

**NOTICE OF TRUSTEE'S SALE**

5005 AND 5115 Hot Springs Road, Covington, Virginia  
Tax Map Nos. 25-30, 25-20, 25-90, 25-100  
PIN Nos. 02500-00-000-0030, 02500-00-000-0020, 02500-00-0000-0090, 02500-00-000-0100  
ALLEGHANY COUNTY, VA

In execution of a credit line deed of trust dated August 26, 2021 (the "Deed of Trust"), recorded in the Office of the Circuit Court of Alleghany County, Virginia, as Instrument No. 202101924, the undersigned substitute Trustees, any or all of whom may act, will offer for sale in front of the Alleghany County Courthouse, 266 W. Main Street, Covington, Virginia 24426, on **September 5, 2025, at 12:00 o'clock p.m.**, property located at or near 5005 and 5115 Hot Springs Road, Covington, Alleghany County, Virginia, which property is more particularly described as follows:

All those four (4) certain tracts or parcels of real property, situate in Alleghany County, Virginia, and being Tract Number Two (2), containing 8.6 acres, more or less, Tract Number Three (3), containing 40.5 acres, more or less, Tract Number Four (4) containing 5.7 acres, more or less, and Tract Number Five (5) containing 15.0 acres, more or less, as shown upon that certain "Map of the Late Harvey Nettleton Farm," dated June 7, 1948, and of record in the Office of the Clerk of the Circuit Court of Alleghany County, Virginia, in Plat Book 1, Page 74 (Slide 10) and further being (a) the same Tracts 3, 4, and 5 conveyed unto Harold Burton Parker and Gay Nell A. Parker, husband and wife, as tenants by the entireties with rights of survivorship, by Rodney T. Deaner, et. als., by Deed dated July 19, 1963 and of record in Alleghany County Deed Book 165, Page 366 and (b) Tract Two (2) conveyed unto H. Burton Parker and Gay Nell Parker, husband and wife, as tenants by the entireties with rights of survivorship, by two (2) deeds, being a one-half (1/2) interest from Gustav A. Asboth, et. ux. by Deed dated September 12, 1996 and of record in Deed Book 365, Page 685 and a one-half (1/2) interest from Gustav V. Asboth, et. ux., by Deed dated November 17, 1987, and recorded in Deed Book 282, Page 325.

Harold Burton Parker died on or about November 4, 2018, vesting title in Gay Nell A. Parker. Reference is made to Real Estate Affidavit of record as Alleghany County Instrument # 18000215W.

And being those certain tracts conveyed unto Robert James Beringer by Gay Nell A. Parker by Deed dated June 4, 2021, recorded as Instrument No. 202101923.

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. Tax Map Parcels 25-20 and 25-30 will be sold as one tract. Tax Map Parcels 25-90 and 25-100 will be sold as one tract.

**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 for each tract.

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.

Federal regulations generally prohibit the purchase of this property, directly or indirectly, by directors, officers, and employees of Farm Credit of the Virginias, ACA.

Bryson J. Hunter, Peter M. Pearl, and Brian H.  
Richardson, Substitute Trustees

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