

**NOTICE OF TRUSTEE'S SALE**

210 Falcon Road, Martinsville, VA 24112

Tax Map Numbers: 45.4(010)000S/004; 45.4(010)000S/000X; and 45.4(015)000/012

Parcel Account Numbers 160470017; 160470055; and 149790031

COUNTY OF HENRY

In execution of a credit line deed of trust dated October 12, 2017, made by Anthony O. Jones, recorded in the Clerk's Office of the Circuit Court for the County of Henry, Virginia, as Instrument No. 180000964, the undersigned substitute Trustees, any or all of whom may act, will offer for sale at the Henry County Circuit Courthouse, 3160 Kings Mountain Road, Martinsville, Virginia 24112, on August 8, 2025 at 12:00 p.m., property located at or near 210 Falcon Road, Martinsville, Virginia 24112, which property is more particularly described as follows:

Parcel One:

All that certain lot or parcel of land situated on the Southeast margin of Eagle Road (State Route 1620), Iriswood District, Henry County, Virginia, being known and designated as Lot X, as shown on Plat of Survey for Ramey R. Scales and Phyllis A. Scales, by Lawrence W. Cockram, LLS, dated June 8, 1991, and of record in the Henry County Circuit Court Clerk's Office in Map Book 84, page 562.

Parcel Two:

All that certain lot or parcel of land situated on the South side of Eagle Road, Iriswood District, Henry County, Virginia, being known and designated as Lot 4, Section "S", as shown on Map showing Subdivision of Lots for Mill Pond, Inc., by Shanks and Wilmarth, Surveyors, dated May 31, 1967, of record in the Henry County Circuit Court Clerk's Office in Map Book 39, page 34;

Parcel Three:

All that certain tract or parcel of land situated off the South side of Eagle Road, in the Iriswood District of Henry County, Virginia, and being known and designated as Tract 12, containing 4.40 acres, shown on "Map No. 3 – Plat of Survey Showing 213.57, more or less, Acre Tract – State Road No. 648 for Mill Pond, Inc.," prepared by E. L. Wilmarth, Land Surveyor, dated September 1, 1987, and revised February 23, 1988 and recorded April 1, 1988, in the Henry County Circuit Court Clerk's Office; also shown on Plat of Survey for Ramey R. Scales and Phyllis A. Scales, dated June 6, 1991, prepared by Lawrence W. Cockram, LLS, and of record in Map Book 84, Page 562.

This sale is subject to all easements, restrictions, conditions, and reservations of record affecting the title to the property hereinabove described.

**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 \$7,500.00 in certified funds required at sale (certified or cashier's check made payable to Spilman, Thomas & Battle, PLLC).

3. DEED: Real property will be conveyed by Special Warranty Deed.

4. ANNOUNCEMENTS: Announcements made on day of sale, take precedence over all prior communications, both verbal and written, concerning the sale or the property.

5. BUYER'S PREMIUM: A 10% buyer's premium will be in effect on day of sale which is added to the high bid amount, to determine the contract sales price.

6. "AS-IS", "WHERE-IS": All property is being sold "AS-IS", "WHERE-IS". Potential buyers must perform such independent investigations with respect to all property as they deem necessary.

7. 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.

8. REPRESENTATION: Auction Company and its representatives represent the party foreclosing on the property.

9. 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.

10. 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.

Bryson J. Hunter, Peter M. Pearl, and Timothy J.  
Lovett, Substitute Trustees

For Information Contact:  
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