

TRUSTEE'S SALE OF 109 WALES CT.

WINCHESTER, VA 22602

In execution of a Deed of Trust in the original principal amount of \$393,500.00, with an annual interest rate of 3.250000% from MATTHEW L. MIHILL dated April 24, 2015, recorded among the land records of the Circuit Court for the COUNTY OF FREDERICK as Deed Instrument Number 150003763, the undersigned appointed Substitute Trustee will offer for sale at public auction in the COUNTY OF FREDERICK, at the front of the Circuit Court building for the County of Frederick located at 5 North Kent Street, Winchester, Virginia on December 12, 2016 at 8:30 AM, the property with improvements to wit:

BEING all that certain lot or parcel of land, lying and being situate in Red Bud Magisterial District, Frederick County, Virginia, and more particularly described as Lot 19, Sovereign Village, Section 4, as shown on that certain plat of survey drawn by Mark D. Smith, dated January 16, 2006 attached to the Deed of Dedication dated July 10, 2007 of record in the Office of the clerk of the Circuit Court of Frederick County, Virginia as Instrument No. 070011119.

FOR INFORMATIONAL PURPOSES ONLY:

The improvements thereon being known as 109 Wales Court, Winchester, VA 22602 Tax ID#: 65H-1-4-19

BEING that property which, by Deed dated June 24, 2014, and recorded June 25, 2014 in the Clerk's Office of the Circuit Court of Frederick County, Virginia, as Instrument No. 140005068, was granted and conveyed by MANNING & ROSS BUILDERS, INC., a Virginia corporation, unto MATTHEW L. MIHILL.

AND BEING the same property by Deed dated June 2014, and recorded June 25, 2014 among the Clerk's Office of the Circuit Court of Frederick County, Virginia, as Instrument No. 140005067, was granted and conveyed by Madison Builders, Inc., a Virginia corporation, unto Manning & Ross Builders, Inc., a Virginia corporation.

AND BEING FURTHER part of the same property by Deed dated December 20, 2012, and recorded January 11, 2013 among the Clerk's Office of the Circuit Court of Frederick County, Virginia, as Instrument No. 130000463, was granted and conveyed by Manning & Ross Developers, LLC, a Virginia limited liability company, unto Madison Builders, Inc., a Virginia corporation.

AND further described in the above Deed of Trust. (Tax Map No. 65H-1-4-19)

THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

TERMS OF SALE: ALL CASH. A bidder's deposit of 10% of the sale price, will be required in cash, certified or cashier's check. Settlement within fifteen (15) days of sale, otherwise Trustees may forfeit deposit. Additional terms to be announced at sale. Loan type: VA. Reference Number 16-261059.

PROFESSIONAL FORECLOSURE CORPORATION OF VIRGINIA, Substitute Trustees, C/O SHAPIRO & BROWN, LLP, 10021 Balls Ford Road, Suite 200, Manassas, Virginia 20109 (703) 449-5800.