

NOTICE OF TRUSTEE'S SALE

1301 Melrose Ave, NW, Roanoke, Virginia 24017

Tax Map/Parcel Identification No. 2221915

ROANOKE CITY, VA

In execution of a Deed of Trust, Assignment and Security Agreement and Fixture Filing dated November 27, 2017, recorded in the Clerk's Office of the Circuit Court for Roanoke City, Virginia, as Instrument No. 170013257, Instrument No. 170013258, and Instrument No. 170013259, and modified by that certain Modification of Deed of Trust, dated March 3, 2021, recorded in the aforesaid Clerk's Office as Instrument No. 210005278 (the "Deed of Trust"), the undersigned substitute Trustees, any or all of whom may act, will offer for sale at the Holiday Inn Express & Suites Roanoke - Civic Center, 1303 Williamson Rd, NE, Roanoke, Virginia, on **July 10, 2026, at 12:00 o'clock p.m.**, property located at or near 1301 Melrose Ave, NW, Roanoke City, Virginia, which property is more particularly described as follows:

BEGINNING at a point on the North West Corner of Melrose Avenue and 13th Street, thence with Melrose Avenue *N.* 76 deg. 1' 20" West 102 feet to a point; thence *N.* 13 deg. 58' 40" East 140 feet to an alley, thence with said alley *S.* 76 deg. 1' 20" East 102 ft. to 13th Street, thence with 13th Street *S.* 13 deg. 58' 40" West 140 feet to the BEGINNING, being Lots 15 and 16 Section 25, according to the Map of the Melrose Land Company, Addition to the City of Roanoke, Virginia.

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 \$20,000.00 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, and Timothy J. Lovett, Substitute Trustees

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