

**TRUSTEE'S SALE OF  
1305 WINDMILL POINT CRESCENT, VIRGINIA BEACH, VIRGINIA**

In execution of (i) a deed of trust dated as of December 20, 2019, recorded on December 30, 2019 in the Virginia Beach Circuit Court Clerk's Office (the "Clerk's Office") as Instrument No. 20191230001106180, and (ii) a supplemental deed of trust dated as of November 5, 2024, recorded on November 15, 2024 in the Clerk's Office as Instrument No. 202403047860 (collectively, the "Deed of Trust"), the undersigned substitute trustee under the 2019 instrument and named trustee under the 2024 supplemental instrument (collectively, the "Trustee"), by and in consultation with the auction firm of Atlantic Asset Management Group, Inc. (the "Auctioneer"), and at the request of the holder of the note secured by the Deed of Trust (the "Beneficiary"), will offer for sale at public auction to be conducted at the premises, located at **1305 Windmill Point Crescent, Virginia Beach, Virginia, at 12:30 p.m., on Thursday, February 6, 2025**, the real property, improvements and associated fixtures and personal property rights (the "Property"), owned by Rolando E. Timm which is more particularly described in the Deed of Trust and is briefly described and identified as:

Parcel C-2B-1; 1.15 AC +/-  
Green Run P.U.D. (Re)Subdiv.  
per Plat at Inst. No. 202407000109  
GPIN: 1485485607000

TERMS OF SALE: Cash. The Property will be offered for sale "AS IS, WHERE IS" and "WITH ALL FAULTS" and will be conveyed by special warranty deed subject to all encumbrances, rights, reservations, covenants, conditions, easements, restrictions and statutory liens, if any, having priority over the Deed of Trust, as they may lawfully affect the Property. The Trustee, the Auctioneer and the Beneficiary make no representation or warranty whatsoever as to the existence, survival or terms of any Property lease or occupancy arrangement, and no credit shall be given against the purchase price for any associated security deposit(s).

The Property is reported to include a 6,382 sq.-ft. structure constructed in 1980, which had been operated as a school/daycare facility; but the Trustee, the Auctioneer and the Beneficiary make no representation or certification in that regard. Except for the special warranty contained in the deed, the Trustee, the Auctioneer and Beneficiary disclaim all warranties of any kind for the Property, including without limitation any warranty relating to the zoning, physical or environmental condition, habitability, fitness for a particular purpose and merchantability. The risk of loss or damage to the Property shall be borne by the successful bidder from and after the date and time of sale, and the purchaser shall assume all obligations for continuation of utility services to the Property. Securing possession and control of the Property shall be the sole responsibility of the successful bidder.

A bidder's deposit in cash or by certified or cashier's check of at least ten percent (10%) of the amount bid must be shown to the Trustee for such bid to be accepted, subject to bidder prequalification. Immediately after the sale, the successful bidder shall execute a contract of sale with the Trustee, a form of which is available for review upon request, and shall deliver to the Trustee the required deposit. The purchase price, based upon the winning bid amount, shall include an additional ten percent (10%) buyer's premium. Settlement in full shall be made in cash at 223 E. City Hall Avenue, Suite 201, Norfolk, Virginia, within 30 days of sale, time being of the essence. Additional procedures, terms and conditions may be announced at the time of sale, and shall control.

STEVEN L. BROWN, Trustee

FOR INFORMATION CONTACT:

Atlantic Asset Management Group, Inc.  
Attn: Mr. Billy Summs  
1195 Lance Road, Suite B  
Norfolk, VA 23502  
757-461-6867  
wjsumms@atlanticremarketing.com

---

INSTRUCTIONS TO NEWSPAPER:

Publish In: Inside Business

Two (2) Times: January 20 & 27, 2025

Please provide Pete Zemanian with a proof of this advertisement prior to its publication.