

NOTICE OF TRUSTEE'S SALE

316 Deer View Rd, Gretna, VA 24557
Tax Map/Parcel Identification No. 2531-82-0961
Pittsylvania County, VA

In execution of a Commercial Real Estate Deed of Trust dated November 17, 2023, recorded in the Clerk's Office of the Circuit Court of Pittsylvania, Virginia, as Instrument No. 230005423, the undersigned substitute Trustees, any or all of whom may act, will offer for sale at the Gretna Fire & Rescue 122 E. Gretna Road, Gretna, VA 24557, on **October 29, 2026, at 1:00 p.m.**, property located at or near 316 Deer View Road, Pittsylvania County, Gretna, Virginia, which property is more particularly described as follows:

All of that certain tract or parcel of land, situate Pittsylvania County, Virginia, on the southern side of State Route No. 670 (Deer View Road) and on the northeastern side of State Route No. 792 (Cedar Road), and more particularly described as follows:

All of PARCEL B, containing 34.755 Acres land, as shown on a "Plat Showing Division of Property Owned by The Estate of Mary Louise Farrar Graybill" dated December 21, 2006, revised May 1, 2007, made by Donnie W. Slusher, LS, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia in Map Book 44, at page 46E.

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 \$10,000.00 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.

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, and Timothy J. Lovett, Substitute
Trustees

For Information Contact:
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