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NOTICE OF SUBSTITUTE TRUSTEE SALE

109 Confederate Circle, Locust Grove, VA 22508
 By virtue of the power and authority contained in a Deed of Trust dated November 3, 2020 and recorded November 5, 2020 in Instrument Number 200006219 in the Clerk's Office for the Orange County Virginia Circuit Court, Virginia, securing a loan which was originally \$213,352.00. The appointed SUBSTITUTE TRUSTEE, Commonwealth Trustees, LLC will offer for sale at public auction at the front steps of the Orange County Circuit Courthouse located at 110 N Madison Road, Orange, VA 22960.

October 08, 2024 at 1:00 PM

improved real property, with an abbreviated legal description of the following described property, to wit:

Lot 116, Section 6, Lake of the Woods, as the same appears duly delineated, platted and recorded in the Clerk's Office of the Circuit Court of Orange County in Deed Book 216 at Page 422, and in Map Book 1, Page 40.

AND as more fully described in the aforesaid Deed of Trust.

TERMS OF SALE: The property will be sold "AS IS," WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND AND SUBJECT TO CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS OF WAY, AND ALL OTHER MATTERS OF RECORD TAKING PRIORITY OVER THE DEED OF TRUST TO BE ANNOUNCED AT THE TIME OF SALE. A DEPOSIT OF \$20,000 OR 10% OF THE SALE PRICE, WHICHEVER IS LOWER, WILL BE REQUIRED AT THE TIME OF SALE, IN THE FORM OF CERTIFIED CHECK, CASHIER'S CHECK OR MONEY ORDER BY THE PURCHASER. THE BALANCE OF THE PURCHASE PRICE, WITH INTEREST AT THE RATE CONTAINED IN THE DEED OF TRUST NOTE FROM THE DATE OF SALE TO THE DATE SAID FUNDS ARE RECEIVED IN THE OFFICE OF THE SUBSTITUTE TRUSTEE, WILL BE DUE WITHIN FIFTEEN (15) DAYS OF SALE. IN THE EVENT OF DEFAULT BY THE SUCCESSFUL BIDDER, THE ENTIRE DEPOSIT SHALL BE FORFEITED AND APPLIED TO THE COSTS AND EXPENSES OF SALE AND SUBSTITUTE TRUSTEE'S FEE. ALL OTHER PUBLIC CHARGES OR ASSESSMENTS, INCLUDING WATER/SEWER CHARGES, WHETHER INCURRED PRIOR TO OR AFTER THE SALE, AND ALL OTHER COSTS INCIDENT TO SETTLEMENT TO BE PAID BY THE PURCHASER. IN THE EVENT TAXES, ANY OTHER PUBLIC CHARGES HAVE BEEN ADVANCED, A CREDIT WILL BE DUE TO THE SELLER, TO BE ADJUSTED FROM THE DATE OF SALE AT THE TIME OF SETTLEMENT. PURCHASER AGREES TO PAY THE SELLER'S ATTORNEYS AT SETTLEMENT, A FEE OF \$470.00 FOR REVIEW OF THE SETTLEMENT DOCUMENTS.

ADDITIONAL TERMS WILL BE ANNOUNCED AT THE TIME OF SALE AND THE SUCCESSFUL BIDDER WILL BE REQUIRED TO EXECUTE AND DELIVER TO THE SUBSTITUTE TRUSTEE A MEMORANDUM OR CONTRACT OF THE SALE AT THE CONCLUSION OF BIDDING. FOR INFORMATION CONTACT

Rosenberg & Associates, LLC
 (Attorney for the Secured Party)
 4340 East West Highway, Suite 600
 Bethesda, MD 20814
 301-907-8000
www.rosenberg-assoc.com
 COL-5000397

Announcements

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ENTERTAINMENT

TRUSTEE'S SALE OF 3975 JAMES MADISON HIGHWAY, FORK UNION, VA 23055

In execution of a certain Deed of Trust dated March 15, 2019, in the original principal amount of \$207,070.00 recorded in the Clerk's Office, Circuit Court for Fluvanna County, Virginia as Instrument No. 190000731. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Fluvanna County, Route 15, Court Green, Palmyra, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on November 1, 2024, at 9:00 AM, the property described in said Deed of Trust, located at the above address, and more particularly described as: ALL THAT CERTAIN LOT OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON, SITUATED IN FLUVANNA COUNTY, VIRGINIA, CONTAINING 1.874 ACRES, MORE OR LESS, MORE PARTICULARLY SHOWN AS PARCELS A, B AND C ON PLAT ENTITLED "A PLAT SHOWING TAX MAP 51 PARCEL 89, THE L.A. GLASS PROPERTY, FORT UNION DISTRICT, FLUVANNA COUNTY, VIRGINIA", PREPARED BY ROBERT L. LUM, LAND PLANNING - SURVEYING, DATED MAY 25, 1975, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FLUVANNA COUNTY, VIRGINIA, IN DEED BOOK 1178, PAGES 282 THROUGH 285. 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 Mortgagor or the Mortgagor'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: Eric T. Strickland, LLC, 3100 The Plaza, Suite 340, Richmond, VA 23294.

NOTICE OF RIVIAN AUTOMOTIVE, LLC HEARING ON OPERATION OF DEALERSHIP BY MANUFACTURER

The Department of Motor Vehicles (DMV), under the Code of Virginia 46.2-1572(4) and 46.2-1573, is conducting a formal evidentiary hearing at the request of Rivian Automotive, LLC (Rivian), a Commonwealth-licensed manufacturer of electric vehicles. Rivian seeks an eligibility determination to be both a manufacturer and a dealer of motor vehicles in Albemarle County, Virginia and the city of Batesville, Virginia. According to Va. Code 46.2-1572(4), Rivian must establish that there is no dealer independent of the manufacturer available in the above-mentioned community or trade area to own and operate the franchise in a manner consistent with the public interest. The formal evidentiary hearing will take place on October 17, 2024, at 9 a.m. EDT at DMV Headquarters located at 2300 W. Broad Street, Richmond, Virginia 23269. Any party interested in this matter is invited to attend the hearing and provide relevant information. Please send an email to DMV at diane.adams-strickland@dmv.virginia.gov requesting the information to attend. If you have documentation you would like the hearing officer and Rivian to review, please submit it to DMV at diane.adams-strickland@dmv.virginia.gov by 5 p.m. EDT on October 10, 2024. COL-5000431

Legals