

PUBLIC NOTICES

TRUSTEE'S SALE OF 6271 TIDEWATER TRAIL, CHURCH VIEW, VA 23032

In execution of a certain Deed of Trust dated September 2, 2010, in the original principal amount of \$375,000.00 recorded in the Clerk's Office, Circuit Court for Middlesex County, Virginia as Instrument No. 100001571. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Middlesex County, Route 17 and 33, Saluda, VA 23149, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on January 16, 2025, at 10:30 AM, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: THAT CERTAIN TRACT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON SITUATED NEAR CHURCHVIEW IN JAMAICA MAGISTERIAL DISTRICT, MIDDLESEX COUNTY, VIRGINIA, LYING ON THE EAST SIDE OF HIGHWAY #17, AND FRONTING THEREON A DISTANCE OF SEVENTY (70) YARDS AND EXTENDING BACK BETWEEN PARALLEL LINES SUFFICIENT DISTANCE TO MAKE ONE ACRE. THE SAID LAND IS BOUNDED ON THE WEST BY HIGHWAY #17; NORTH BY THE LAND OF B.H. GAYLES, SOUTH AND EAST BY THE ESTATE OF G.R. NORTHAM. LESS AND EXCEPT THOSE CERTAIN PIECES OR PARCELS OF LAND CONVEYED BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MIDDLESEX COUNTY, VIRGINIA IN DEED BOOK 69, PAGE 298; DEED BOOK 93, PAGE 99 AND IN DEED BOOK 93, PAGE 154. TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a \$50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwwsales.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation.

Substitute Trustee:
Equity Trustees, LLC,
8100 Three Chopt Road,
Suite 240,
Richmond, VA 23229

For more information contact:
BWW Law Group, LLC,
attorneys for Equity Trustees, LLC,
6003 Executive Blvd.,
Suite 101,
Rockville, MD 20852,
301-961-6555,
website: www.bwwsales.com.
VA-372646-1
(12-12, 12-19, 2024)

TRUSTEE'S SALE OF 871 GAYLES RD., URBANNA, VA 23175

In execution of a certain Deed of Trust dated May 30, 2013, in the original principal amount of \$96,000.00 recorded in the Clerk's Office, Circuit Court for Middlesex County, Virginia as Instrument

No. 130000959. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Middlesex County, Route 17 and 33, Saluda, VA 23149, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on January 16, 2025, at 10:30 AM, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH IMPROVEMENTS, RIGHTS, WAYS AND APPURTENANCES THEREUNTO BELONGING, SITUATE IN JAMAICA MAGISTERIAL DISTRICT, MIDDLESEX COUNTY, VIRGINIA, LYING NEAR REVIS ON THE NORTH SIDE OF STATE ROUTE NO. 609, CONTAINING 4.21 ACRES, MORE OR LESS, THE SAME BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON STATE ROUTE NO. 609 ADJACENT LAND OF GARY L. POWELL, SAID POINT BEING THE SOUTHEASTERN MOST CORNER OF THE LAND HEREBY CONVEYED; THENCE FOLLOWING STATE ROUTE NO. 609 IN A SOUTHWESTERN DIRECTION 100 FEET, MORE OR LESS, TO THE LAND OF R.D. FITCHETT; THENCE FOLLOWING SAID LAND OF FITCHETT N. 22° 05' 40" W. 328.05 FEET TO A POINT; THENCE S. 72° 56' 23" W. 100 FEET TO A POINT (THE NORTHWESTERN CORNER OF THE LAND OF R.D. FITCHETT); THENCE N. 22° 05' 40" W. 793.75 FEET, MORE OR LESS, TO THE LAND NOW OR FORMERLY BELONGING TO J.W. TAYLOR, THENCE FOLLOWING SAID LAND OF J.W. TAYLOR N. 39° 20' 04" E. 170.72 FEET TO A POINT; THENCE N. 55° 24' 32" E. 9.07 FEET TO A POINT ADJACENT LAND OF RICHARD E. MURRAY; THENCE FOLLOWING LAND OF RICHARD E. MURRAY, J.W.

RYLAND, AND GARY L. POWELL S. 23° 10' 05" E. 1203.23 FEET TO THE POINT OF BEGINNING. TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a \$50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwwsales.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation.

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website: www.bwwsales.com.
VA-373061-1
(12-12, 12-19, 2024)



County of Middlesex

MIDDLESEX COUNTY BOARD OF SUPERVISORS

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, January 7, 2025, at 7:00 PM to consider the following:

1. 2025 Capital Improvements Plan for FY 2026-2030.

The Middlesex County Capital Improvements Plan is strictly advisory. The Plan is intended for use as a Capital Facilities planning document and is not a request for funding allocations or a County Capital Budget. The CIP is intended as a planning tool to assist the Board of Supervisors in the development of the County budget.

The public hearing will be held in the Boardroom of the Historic Courthouse, 865 General Puller Highway, Saluda, VA 23149 on Tuesday, January 7, 2025, 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.