

## **TRUSTEE SALE**

**216 Franklin St, Colonial Beach, VA 22443  
Westmoreland County**

In execution of a Deed of Trust in the original principal amount of **\$141,202.00** , dated **March 20, 2021** recorded in the Clerk's Office of the Circuit Court of the **Westmoreland County, Virginia** , in **Document No. 210001382**, in **Book No. 941, at Page 3203**, at the request of the holder of the Note, the undersigned Substitute Trustee and will offer for sale at public auction at the entrance to the **Circuit Court of Westmoreland County, 175 Polk Street, Montross** , on **October 13, 2025 at 10:30 AM** the property described in said deed, located at the above address and briefly described as: **Part of Lots 11 and 12, Block 89, per plat recorded in Deed Book 153 at page 186, 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 **\$9,000.00** 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.

**SAMUEL I. WHITE, P.C., Substitute Trustee**  
This is a communication from a debt collector.

### **FOR INFORMATION CONTACT:**

**SAMUEL I. WHITE, P.C. (93517)**

**448 Viking Drive Suite 350**

**Virginia Beach, VA 23452**

**757-457-1460 - Call Between 9:00 a.m. and 5:00 p.m.**

**or visit our website at [www.siwpc.net](http://www.siwpc.net)**

**To: Westmoreland News**

**SAMUEL I. WHITE, P.C.**

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**cc: Rocket Mortgage, LLC**

**Ad runs: September 10, 2025 and September 17, 2025**