

TRUSTEE'S SALE OF
4123 Meadow Court,
Annandale, VA 22003

1st Advertisement September 20, 2017; Washington Times
2nd advertisement September 27, 2017; Washington Times

Pursuant to the terms of a certain Deed of Trust, in the original principal amount of \$436,500.00, dated September 29, 2005, and recorded in the Clerk's Office of the Circuit Court of Fairfax, Virginia (the "Clerk's Office"), in Deed Book 17818 at Page 0781 as Instrument Number 2005040786.023, default having been made in the payment of the note thereby secured, the undersigned Trustee, pursuant to the request of the holder of the Note thereby secured, will offer for sale at public auction in front of the main entrance to the Courthouse of the Fairfax Circuit Court, located at 4110 Chain Bridge Road, Fairfax, VA , Fairfax, VA 22030 on **October 18, 2017 at 10:00 o'clock a.m., local time**, the property briefly described as 4123 Meadow Court, Annandale, VA 22003 and more particularly described in said Deed of Trust as follows:

Lot Thirty-Seven (37), Chatelain Village, as the same appears duly dedicated platted and recorded in Deed Book 797 at page 456 (as corrected in deed book 857 at page 111) among the land records of Fairfax County, Virginia. Tax Map Reference 060-3-17-0037

The above-described property is sold in "AS IS" condition. Neither the sole acting trustee nor any other party makes any warranty with regard to acreage or square footage or condition of the property. Bidders are advised to satisfy themselves as to the amount of acreage and/or square feet and condition of the property to be conveyed and that said sale is subject to such reservations, covenants, conditions, easements, restrictions, liens and encumbrances, if any, superior to the lien of the above described deed of trust, duly of record and constituting constructive notice.

TERMS OF SALE: Cash. A ten percent (10%) bidder's deposit in cash or certified check payable to the Trustee(s) shall be required of the successful bidder at the time of sale before the bidding will be closed; settlement must be made within twenty (20) days from the date of sale or property to be resold at cost of defaulting purchaser. All costs of conveyancing, examination of title, recording charges, etc. will be at the sole cost of purchaser. Neither the trustee, nor any other party guarantees or covenants to deliver, or in any way, to obtain possession of the premises for any third-party purchaser. Sale will also be subject to additional terms contained in the Memorandum of Sale to be executed by the successful bidder upon purchase.

The trustee reserves the right to reject all bids, extend the time to receive bids or withdraw the property from sale at any time, in addition, should the sole acting trustee be unable, for any reason, in its sole discretion, to convey title, the successful bidder's sole remedy in law or equity shall be the return of his deposit. Upon refund of the deposit, the sale shall be void and of no effect. Appointment of sole acting trustee duly recorded among the land records aforesaid.

Paul Saffelle, Trustee

FOR INFORMATION CONTACT:

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