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Trustees Sale

NOTICE OF SUBSTITUTE TRUSTEE SALE
244 Beauregard Heights, Hampton, VA 23669

By virtue of the power and authority contained in a Deed of Trust dated June 22, 2012, and recorded at Instrument Number 12009863 in the Clerk's Office for the Circuit Court for Hampton City, VA, securing a loan which was originally \$186,050.00. The appointed SUBSTITUTE TRUSTEE, Commonwealth Trustee, LLC will offer for sale at public auction at the front steps of the Circuit Court for the City of Hampton, 237 N. King Street, Hampton, VA 23669 on: **September 13, 2019 at 12:30 PM** improved real property, with an abbreviated legal description of Land Situated in the City of Hampton in the State of VA

Known and designated as Lot Number (4), located in Block "M", as shown on that certain plat entitled "Section Four, Willow Oaks, Hampton, Virginia," made by William M. Scour, Surveyor, dated August 1, 1968, and duly of Record in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia in Plat Book 6, page 55, and as more fully described in the aforesaid Deed of Trust.

TERMS OF SALE: The property will be sold "AS IS," WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND AND SUBJECT TO conditions, restrictions, reservations, easements, rights of way, and all other matters of record taking priority over the Deed of Trust to be announced at the time of sale. A deposit of \$20,000.00, or 10% of the sale price, whichever is lower, in cash or cashier's check payable to the SUBSTITUTE TRUSTEE will be required at the time of sale. The balance of the purchase price, with interest at the rate contained in the Deed of Trust Note from the date of sale to the date said funds are received in the office of the SUBSTITUTE TRUSTEE, will be due within fifteen (15) days of sale. In the event of default by the successful bidder, the entire deposit shall be forfeited and applied to the costs and expenses of sale and Substitute Trustee's fee. All other public charges or assessments, including water/sewer charges, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. In the event taxes, any other public charges have been advanced, a credit will be due to the seller, to be adjusted from the date of sale at the time of settlement. Purchaser agrees to pay the seller's attorneys at settlement, a fee of \$480.00 for review of the settlement documents. Additional terms will be announced at the time of sale and the successful bidder will be required to execute and deliver to the Substitute Trustee a memorandum or contract of the sale at the conclusion of bidding.

FOR INFORMATION CONTACT:
Rosenberg & Associates, LLC
(Attorney for the Surety Party)
4340 East West Highway, Suite 600
Bethesda, MD 20814
301-907-8000
www.rosenberg-assoc.com

Trustees Sale

262 feet to a stob on the Northwestern boundary of Helen Crawford Road, thence running Northeasterly along the Northwestern boundary of Helen Crawford Road a distance of 63 feet at the Southwest corner of Lot No. 1, conveyed to Mac L. and Bertha Robinson, thence running Northerly along the Westerly boundary of Lot No. 1 a distance of 243 feet to a stob on the Southwest boundary of Goosley Road, the place and point of beginning, and bounded Northerly by Goosley Road, Easterly by Lot No. 1, and Southerly by Helen Crawford Road, and Westerly by Lot No. 3. Said Lot being shown on said sketch as the Lot "Reserved to Widow, Tax ID: 014-0000-5974."

TERMS OF SALE: A bidder's deposit of \$11,000.00 or 10% of the sale price, whichever is lower, will be required in the form of a certified or cashier's check. Cash will not be accepted as a deposit. Settlement within fifteen (15) days of sale, otherwise Trustee may forfeit deposit. Additional terms to be announced at the time of sale. This is a communication from a debt collector and is subject to the Fair Debt Collection Practices Act. This notice is an attempt to collect on a debt and any information obtained will be used for that purpose. (Trustee # 589423)

Substitute Trustee: ALG Trustee, LLC
C/O Orlandos PC, P.O. Box 2548, Leesburg, VA 20177, (703) 777-7101, website: <http://www.orlandos.com>
The Vendor Auction.com will be used in conjunction with this sale

Potential Bidder: For sale information, please visit www.Auction.com or call (800) 280-2832. Towne #: 5000.2503

Trustees Sale

Blvd, Suite 101, Rockville, MD 20852, 301-961-6555, website: www.bwv-sales.com, VA-202450-1.

NEWPORT NEWS TRUSTEE'S SALE OF 19 MULBERRY AVE, NEWPORT NEWS, VA 23607

In execution of a certain Deed of Trust dated February 7, 1997, in the original principal amount of \$66,215.00, substituted in the Clerk's Office of the Circuit Court for Newport News City, Virginia, in Book 1455 at Page 0838. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for the City of Newport News, 2500 Washington Avenue, Newport News, Virginia on September 24, 2019, at 9:00 AM, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF NEWPORT NEWS, VIRGINIA, KNOWN AND DESIGNATED AS LOT THIRTY-THREE (33) AND THIRTY-FOUR (34) AND THIRTY-FIVE (35), IN BLOCK NUMBERED EIGHTY-ONE (81), AS SHOWN ON THE CERTAIN MAP OF PLAT ENTITLED, "MAP OF PROPERTY OF THE NEWPORT NEWS, HAMPTON AND OLD POINT DEVELOPMENT COMPANY" AND RECORDED IN THE CLERK'S OFFICE FOR THE CITY OF HAMPTON, VIRGINIA, IN DEED BOOK 21, AT PAGE 321, ET SEQ. TOGETHER WITH ALL AND SINGULAR THE BUILDINGS THEREON, THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING; SUBSTITUTED IN THE CLERK'S OFFICE FOR THE CITY OF HAMPTON, VIRGINIA, IN DEED BOOK 21, AT PAGE 321, ET SEQ. TOGETHER WITH ALL AND SINGULAR THE BUILDINGS THEREON, THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING; SUBSTITUTED IN THE CLERK'S OFFICE FOR THE CITY OF HAMPTON, VIRGINIA, IN DEED BOOK 21, AT PAGE 321, ET SEQ. TOGETHER WITH ALL AND SINGULAR THE BUILDINGS THEREON, THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING; SUBSTITUTED IN THE CLERK'S OFFICE FOR THE CITY OF HAMPTON, VIRGINIA, IN DEED BOOK 21, AT PAGE 321, ET SEQ. 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