

**TRUSTEE'S SALE
10057 KINGS HWY
MONTROSS, VA 22520**

In execution of the Deed of Trust in the original principal amount of \$77,636.00, dated December 7, 2004, and recorded in Deed Book 676, Page 333 in Westmoreland County land records, the appointed Substitute Trustee will offer for sale at public auction **at the front of the Circuit Court building for the County of Westmoreland located at 15803 Kings Highway, Montross, Virginia 22520-0307 on November 05, 2025 at 1:00 PM**, the property described in said deed of trust, located at the above address and more particularly described as follows:

THE FOLLOWING DESCRIBED PROPERTY,
TO WIT:

THE FOLLOWING DESCRIBED REAL ESTATE: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH ALL IMPROVEMENTS THEREON AND APPURTENANCES THERETO, LYING AND BEING IN WASHINGTON DISTRICT OF WESTMORELAND COUNTY, VIRGINIA, ACCORDING TO A PLAT OF SURVEY PREPARED BY T.L. BAYS, C.L.S. DATED MAY 15, 1972.

BEING THE SAME PROPERTY CONVEYED TO FRANCIS E. LEE AND CYNTHIA L. LEE, HIS WIFE BY DEED FROM BENJAMIN LEE AND MATTIE L. LEE, HIS WIFE, RECORDED 06/02/72 IN BOOK 229, PAGE 150, WESTMORELAND COUNTY RECORDS, VIRGINIA.

The property and improvements will be sold in "as is" physical condition without warranty of any kind.

TERMS OF SALE: A non-refundable bidder's deposit of 10% of the sale price or 10% of the original principal amount of the subject Deed of Trust, whichever is lower, by cashier's or certified check required at time of sale except for the party secured by the Deed of Trust. Risk of loss on purchaser from date and time of auction. Balance of the purchase price must be paid by cashier's check within 15 days from sale date. Except for Virginia Grantor tax, all settlement costs and expenses are purchaser's responsibility. Taxes are pro-rated to the date of sale. Purchaser is responsible for obtaining possession of the property. If purchaser defaults, deposit may be forfeited and property resold at the risk and cost of the defaulting purchaser who shall be liable for any deficiency in the purchase price and all costs, expenses and attorney's fees of both sales. If Trustee does not convey title for any reason, purchaser's sole remedy is return of deposit without interest. This sale is subject to post-sale audit of the status of the loan secured by the Deed of Trust including but not limited to determining whether prior to sale a bankruptcy was filed, a forbearance, repayment or other agreement was entered into or the loan was reinstated or paid off; in any such event this sale shall be null and void and purchaser's sole remedy shall be return of deposit without interest. This communication is from a debt collector and is an attempt to collect a debt and any information obtained will be used for that purpose.

SUBSTITUTE TRUSTEE: RAS Trustee Services, LLC, 101 North Lynnhaven Road, Suite 104, Virginia Beach, Virginia 23452

FOR INFORMATION CONTACT:

RAS Trustee Services, LLC, Substitute Trustee
c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC

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