

PUBLIC NOTICES

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NOTICE OF TRUSTEE'S SALE

In execution of a Deed of Trust (the "Deed of Trust") dated November 18, 2009, and recorded January 8, 2010 at Deed Book 010, page 037 in the Clerk's Office, Circuit Court of Middlesex County, Virginia, Fortis Trustee Foreclosure Service, LLC ("Fortis"), acting as the appointed Substitute Trustee, will offer for sale, at public auction, the following real property (the "Property"): 113 Rappa-Run Road, Topping, VA 23169, also referenced as Tax Map Number 30 37A (the "Property"). The Deed of Trust was originally granted by Patricia J. Gilbert and Louis W. Anderson ("Grantors") to C. Tony Hudson and William E. Martin, Jr., the original Trustees, to secure a promissory note (the "Note") given by the Grantors to EVB. Primis Bank is the successor in interest to EVB and the current holder of the Note. The sale will be held at the Property. The sale will be conducted on Wednesday, October 16, 2024, at 1:00 p.m. (the "Sale").

TERMS OF SALE: A deposit of \$5,000, payable only in cash or cashier's check (the "initial cash deposit"), will be required from the successful high bidder at the Sale, which initial cash deposit will then be credited against a total buyer's deposit (the "total buyer's deposit") equal to 10% of the Sales Price (as defined below). The successful high bidder must complete payment of the total buyer's deposit within 3 business days of the Sale. Settlement must occur within 30 days of the Sale. A memorandum of sale (i.e. sales contract) must also be signed by the successful bidder at the Sale, which, in addition to the bid price, will provide for and include a 10% buyer's premium payable to Motleys Asset Disposition Group ("Motleys"), as sales agent for Fortis. The bid price plus the 10% buyer's premium shall together constitute the Sales Price (the "Sales Price"). The Property is being sold AS IS and by SPECIAL WARRANTY DEED. Additional terms may be announced at the Sale. **This is a communication from a debt collector and an attempt to collect a debt. Any information obtained will be used for that purpose. For more information, contact Ernie Rogers of Motleys, sales agent for Fortis, at (804) 334-4558 or ERogers@Motleys.com. (9-19-, 9-26, 10-3, 10-10, 2024)**

NOTICE OF TRUSTEE'S SALE OF REAL ESTATE

**85 Martin Lane
Deltaville, Virginia 23043**

In execution of a Deed of Trust from Eleanor June Lemmon, dated May 23, 2017 to the undersigned Trustee, recorded in the Clerk's Office of the Circuit Court of Middlesex County, Virginia as Instrument No. 17-0808, to secure the payment of a certain Deed of Trust Note of even date therewith in the original amount of \$70,000.00; and default having occurred and been declared; and being instructed to do so by the Noteholder, the undersigned Trustee will sell at public auction, on **Friday, October 4, 2024 at 11:00 AM** on the front steps of the Middlesex County Courthouse, 73 Bowden Street, Saluda, Virginia 23149, the improved property with an abbreviated legal description, as follows:

All of that certain piece or parcel of land, together with all improvements thereon, all rights, ways, easements, and appurtenances, situated in Pinetop Magisterial District, Middlesex County, Virginia, designated as Lot 4, 1.528 acres, as the same is shown on a plat of survey by Dalton D. Brownley, Jr., L.S., of record in the Clerk's Office of the Circuit Court of Middlesex County, Virginia in Plat Cabinet 2, Slide 15-8, to which plat reference is made for a more accurate description of the property, and as more fully described in the aforesaid deed of trust. **Tax Map No. 40-108-4.**

TERMS OF SALE: The property is sold "As Is", without warranty or representations of any kind, and subject to all conditions, restrictions, easements, and any other matters of record taking priority over the deed of trust. A successful bidder's deposit of not more than 10% of the sale's price will be required; balance due in full at the time of settlement which shall be within twenty days of the date of sale. In the event of default by the successful bidder, the entire deposit shall be forfeited and applied to the expenses of sale and Trustee's fee. All costs incident to settlement shall be borne by purchaser. Additional terms may be announced prior to sale. For more information, contact Robert P. Brooks, Trustee P.O. Box 559, Deltaville, Virginia 23043-0559
Office: 804.776.9200;
Cell: 804.761.1699
rbrooks@va.metrocast.net
(9-12, 9-19, 9-26, 10-3, 2024)

NOTICE ABANDONED WATERCRAFT

Notice is hereby given that the following watercraft has been abandoned for OVER 365 DAYS on the property of: 554 Cross Rip Road, Deltaville, VA 23043.
Description of Watercraft:
20'2" Fiberglass Boat Hull,
7' Beam, 2-3' Draft
TX Certificate 22-0648935
HIN: BNZTS123L889

Watercraft will become property of the landowner if not claimed or removed within 30 days of first publication of this notice. Please contact the Virginia Department of Wildlife Resources with questions. (9-12-31)

NOTICE ABANDONED WATERCRAFT

Notice is hereby given that the following watercraft has been abandoned for OVER 365 DAYS on the property of: Shores Properties, LLC, 488 Lord Mott Rd., Urbanna, VA 23175.
Description of Watercraft:
40' Fiberglass Sailboat Hull,
10' Beam, 5'-6" Draft

No Registration/No Title of a vessel Watercraft will become property of the landowner if not claimed or removed within 30 days of first publication of this notice. Please contact the Virginia Department of Wildlife Resources with questions. (9-5-31)

ORDER OF PUBLICATION COMMONWEALTH OF VIRGINIA

Va. Code Ann. §§ 8.01-316, -317

Case No: CL24-209

MIDDLESEX CIRCUIT COURT

**ANNE MARIE MERTZ
V. WILLIAM CAROL OLSON
In Re: LUCAS WHEELER
OLSON**

The object of this suit is to: **Grant Petition for Name Change of Minor Child Lucas Wheeler Mertz to Lucas Noah Mertz.**

It is **ORDERED** that: **WILLIAM CAROL OLSON,**

appear at the above-named court and protect his/her interests on or before: November 5, 2024 AND/OR appear at the hearing scheduled for November 6, 2024 at 11:00am in the Middlesex Circuit Court located at 73 Bowden Street, Saluda, VA 23149.(9-19-41)

Parcel ID: 26-144A
Property Address:
726 Courthouse Drive,
Saluda, Virginia 23149
Sale Date: October 7, 2024,
at 11:00 a.m.
Grantors: PEGGIE BAGBY
("Borrower")
**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**
("MERS")
**FINANCIAL FREEDOM
ACQUISITION, LLC, A
SUBSIDIARY OF
ONEWEST BANK, FSB** ("Lender")
PAMELA J. COLLINS ("Trustee")
Grantee: **TREVOR B. REID,**
Foreclosure Commissioner
Date: August 28, 2024

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on June 21, 2010, the Borrower, as grantor, executed a certain deed of trust (the "Deed of Trust") in favor of MERS, as beneficiary, as nominee for Lender, and Trustee, as trustee, which Deed of Trust was recorded in the Clerk's Office of the Circuit Court of Middlesex County, Virginia ("Clerk's Office"), on July 2, 2010, as Instrument No. 100001119, and which encumbers the Property defined below;

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the "Secretary"), pursuant to the National Housing Act, for the purpose of providing single-family housing;

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment recorded in the Clerk's Office on December 12, 2019, as Instrument No. 190002047; WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust, in that (1) Borrower died on or about October 19, 2022; (2) the Property is not the principal residence of any other borrower; (3) pursuant to the terms of the Deed of Trust and a Notice of Intent to Foreclose served on June 21, 2024, the Secretary accelerated the indebtedness secured by the Deed of Trust and required payment of the full outstanding balance thereof by July 21, 2024; and (4) payment has not been made as required;

WHEREAS, the entire amount delinquent as of July 21, 2024, is \$152,038.31;

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW, THEREFORE, pursuant to the powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. § 3751 et seq. (the "Act"), by 24 C.F.R. part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded in the Clerk's Office on April 25, 2018, as Instrument No. 180001221, notice is hereby given that on **October 7, 2024, at 11:00 a.m. local time,** all real and personal property at or used in connection with the following described premises (the "Property") will be sold at public auction to the highest bidder:

All that certain lot, piece, or parcel of land, situate, lying and being in Saluda District of Middlesex County, Virginia, containing 0.459 acre, as shown on that certain plat entitled, "A Survey for Conveyance - Hugh & Mabel S. Davis to King & Queen Homes, Inc., - 0.459 acre of land lying in Saluda District, Middlesex County, Virginia", dated December 1, 1971, made by B.D. Littlepage, Certified Land Surveyor, a copy of which plat is recorded in the Clerk's Office of the Circuit Court of Middlesex County, Virginia, in Deed Book 95, page 361, to which reference is here made for a more complete description thereof.

The sale will be held at the front entrance of the Middlesex County Circuit Court, 73 Bowden Street, Saluda, Virginia 23149. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit in the form of a certified check or cashier's check made out to the Secretary of Housing and Urban Development. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit must be presented before the bidding is closed. In any case, the amount of the required deposit will be \$15,000.00, or ten percent (10%) of the Secretary's bid, whichever is less. The deposit is nonrefundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment, and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for fifteen- (15-) day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of Housing and Urban Development. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close

the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgage or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of sale as provided herein. HUD does not guarantee that the Property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than three (3) days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the Deed of Trust are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of Housing and Urban Development, before public auction of the Property is completed.

The amount that must be paid if the Deed of Trust is to be reinstated prior to the scheduled sale is \$152,038.31 as of July 21, 2024, plus all interest accrued after that date, plus all other amounts that would be due under the Deed of Trust if payments thereunder had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

This is a communication from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose.

Trevor B. Reid,
Foreclosure Commissioner
VSB No. 77233
6802 Paragon Place, Suite 205
Richmond, Virginia 23230-1655
Telephone: (804) 261-7323
Facsimile: (804) 627-0381
(9-12, 9-19, 9-26, 2024)

Parcel ID: 26-11-1
Property Address:
683 Oakes Landing Road, Saluda,
Virginia 23149
Sale Date: October 7, 2024,
at 11:10 a.m.
Grantors: **HARRY K. EAGLE** and
MARY P. EAGLE ("Borrower")
**METLIFE HOME LOANS,
A DIVISION OF METLIFE BANK,
N.A.** ("Lender")
ALEXANDER TITLE AGENCY
("Trustee")
Grantee: **TREVOR B. REID,**
Foreclosure Commissioner
Date: August 28, 2024

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on December 22, 2008, the Borrower, as grantor, executed a certain deed of trust (the "Deed of Trust") in favor of Lender, as beneficiary, and Trustee, as trustee, which Deed of Trust was recorded in the Clerk's Office of the Circuit Court of Middlesex County, Virginia ("Clerk's Office"), on January 7, 2009, as Instrument No. 090000015, and which encumbers the Property defined below;

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the "Secretary"), pursuant to the National Housing Act, for the purpose of providing single-family housing;

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment recorded in the Clerk's Office on October 13, 2015, as Instrument No. 150001649; WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust, in that (1) Borrower Harry K. Eagle died on or about April 26, 2013, and Borrower Mary P. Eagle died on or about September 4, 2022; (3) the Property is not the principal residence of any other borrower; (4) pursuant to the terms of the Deed of Trust and a Notice of Intent to Foreclose served on June 25, 2024, the Secretary accelerated the indebtedness secured by the Deed of Trust and required payment of the full outstanding balance thereof by July 25, 2024; and (5) payment has not been made as required;

WHEREAS, the entire amount delinquent as of July 25, 2024, is \$514,439.75; WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; NOW, THEREFORE, pursuant to the powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. § 3751 et seq. (the "Act"), by 24 C.F.R. part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded in the aforesaid Clerk's Office on April 25, 2018, as Instrument No. 180001221, notice is hereby given that on **October 7, 2024, at 11:10 a.m. local time,** all real and personal property at or used in connection with the following described premises (the "Property") will be sold at public auction to the highest bidder:

All that certain lot, piece, or parcel of land, together with all improvements thereon, situated in Saluda Magisterial District, Middlesex County, Virginia, near Saluda, lying on the Northwest side of State Route #618, containing 6.9722 acres and being shown and described as "Parcel 1- 6.9722 AC", on a plat of survey prepared by Wayne E. Lewis, Land Surveyor, dated June 4, 1993, recorded in Deed Book 222, page 134.

BEING the same real estate conveyed to Harry K. Eagle and Mary P. Eagle, with a life estate

to Venie W. Eagle, by deed from Patrick Allen Roland, Patricia Ann Murphy, and Gary L. Murphy, dated June 15, 1993, recorded June 18, 1993, in the Clerk's Office, Circuit Court, Middlesex County, Virginia, in Deed Book 222, page 134. Venie Eagle died on or about July 19, 2001, thereby extinguishing her life estate and vesting fee simple title in Harry K. Eagle and Mary P. Eagle. The sale will be held at the front entrance of the Middlesex County Circuit Court, 73 Bowden Street, Saluda, Virginia 23149. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit in the form of a certified check or cashier's check made out to the Secretary of Housing and Urban Development. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit must be presented before the bidding is closed. In any case, the amount of the required deposit will be \$51,000.00, or ten percent (10%) of the Secretary's bid, whichever is less. The deposit is nonrefundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment, and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for fifteen- (15-) day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of Housing and Urban Development. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgage or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of sale as provided herein. HUD does not guarantee that

the Property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than three (3) days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the Deed of Trust are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of Housing and Urban Development,

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before public auction of the Property is completed. The amount that must be paid if the Deed of Trust is to be reinstated prior to the scheduled sale is \$514,439.75 as of July 25, 2024, plus all interest accrued after that date, plus all other amounts that would be due under the Deed of Trust if payments thereunder had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner,

and all other costs incurred in connection with the foreclosure prior to reinstatement. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. **This is a communication from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose.** Trevor B. Reid,
Foreclosure Commissioner
VSB No. 77233
6802 Paragon Place, Suite 205
Richmond, Virginia 23230-1655
Telephone: (804) 261-7323
Facsimile: (804) 627-0381
(9-12, 9-19, 9-26, 2024)

ATTENTION RESIDENTS IN DELTAVILLE NEAR STURGEON CREEK/ NORVIEW AREA - MIDDLESEX COUNTY

A public notice ran in the 9/12 edition of the Southside Sentinel stating that a commercial oyster planter has applied for 249.87 acres for a new oyster planting ground. If you are a resident in this area and concerned about the water views, fishing, skiing, tubing, and environmental status of your property that MAY BE affected by a new oyster ground, please voice your opinion online and view the area map #2024035: webapps.mrc.virginia.gov/public/oystergrounds/search/applications.php OR contact VMRC Engineering/Surveying Department at 757-247-2226.

Send written comments or concerns to:
Marine Resources Commission, Engineering/
Surveying Department, 380 Fenwick Road,
Fort Monroe, VA 23652-1064.

Concerns must be sent within the next 30 days.

MIDDLESEX COUNTY BOARD OF SUPERVISORS


County of Middlesex NOTICE OF PUBLIC HEARING

Notice is hereby given pursuant to Section 15.2-2204 of the Code of Virginia that a public hearing will be held by the Middlesex County Board of Supervisors on **Tuesday, October 1, 2024, at 7:00 PM** to consider the following:

- 1. Special Exception #2024-01**, submitted by Jonathan L. Yates on behalf of Milestone Towers and Verizon Wireless. The request is for approval of a Special Exception to permit the construction of a Public Communications Facility which includes installation of a tower and associate facilities, pursuant to Article 7, Section 7-3.17 of the Middlesex County Zoning Ordinance. The property for which the Special Exception is being sought is identified as Tax Map #19-44B and is located adjacent to 2005 Warner Road, Urbanna VA 23175, in the Jamaica District.

The public hearing will be held in the **Boardroom** of the **Historic Courthouse**, 865 General Puller Highway, Saluda, VA 23149 on Tuesday, October 1, 2024, at 7:00 PM. Copies of this application are available for public inspection during normal business hours at the Department of Planning and Community Development, 865 General Puller Highway, Saluda, VA 23149, or for additional questions you may contact Planning and Community Development staff at telephone number (804) 758-3382. All interested persons are encouraged to submit written comments or attend the meeting to present their views on the matters described in this public notice.

09.198.09.26.24



Middlesex
ECONOMIC DEVELOPMENT AUTHORITY

Middlesex County Business Appreciation Event

SEPTEMBER 23

5:30 - 7:30PM

at The Chesapeake Inn

250 Virginia St, Urbanna, VA 23175

The Economic Development Authority invites local business owners and leaders to a special Business Appreciation Event on September 23rd at 5:30 PM at The Chesapeake Inn, Urbanna.

This event is a perfect opportunity to network, enjoy refreshments, and hear about tourism and economic development initiatives aimed at supporting your business and driving growth in our community.

RSVP TODAY!
Contact Kelsey Briggs at k.briggs@co.middlesex.va.us.