

NOTICE OF TRUSTEE'S SALE

600 Bearskin Substation Road, Chatham, VA 24531/12957 US Highway No. 29/1.04 acre, US
Highway No. 29

Tax PIN Nos. 2406-19-7076, 2424-14-3176 and 2424-04-9040

COUNTY OF PITTSYLVANIA, VA

In execution of a credit line deed of trust dated April 25, 2018 (the "Deed of Trust"), recorded in the Office of the Circuit Court of the County of Pittsylvania, Virginia, as Instrument No. 180002004, the undersigned substitute Trustees, any or all of whom may act, will offer for sale in front of the Pittsylvania County Circuit Courthouse, 1 Main Street, Chatham, Virginia 24531, on **August 1, 2025, at 12:00 o'clock p.m.**, property located at or near 600 Bearskin Substation Road and 12957 US Highway No. 29, Chatham, Virginia 24531, which property is more particularly described as follows:

ALL those certain lots or parcels of realty with improvements thereon and privileges and appurtenances thereto, situate, lying and being in the County of Pittsylvania, Virginia, and more particularly described as follows:

TRACT 1: GPIN: 2406-19-7076

ALL THAT CERTAIN TRACT, containing 2.33 acres, as shown on a plat entitled "Survey & House Location of 2.33 Acres Owned by Larry R. and Margaret Ann Moore", dated January 30, 2013, by James E. Nash, Land Surveyor, a copy of which plat is recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in Map Book 44, at page 157G, to which plat reference is hereby made for a more particular description of the realty herein conveyed;

TOGETHER WITH and SUBJECT TO a Joint and Permanent Right of Way and Easement for Ingress and Egress, to and from the subject realty, along Bearskin Substation Road to Climax Road (SR 799), but subject to the rights of others in and to said subject Bearskin Substation Road, the said others may have acquired similar rights of ingress and egress along the said right of way in Deed Book 900, at page 291, to which deed reference is hereby made for a more particular description of said easement and right of way.

TRACT 2 (2424-14-3176 and 2424-04-9040 will be sold as one parcel):

GPIN: 2424-14-3176

ALL THAT CERTAIN PARCEL, containing 1.06 acres, as shown on a plat entitled "Plat Showing Survey of a Part of The Property of Louise Hall Giles (Mrs. Frank Riddle) Being Purchased by George W. Simpkins & Barbara G. Simpkins", dated April 6, 1970, by L. P. Crocker, Jr., Certified Land Surveyor, a copy of which is

recorded in the aforesaid Clerk's Office in Deed Book 522, at page 489, to which reference is hereby made for a more particular description of said realty.

and

GPIN: 2424-04-9040

ALL THAT CERTAIN PARCEL, containing 18.146 acres, as shown on a plat entitled "Plat Showing Resurvey of the Property of Malcolm D. Roach, Jr., dated January 15, 2018, by Richard B. Armstrong, Jr., Land Surveyor, a copy of which is recorded in the aforesaid Clerk's Office as Instrument Number 18-2003, to which reference is hereby made for a more particular description of said realty.

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 in certified funds (cashier's or certified check made payable to Spilman Thomas & Battle, PLLC) required as follows:

Tract 1 - \$15,000.00

Tract 2 - \$15,000.00.

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

For Information Contact:
Bryson J. Hunter, Esquire
bhunter@spilmanlaw.com
Spilman Thomas & Battle, PLLC
P.O. Box 90
Roanoke, Virginia 24002
540-512-1800 Telephone