

# **TRUSTEE'S SALE OF 40 LEA ROAD, COLONIAL BEACH, VA 22443**

In execution of a certain Deed of Trust dated October 21, 2014, in the original principal amount of \$121,428.00 recorded in the Clerk's Office, Circuit Court for Westmoreland County, Virginia, in Book 864 at Page 1030 . The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Westmoreland County, 175 Polk Street, Montross, VA 22520, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on October 9, 2025, at 9:30 AM, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: ALL THOSE CERTAIN LOTS OR PARCELS OF LAND TOGETHER WITH THE IMPROVEMENTS THEREON, SITUATE AND BEING IN WASHINGTON MAGISTERIAL DISTRICT OF WESTMORELAND COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS LOTS 3 AND 4, IN BLOCK 3 OF THE MEADOW VIEW SECTION OF PLACID BAY ESTATES, AS SHOWN AND DESCRIBED BY METES AND BOUNDS UPON A PLAT OF SURVEY THEREOF, DATED APRIL 29, 1965, BY J. ARTHUR COOKE, C.L.S., AND RECORDED WITH THE CERTIFICATE OF OWNER'S CONSENT TO SUBDIVISION IN THE CIRCUIT COURT CLERK'S OFFICE OF WESTMORELAND COUNTY, VIRGINIA, IN DEED BOOK 202 AT PAGE 116, ET SEQ. 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 Mortgagee or the Mortgagee'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](http://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: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. For more information contact: BWW Law Group, LLC, attorneys for Equity Trustees, LLC, 6003 Executive Blvd, Suite 101, Rockville, MD 20852, 301-961-6555, website: [www.bww-sales.com](http://www.bww-sales.com). VA-375683-1.