

# 25-34318

## Trustee's Sale

558 SHOREWOOD DR, COLONIAL BEACH,  
VA 22443

(Parcel ID: 10C 10 1 14 / 13416-1)

Default having been made in the terms of a certain Deed of Trust dated 5/20/2022, in the original principal amount of \$206,196.00 and recorded in the Clerk's Office of the Circuit Court of the Westmoreland County, Virginia on 5/24/2022, in Book 955, Page 1908, the undersigned Substitute Trustees will sell at public auction on 12/16/2025 at 11:00 AM, At the Front of the Circuit Court Building For Westmoreland County located at

175 Polk Street, Montross, VA 22520, the property designated as 558 SHOREWOOD DR, COLONIAL BEACH, VA 22443. All that certain lot or parcel of land, with any and all improvements thereon and appurtenances thereunto belonging, lying, being and situated in:

All that certain lot or parcel of land together with all improvements thereon and all appurtenances thereunto appertaining, situate, lying and being in Washington Magisterial District of Westmoreland County, Virginia, and described as Lot No. Fourteen (14) in Block 1, of the Wildwood Section of Placid Bay Estates, as shown and described by metes and bounds upon a plat of survey thereof, dated 2 March 1964, by J. Arthur Cooke, C.L.S., which said plat is recorded with a Certificate of Owners Consent to Subdivision in the Clerks Office of the Circuit Court of Westmoreland County, Virginia, in Deed Book 189, at Page 644, et seq. Reference to said plat being made for a more complete description of the property conveyed herein.

**TERMS: CASH.** A deposit of \$20,619.60 or 10% of the sale price, whichever is lower, will be required of the successful bidder at time of sale. Prior to the sale, interested bidders will be required to register with and must present a bid deposit which may be held during the sale by the trustee. The bid deposit must be certified funds and/or cash, but no more than \$9,900.00 of cash will be accepted. The successful bidder's deposit will be retained at the sale and applied to the sale price. If held by the trustee, all other bid deposits will be returned to the unsuccessful bidders. Settlement is to be made within 15 days. The successful bidder will be responsible for obtaining possession of the property, and for all costs and fees related to recording the Trustee's Deed, including the grantors tax. The successful bidder will be required to execute a Memorandum of Trustee's Sale, available for review upon request before the sale, outlining additional terms of sale and settlement. A Trustee's Deed will be prepared by Trustee's attorney at high bidder's expense. This is a communication from a debt collector. Vylla Solutions - Virginia, LLC, 283 Constitution Drive, Suite 102, Office B, Virginia Beach, VA 23462, File No. 25-34318, Tel: 888-313-1969