

# Legal



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**TRUSTEE SALE**  
474 MINI BALL LN  
Appomattox, VA 24522

In execution of a Deed of Trust in the original principal amount of \$71,457.00, dated March 5, 2001 recorded in the Clerk's Office of the Circuit Court of the County of Appomattox, Virginia, in Deed Book 0269, at page 0901, 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 entrance to the Circuit Court for the County of Appomattox, on Court Street, Appomattox, Virginia, on November 11, 2009 at 11:00 o'clock am the property described in said deed, located at the above address and briefly described as:

Parcel of land lying and fronting on State Secondary Road 697, formerly the old Lynchburg to Richmond Stage Road, and about one and one-half miles Northeast of Vera, Virginia, adjoining the lands of Hunter or estate on the Southwest, Almond on the North and Oble Chandler on the Southeast, containing 1.44 acre, as shown by plat of survey made by Wm R. Reeves, Jr., P.C., Land Surveyors, hearing date of March 27, 1989. Revised July 26, 1989, known as Lot A, fronting State Highway 697, Appomattox County, Virginia, with improvements thereon.

**TERMS OF SALE: CASH:** A deposit of \$5,000.00, or 10% of the sales price, whichever is lower, cash or certified check, will be required at the time of sale 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, as well as to post-sale confirmation and audit 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.

**SAMUEL I. WHITE, P.C.,** Substitute Trustee  
This is a communication from a debt collector.  
**FOR INFORMATION CONTACT:**  
**SAMUEL I. WHITE, P.C. (81-024426-09/FMA)**  
5040 Corporate Woods Drive, Suite 120  
Virginia Beach, Virginia 23462  
757-457-1460 - Call Between  
9:00 a.m. and 11:30 a.m.

**SUBSTITUTE TRUSTEE'S SALE**  
OF  
522 MONROE STREET, TAX MAP NO.  
01014011  
CITY OF LYNCHBURG, VIRGINIA

In execution of a Credit Line Deed of Trust dated December 13, 2007, in the original principal sum of \$25,500.00 recorded in the Lynchburg Circuit Court Clerk's Office as Instrument Number 070012245, as amended by an instrument appointing the undersigned Substitute Trustee, default having been made in the payment of the indebtedness thereby secured and at the instruction of the noteholder, the undersigned Substitute Trustee, will offer for sale at public auction the property known as 522 Monroe Street, Lynchburg, Virginia. Reference is hereby made to the Credit Line Deed of Trust for a more particular description of the premises. This sale of real property will be held on Thursday, November 5, 2009, at 12:00 P.M., at the main entrance to the Circuit Court for the City of Lynchburg, Virginia, located at 900 Court Street, Lynchburg, Virginia.

**TERMS:** Cash or certified funds; bidder's deposit of \$1,550.00 or ten percent (10%) of the successful bid, whichever is lower, will be required at the sale. Settlement shall be within thirty (30) days of the sale. The property and the improvements thereon will be sold "AS IS", without representations or warranties of any kind. Conveyance shall be made by Special Warranty Deed. The Substitute Trustee will not deliver possession of the Property. Other terms and conditions may be announced at sale.

John R. Alford, Jr.  
Substitute Trustee  
P. O. Box 6320  
Lynchburg, Virginia 24505  
Telephone No.: (434) 846-2731

For more information contact Phillip Brown at Bank of the James (434)455-7516

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**TRUSTEE'S SALE**  
616 Ebenezer Road, Amherst, VA 24521  
Map No. 113-A-74

In execution of a deed of trust dated August 30, 1994 recorded in the Clerk's Office of the Circuit Court of the County of Amherst, VA, in Deed Book 686, at Page 725, securing a note drawn in the original sum of \$39,800.00, the undersigned Substitute Trustee will offer for public sale in front of the building housing the Circuit Court of the County of Amherst located at 113 Taylor St., Amherst, VA, on NOVEMBER 4, 2009 AT 4:45 P.M., the property described in said deed of trust located at the above address and briefly described as Lot B containing 1.47 acres +/- as shown on a plat attached to a deed and recorded in the Clerk's Office aforesaid in Deed Book 686, Page 722.

The property and the improvements thereon will be sold "AS IS" and without representation or warranties of any kind. The sale is subject to all liens, encumbrances, conditions, easements and restrictions, if any, superior to the mentioned deed of trust and lawfully affecting the property. This is a communication from a debt collector.

**Terms:** CASH or certified funds. A bidder's deposit of \$3,000.00 or 10% of the successful bid, whichever is lower, will be required with the balance of the sale price to be paid within 14 days at the office of the Substitute Trustee. Additional terms may be announced at the sale. **FOR INFORMATION CONTACT:** Julian A. Bryant, Jr., of Evans & Bryant, PLC, Substitute Trustee, of Jan, at 2101 Parks Avenue, Suite 301, Virginia Beach, VA 23451. Phone: 757-437-9500 (0924981).

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716 Leesville Road,  
Unit 305, Lynchburg 1st  
Pub 10-28-09

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**TRUSTEE SALE**  
596 Martins Lane, Piney River, VA 22964

Nelson County and Amherst County  
In execution of a Deed of Trust in the original principal amount of \$5,290,000.00, dated March 25, 2008 recorded in the Clerk's Office of the Circuit Court of the County of Nelson, Virginia, in Instrument 080010001, at page 000047, 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 entrance to the front steps of the Nelson County Courthouse, Lovingson, Virginia, on November 5, 2009 at 11:00 o'clock am the property described in said deed, located at the above address and briefly described as:

Amherst Tax Map No. 68-A-41: All that certain Tract or parcel of land, containing 288.715 acres, more or less, as shown on plat recorded in the Clerk's Office of the Circuit Court of Amherst County, Virginia, in Deed Book 473, at Page 133;

Amherst Tax Map Nos. 67-A-48 and 68-A-41: All that certain tract or parcel of land, containing in the aggregate 167.272 acres, more or less, shown as Lot A, containing 95.865 acres, and Lot B1 containing 71.407 acres, more or less, on plat recorded in the Clerk's Office of the Circuit Court of Amherst County, Virginia, in Plat Book H, at Page 85;

Nelson County Tax Map No. 75-A-14: Parcel 1: All that certain tract of land containing 1,020 acres, more or less, in gross, as shown on composite plat as Parcels A, B, C, D, E, F, G, and H, recorded in the Clerk's Office of the Circuit Court of Nelson County, Virginia, in Plat Cabinet 2, Slide 722A;

Parcel 2: All those 4 adjoining tracts or parcels of land, aggregating 369.40 acres, more or less, known as Rose Hill Farm on Tye River and Piney River, described as follows:

Tract 1: 191.8 acres, more or less, previously referred to as 195.5 acres as shown on plat recorded in said Clerk's Office in Deed Book 48, at Page 84, the acreage difference being due to damage to the terrain caused by Hurricane Camilla, which changed the property alignment with Tye River, the centerline of said river now being fixed as the boundary line according to a new survey by Higgs & Shumate, hereinafter referred to, and this parcel is shown on the plat of said survey as Tract 1;

Tract 2: 171 acres, more or less, as shown on the above mentioned plat as Tract 2, however, said tract 2, also encompasses Tract No. 3 of 2.5 acres hereinafter described;

Tract 3: 2.5 acres, more or less, being a strip of land between the Old Stage Road and State Highway 665, previously referred to as State Highway 654, and being a portion of the Bessie Redd Massie Tract, which lies near the Southeast corner of said Tract 2, as shown on plat recorded in the Clerk's Office in Deed Book 51, at Page 523;

Tract 4: 4.09 acres, more or less, as shown on plat recorded in Clerk's Office in Deed Book 83, at Page 24, as shown on said plat of Higgs & Shumate as Tract 4 of 4.1 acres;

This property is more particularly described on the aforesaid plat recorded in Deed Book 163, at Page 579, as Tract 1 of 191.8 acres, Tract 2 of 171 acres, and Tract 4 of 4.1 acres. It is hereby noted that the total acreage should be 369.4 acres, more or less, rather than 366.9 acres, because the surveyors did not show the acreage of Parcel 3 described here in as 2.5 acres, more or less;

Parcel 3: All those 3 tracts of land, containing 0.99 acres, more or less, 1.59 acres, more or less, and 9.33 acres, more or less, as shown as Tract 1, Tract 2, and Tract 3, on plat recorded in the Clerk's Office of Nelson County, Virginia, in Deed Book 200, at Page 302;

Parcel 4: All that tract of land, containing 0.357 acre, more or less, as shown on plat recorded in the Clerk's Office of the Circuit Court of Nelson County, Virginia, in Plat Cabinet 3, Slide 494B;

Nelson Tax Map No. 77-A-35

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**SUBSTITUTE TRUSTEE'S SALE**  
OF  
171 NEST LANE, TAX MAP NO. 15-A-25A  
CAMPBELL COUNTY, VIRGINIA

In execution of a Credit Line Deed of Trust dated December 13, 2007, in the original principal sum of \$39,900.00 recorded in the Campbell County Circuit Court Clerk's Office as Instrument Number 070009984, as amended by an instrument appointing the undersigned Substitute Trustee, default having been made in the payment of the indebtedness thereby secured and at the instruction of the noteholder, the undersigned Substitute Trustee, will offer for sale at public auction the property known as 171 Nest Lane, Lynchburg, Virginia. Reference is hereby made to the Credit Line Deed of Trust for a more particular description of the premises. This sale of real property will be held on Thursday, November 5, 2009, at 12:15 P.M., at the main entrance to the Circuit Court for the City of Lynchburg, Virginia, located at 900 Court Street, Lynchburg, Virginia.

**TERMS:** Cash or certified funds; bidder's deposit of \$3,890.00 or ten percent (10%) of the successful bid, whichever is lower, will be required at the sale. Settlement shall be within thirty (30) days of the sale. The property and the improvements thereon will be sold "AS IS", without representa-