

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

(7 River Lane, Sperryville, VA 22740)

Tax Map Reference Nos.: 38-88 & 38-85A

Pursuant to the terms of certain a Deed of Trust dated April 1, 2009 and recorded in the Clerk's Office for the Circuit Court of Rappahannock County on April 1, 2009 as Instrument No. 090000386 (the "Deed of Trust") the real property described in the Deed of Trust commonly known as 7 River Lane, Sperryville, VA 22740, and all improvements related thereto (collectively, the "Property"), as set forth below and as more specifically described in the Deed of Trust, to which reference is hereby made, will be offered for sale at public auction:

ALL THAT CERTAIN tract or parcel of land, situated, lying and being in the Village of Sperryville, in Piedmont Magisterial District, Rappahannock County, Virginia, containing 2.19 acres, more or less, and bounded and described according to a survey made by C. T. Guinn, Jr., on August 22, 1963, as follows, to-wit:

Beginning at an iron pipe, a corner to the Miller land and running with land being retained by the Rappahannock Cooperative Fruit Growers, Inc., S 20° 50' W 153 feet to an iron spike; thence, with new lines of the Blue Ridge Fruit Growers Cooperative, Inc., S 70° E 34 feet to an iron spike, S 19° W 10 feet to an iron spike, S 70° E 39 feet to an iron spike, S 19° W 16.2 feet to an iron spike, S 70° E 593 feet to an iron spike, S 19° W 75 feet; thence, again with land being retained by the Rappahannock Cooperative Fruit Growers, Inc., S 70° E 325 feet to a point on the west bank of the North Thornton River; thence, along the bank of said river, N00° 07' W 107 feet, N 7° 07' W 200 feet; thence, leaving the river and running with a line of the Miller Estate, N 75° 07' W 332 feet to the BEGINNING, and containing 2.19 acres, more or less.

—AND—

ALL THAT CERTAIN tract or parcel of land, situated, lying and being in the Village of Sperryville, in Piedmont Magisterial District, Rappahannock County, Virginia, containing 2.153 acres, more or less, and bounded and described according to a plat and survey made by C. W. Ewing C.L.S., in June, 1967, as follows, to-wit

Beginning at the southeast corner of Lot 2 as designated on a plat and survey made by C W. Ewing, Surveyor, in June 1967, and recorded in the Clerk's Office of the Circuit Court of Rappahannock County, Virginia, in Deed Book 94, at Page 145, said corner being a corner to the lot hereby conveyed and the lands of J. Clifford Miler; running thence with the lands of Miller S 02° 08' E to a point at the junction of the north branch of the Thornton River and the south branch of the Thornton River; thence continuing with the

lands of Miller N 86° 52' W 239.60 feet, N 61° 02' W 200.10 feet, N 56° 01' W 207.20 feet, N 79° 27' W 592.70 feet to a point in the south fork of the Thornton River, thence N 17° 27' E 105.50 feet to a point in State Secondary Route 612 (now 1002), thence N 65° 31' E 26.85 feet to a point on said highway, thence leaving said highway and running with the lines of a lot designated as Lot 7 on said Ewing survey, S 61° 37' E 443.98 feet to an iron pin, a corner to Lots 5 and 7 designated on said Ewing survey, thence S 61° 03' E 325.31 feet, S 65° 22' E 127.96 feet to an iron pin, thence N 14° 00' E 187.78 feet, a corner to Lot 2 in said Ewing survey, thence S 76° 00' E 152.56 feet to the point of beginning and containing in the aggregate 2.153 acres, more or less, which includes 0.434 acres previously conveyed (see DB 42 pg. 415) making 1.756 acres now being conveyed.

LESS AND EXCEPTING THEREFROM, however, that certain tract or parcel of land containing 0.9977 acres, more or less, according to a plat by James G. Butler, Jr. and Associates, P.C., dated January 6, 1992, said tract having been conveyed by quitclaim deed from Alexander Sharp and Rose Ann Sharp dated February 12, 1992 and recorded in Deed Book 190, Page 75 in the aforesaid Circuit Court Clerk's Office.

AND BEING the same property conveyed to Copper Fox Antiques, LLC, a Virginia limited liability company, by deed from Alexander Sharp, VII, dated April 1, 2009 and recorded immediately prior hereto among the aforesaid Circuit Court Clerk's Office.

The sale will take place at the Washington Volunteer Fire & Rescue, 10 Firehouse Lane, Washington, VA 22747, and via simultaneous online auction on July 23, 2026, at 12:00 p.m. (prevailing Eastern Time).

Terms: The purchase price in the form of immediately available funds will be due and payable on the closing date. A deposit in the form of immediately available funds in the amount of \$15,000 will be required of the successful bidder at the time of sale. The high bidder will be required to increase the deposit to an amount equal to 10% of the high bid within 3 business days of the sale date. The successful bidder will be required to close within thirty (30) days of the date of sale. Time will be of the essence as to the closing date and the payment of the purchase price. In the event an auctioneer is used in connection with the sale of the Property, there may be included a buyer's premium of 10% added to the highest bid to determine the purchase price that must be paid by the successful bidder. All loss or damage to the Property from the time of sale and before settlement shall be at the risk of the successful bidder.

The Property will be sold subject to all encumbrances that are not extinguished by operation of law by the sale and subject to all easements, equitable servitudes, conditions, rights of way, restrictions, rights of redemption, covenants, declarations, and restrictions of record affecting such Property not otherwise extinguished by the sale. Furthermore, the Property is being sold subject to all nuisances, housing code violations, current intended uses, building code

violations, zoning code violations, critical area and wetland violations, and environmental problems, conditions and hazards, whether latent or observable, which may exist on or with respect to the Property. In addition, the Property is being sold subject to such state of facts that an accurate survey or physical inspection of such Property might disclose.

The Property will be sold by Trustee's Deed "WHERE IS" in an "AS IS" condition and without any recourse, representations, or warranties, either express or implied, as to its nature, condition, value, use or description. The purchaser of the Property shall be responsible for obtaining physical possession of following conveyance of the Property by the Substitute Trustee to the purchaser. The purchaser of the Property shall assume the risk of loss for such Property immediately after the sale upon acceptance of the high bid at the sale. The successful bidder shall immediately assume all obligations for utility services to the Property. Potential buyers must perform such independent investigations with respect to the Property as they deem necessary to verify all information necessary for bidding purposes or intended uses. Information provided by the auction company or seller is deemed reliable but not warranted; no liability for its accuracy, error, or omission is assumed.

The purchaser at the sale will be required to pay all closing costs, including the Grantor's recording tax. Real estate taxes will be pro rated as of the foreclosure sale date.

Additional terms may be announced at the sale.

Daniel S. Oberski
Substitute Trustee

For information contact:

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