and at a point in the line of W. B. Saul; thence with said Saul line N 48 45 E 2189.1 feet to an iron pin, corner to Charles Whitaker; thence with the Whitaker line and a line fence S 53 15 E 843 feet to a fence post, corner to Gilson Rust; thence with the Rust line and the line of Edward Anderson S 48 25 W 2627 feet to an iron pin in the line of C. V. Kilby; thence for a division line between the tract hereby conveyed and other property of the first parties, N 23 45 W 379.7 feet to the point of BEGINNING, containing 46 acres, more or less, all of which is more particularly delineated on a plat made by C. E. Dishner, marked "C. W. KILBY FARM, WASHINGTON COUNTY, VA," and attached to Deed dated the 19th day of June, 1957 and of record in the Washington County Circuit Court Clerk's Office in Deed Book 305, at page 288 and to which reference is made for a more accurate description of the property herein conveyed.

AND BEING that same property conveyed to Charles Isaac Anderson and Peggy Colleen Kilby Anderson, his wife, as tenants by the entirety with the right of survivorship as at common law, by Deed from Clarence W. Kilby and Ella Mae Kilby, his wife, dated the 19th day of June, 1957, filed for record in the Clerk's Office of the Circuit Court of Washington County, Virginia in Deed Book 305, at Page 288.

The said Charles Isaac Anderson departed this life on the 14th day of July, 2006, thereby vesting fee simple title in his widow, Peggy Colleen Kilby Anderson.

The said Peggy Colleen Kilby Anderson, also known as Colleen K. Anderson died testate on September 1, 2014 and pursuant to the terms of her last Will and Testament of record in the aforesaid Clerk's Office in Court File Number 150000134, she devised all of her property unto her son, Charles I. Anderson, Jr.

Parcel 3:

Tax Map Number 139-A-19

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

Designated as a tract containing 74.66 acres, more or less as shown on a plat of survey attached to a Deed dated the 1st day of March, 1950 and of record in the Washington County Circuit Court Clerk's Office in Deed Book 259, at Page 15 and to which reference is hereby made to said Deed and plat for a more accurate description of the property herein conveyed.

AND BEING the same property conveyed to Charles Isaac Anderson, by Deed from W.A. Spurgeon and Mary Nell Spurgeon, his wife, dated March 1, 1950, filed for record in the Clerk's Office of the Circuit Court of Washington County, Virginia in Deed Book 259, Page 13.

The said Charles Isaac Anderson died testate on July 14, 2006 and pursuant to the Terms of His Last Will and Testament of record in the aforesaid Clerk's Office in Court File No. CWF 090000049, he devised his property unto his wife, Colleen K. Anderson.

The said Peggy Colleen Kilby Anderson, also known as Colleen K. Anderson died testate on September 1, 2014 and pursuant to the terms of her Last Will and Testament of

record in the aforesaid Clerk's Office in Court File Number 150000134, she devised all of her property unto her son, Charles I. Anderson, Jr.

Parcel 4:

Tax Map Number 139-A-7

THAT certain tract or parcel of land situate, lying and being in the Tyler Magisterial District of Washington County, Virginia, and is described as follows:

Tract No. 1:

One certain tract or parcel of land lying in Washington County, Virginia in the Tyler District on the north side of the Reedy Creek Road adjoining the lands sold to George Slaughter, J. C. Cunningham and others and bounded as follows, to-wit:

BEGINNING at a point on the line of the dower on the south side of the Reedy Creek Road and a corner to J. C. Cunningham running thence along the road N 36 E 56 poles N 53 ½, E 22 poles, N 56 E 24 poles to a stake on the north side of the road a corner to the Simpson land, thence with lines of same S 70 E 5 poles to a stake N 52 E 28 poles, N 41 E 17 ½ poles to a stake, a corner to a lot sold to Murray, thence with a line of same N 28 W 27 poles to a white oak, N 56 W 116 poles to a stake and pointer on south side of the mountain, a corner to George W. Slaughter, thence with his line S 57 W 67 poles to a dogwood on the dower line and thence with the same S 20 E 161 poles to the BEGINNING, containing ninety-seven acres and a half, be the same more or less.

Tract No. 2:

A tract of land situated in the lower end of Washington County, Virginia, Tyler Magisterial District bounded as follows:

BEGINNING at a white oak on a stony point N 45 E 56 poles to a maple, thence N.W. with the fence 156 feet to a stake in the Reedy Creek Road, thence with said road and second party line to a stake in Vanhook's line, thence S 44 deg. 30" E 886 to a stake 4 feet below a maple on Ringley's line, thence S 45 ½ W 83 poles to the place of BEGINNING, containing 30 acres, more or less.

LESS AND EXCEPT the following conveyances:

1. Deed dated May 12, 1950, and of record in the Clerk's Office of the Circuit Court of Washington County; Virginia, in Deed Book 246, Page 356 from S. E. Harley and Mary Harley, his wife, to C. E. Harley, described as follows:

The following tract of land lying and being in the Tyler (formerly Goodson) Magisterial District of Washington County, and lying on the south side of the Reedy Creek Road in said county, and which is more particularly bounded and described as follows, to-wit:

BEGINNING in the middle of the Reedy Creek Road, corner to Vanhook; thence with Vanhook's line S 44 30 E 886 feet to a stake, four feet below a maple on Keith's line, thence with Keith's and Hartsock's line 520 feet to a solid rock in the road (the Bristol

Road) thence with said road in a northerly direction to a stake in the center of R. C. Road at the intersection of said Bristol Road and R. C. Road; thence with the middle of the R. C. Road in an easterly direction S 52 ft. to the BEGINNING, containing 9 A, be the same more or less.

2. Deed from S. E. Harley dated March 24, 1958, to Florine Peters, described as follows:

BEGINNING at a corner with Ed Anderson on the South side of the Camp Ground Road, and running with the said road N 82 E 229 feet; thence S. 56 E. 430 feet to a stake; thence S. 30 ½ W. 671 feet to the Ed Anderson line; thence with the Anderson line N 18 ½ W 828 feet to the BEGINNING, containing approximately 5.91 acres.

3. Deed dated April 29, 1959, of record in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Deed Book 324, Page 586, from S. E. Harley to George E. Harley and Jean Harley, described as follows:

BEGINNING at a stake on the north side of the Reedy Creek Road and running with said road S 46 W 122 feet; thence S 42 W 78 feet; thence N 55 ¼ W 242 feet to a stake, thence N 43 ½ E 200 feet to a stake, thence S55 E 242 feet to the BEGINNING, containing approximately 47,319 square feet as shown by a map dated April 28, 1959, after made by Bernard K. Sproles.

4. Deed dated November 6, 1961, of record in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Deed Book 354, page 377, from S. E. Harley to George E. Harley and Jean Stine Harley, described as follows:

BEGINNING at a point in the center of State Road #633, corner to George Harley; thence with said George Harley line N 55 15 W 256.4 feet to an iron pin, corner to S. E. Harley; thence with said Harley line N 61 40 W 276.75 feet to a post, N 14 E 263.9 feet to a point in the center of State Road #641, thence with the center of said road, N 88 05 E 186.13 feet, S 77 15 E 50 feet, S 51 E 55 feet, S 35 E 80 feet, S 52 20 E 70 feet, S 65 15 E 110 feet, S 73 30 E 75 feet, S 88 E 100 feet, N 86 E 191.24 feet, S 18 05 E 34.93 feet to a point in the center of State Road #633; thence with the center of said road, S 63 W 100 feet, S 60 W 230 feet, S 55 30 W 100 feet, S 50 30 W 117.16 feet to the point of BEGINNING, containing 4.6 acres, all of which is more particularly delineated on a plat marked "S. E. Harley to George E. Harley" made by A. L. Cumbow, Jr., C.S., attached hereto and to be recorded as a part of this deed; being a part of the same tract or parcel of land conveyed to S. E. Harley by J. R. Spurgeon and Willie Rhea Spurgeon, his wife, by deed dated November 19, 1904, and of record in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Deed Book 65, page 156.

5. Deed dated February 22, 1962, of record in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Deed Book 358, page 358 from S. E. Harley to C. E. Harley and Pearl Harley, his wife, described as follows:

BEGINNING on the west side of the Camp Ground Road (#641) at a corner with the S. E. Harley property, and running with said road N 33 ¾ W 221 ½ feet; thence N 37° W 88 feet; thence N. 69° W 126 feet; thence N 88° W 197 feet at the junction of Camp Ground Road and Reedy Creek Road (#633); thence with Reedy Creek Road S 67° W 94

feet to a corner with the S. E. Harley property; thence with the S. E. Harley line S 38° E 566 ½ feet; thence N 50 ¾° E 288 feet to the BEGINNING.

6. Deed dated February 22, 1962, of record in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Deed Book 358, Page 518, from S. E. Harley to Jack Kilby and Carolyn Kilby, his wife, described as follows:

BEGINNING on the south side of Reedy Creek Road (State #633) at a corner with the Ed Anderson property and running with the Anderson line S 61 1/2° E 135 feet; thence S 57 ¾° E 192 feet to a corner with the S. E. Harley property; thence with the Harley line N 33 1/2 ° E 200 feet to a corner; thence with the Harley line N 62 W 327 feet to the Reedy Creek Road; thence with Reedy Creek Road S 34 W 200 feet to the BEGINNING.

7. Deed dated April 13, 1963, of record in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Deed Book 373, Page 17, S. E. Harley conveyed to Charles H. Kilby and Violet L. Kilby, his wife, the tract described as follows:

BEGINNING at an iron pin on the south side of Reedy Creek Road (State Route #633) at a corner to Jack Kilby property; thence with the Kilby property line in a southeasterly direction 327 feet to an iron pin; common corner to Jack Kilby and S. E. Harley; thence with the Harley line in a northwesterly direction 327 feet to an iron pin in the south side of Reedy Creek Road; thence with the Reedy Creek Road in a southwesterly direction 200 feet to the point of BEGINNING.

8. By deed dated August 30, 1965, of record in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Deed Book 405, page 257, S. E. Harley and others conveyed a certain strip to the Commonwealth of Virginia for the purpose of widening Route #64. Reference is here made to said deed for a more particular description.

9 Eight acres, more or less conveyed to Donald C. Rankin and Ruth Inez A. Rankin by deed dated May 11, 1973 and recorded in Deed Book 505, Page 179.

10. That portion conveyed to James B. Anderson and Judy Q. Anderson by deed dated December 14, 1977, and recorded in Deed Book 583, Page 316.

11. That portion conveyed to Charles L. Anderson, Jr. and Ellen Lynn Anderson by Deed dated September 3, 1987 and recorded in Deed Book 748, Page 644.

12. 3.03 acres, more or less conveyed to Robert Matthew Couch and Elizabeth D. Couch by deed dated December 22, 2004 and recorded at Instrument #040010691.

13. 0.77 acres, more or less conveyed to Seth Leonard and Jessica Roberts by deed dated and recorded March 5, 2009 at Instrument #090001356.

AND BEING a portion of that same property conveyed to Charles L. Anderson, by Deed from H.G. Peters, Frank L. Slaughter, and T.L. Hutton, Jr., Special Commissioners of the Circuit Court of Washington County, Virginia, in the chancery cause of Ruth Elizabeth Harley Slaughter et al vs. Margaret Ellen Harley Keyser, et al, dated May 14, 1971, filed for record in the Clerk's Office of the Circuit Court of Washington County, Virginia in Deed Book 471, Page 35.

The said Charles Isaac Anderson died testate on July 14, 2006 and pursuant to the Terms of his Last Will and Testament of record in the aforesaid Clerk's Office in Court File Number CWF 090000049, he devised his property unto his wife, Colleen K. Anderson.

The said Peggy Colleen Kilby Anderson, also known as Colleen K. Anderson died testate on September 1, 2014 and pursuant to the terms of her Last Will and Testament of record in the aforesaid Clerk's Office in Court File Number 150000134, she devised all of her property unto her son, Charles L. Anderson, Jr.

Parcel 5:

Tax Map Number 139-A-34

All that certain tract or parcel of land, situate, lying and being in the Tyler Magisterial District of Washington County, Virginia, together with all appurtenances thereunto belonging and bounded on the east by the lands of C. E. Harley and Pearl Harley, his wife, the Campground Road (Route 641) and the lands of James B. Anderson and Judy Anderson, his wife, bounded on the south by the lands of Mrs. B. V. Miller and on the west by the lands formerly owned by E. S. Anderson, Sr., now owned by Nancy Anderson Combs and by the lands of Charles E. Kilby and Violet Kilby and on the north by the lands of Charles E. Kilby and Violet Kilby and by the Reedy Creek Road (Route 633). The land herein conveyed is designated by tax map number 139-A-34 on the records in the Office of the Commissioner of Revenue of Washington County, Virginia.

AND BEING that same property conveyed to Charles L. Anderson Jr. and Ellen Lynn Anderson, husband and wife as tenants by the entirety, by Deed from Charles I. Anderson and Colleen K. Anderson, his wife, dated September 3, 1987, filed for record in the Clerk's Office of the Circuit Court of Washington County, Virginia in Deed Book 748, Page 644.

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.

10. COMBINED PARCELS: Parcel 1 (Tax Map Number 139-A-47) and Parcel 2 (Tax Map No. 139-A-46) will be sold as one combined parcel.

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 Jennifer A. Baker,
Substitute Trustees

For Information Contact:
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