

TRUSTEE SALE
42916 Via Veneto Way, Ashburn, VA 20148
Loudoun County

In execution of a Deed of Trust in the original principal amount of \$649,000.00, dated October 27, 2004 recorded in the Clerk's Office of the Circuit Court of the Loudoun County, Virginia, in Document No. 20041101-0116750, default having occurred in the payment of the Note thereby secured and at the request of the holder of said Note, the undersigned Substitute Trustee will offer for sale at public auction at the property located at 42916 Via Veneto Way, Ashburn, VA, on **January 14, 2021 at 12:00 PM** the property described in said deed, located at the above address and briefly described as:

Lot 53, Section 1A, THE PARK AT BELLE TERRA, with any improvements thereon.

Subject to any and all covenants, conditions, restrictions, easements, and all other matters of record taking priority over the Deed of Trust, if any, affecting the aforesaid property.

TERMS OF SALE: CASH: A deposit of \$20,000.00 or 10% of the sales price, whichever is lower, cash or certified check will be required at the time of sale, but no more than \$10,000.00 of cash will be accepted, with settlement within fifteen (15) days from the date of sale. Sale is subject to post sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale which affects the validity of the sale, as well as to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. Pursuant to the Federal Fair Debt Collection Practices Act, we advise you that this firm is a debt collector attempting to collect the indebtedness referred to herein and any information we obtain will be used for that purpose.

There will be a 10% buyers premium that will be added to your high bid to determine the final sales price.

SAMUEL I. WHITE, P.C., Substitute Trustee

This is a communication from a debt collector.

FOR INFORMATION CONTACT:

SAMUEL I. WHITE, P.C. (77022)
596 Lynnhaven Parkway, Suite 200
Virginia Beach, Virginia 23452
757-457-1460 - **Call Between 9:00 a.m. and 5:00 p.m.**
or visit our website at www.siwpc.net

Ad Run Dates: December 18th, 2020
December 25th, 2020

AD#45957