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To place an ad, visit: <https://ads.dailyprogress.com/charlottesville-adportal/classified/index.html> 24 hours a day, 7 days a week.

Legals

LEGAL NOTICES

City of Charlottesville conducts public sales of unclaimed personal property via:
Online Auction: www.publicsurplus.com
Each auction will state date/time auction will close.
Fixed-Priced Sale:
Sale Date: 1st working Friday each month.
Sale Location: City Warehouse, 325 4th Street NW
Sale Hours: Noon - 3:00 p.m.
Types of Items Being Sold:
Bicycles, Various Equipment, Electronics and Other Misc. Items.

PUBLIC NOTICE

Albemarle County

Board of Supervisors


May 17, 2023

Notice is hereby given that the Board of County Supervisors of Albemarle County, Virginia, will conduct a public hearing on **May 17, 2023, at 6:00 p.m.**, Lane Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia, to review the County's intention to apply for Federal funds from the Virginia Community Development Block Grant (CDBG) program. Albemarle County proposes to utilize the requested funds to carry out the following activities for the CDBG program: Approximately \$1.075 million dollars to support the construction of new water and sewer infrastructure in Village 3 in the Southwood Redevelopment Project Phase 2. All interested citizens are urged to attend.

For additional information, contact Stacy Pethia at (434) 296-5832. Written comments may be addressed to Stacy Pethia in the County's Office of Housing, 1600 5th Street Ext., Suite A, Charlottesville, VA 22902 no later than May 16, 2023.

The public hearing is also being conducted through electronic communication means, and the opportunities for the public to access and participate in the public hearing are posted on the Albemarle County website at <https://www.albemarle.org/government/board-of-supervisors/public-meeting-participation-guide>, including access by telephone at 888-788-0099 (Toll Free), Webinar ID: 895 2955 6286.

Reasonable accommodations will be provided to persons with disabilities, if requested. Please call 296-5843.
Claudette K. Borgersen, Clerk



The Virginia Department of Transportation and the Board of County Supervisors of Albemarle County, Virginia, in accordance with Section 33.2-331 of the Code of Virginia, will conduct a joint public hearing on **May 17, 2023, at 6:00 p.m.**, Lane Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia, to receive public comment on the proposed Secondary Six-Year Plan for Fiscal Years 2024 through 2029 in Albemarle County, and on the Secondary System Construction Budget for Fiscal Year 2024. Copies of the proposed Plan and Budget may be viewed online at this link <https://www.albemarle.org/home/showpublisheddocument/8704/637865866739000000> under Albemarle County's Department of Community Development Transportation Planning page.

All projects in the Secondary Six-Year Plan that are eligible for federal funds will be included in the Statewide Transportation Improvement Program (STIP), which documents how Virginia will obligate federal transportation funds.

The public hearing is also being conducted through electronic communication means, and the opportunities for the public to access and participate in the public hearing are posted on the Albemarle County website at <https://www.albemarle.org/government/board-of-supervisors/public-meeting-participation-guide>, including access by telephone at 888-788-0099 (Toll Free), Webinar ID: 895 2955 6286.

More information is available in the Office of the Clerk of the Board of Supervisors, Albemarle County Office Building, 401 McIntire Road, Charlottesville, Virginia, and will be provided for inspection and copying by calling the Office of Clerk at 434-296-5843 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Reasonable accommodations will be provided to persons with disabilities, if requested. Please call 434-296-5843.
Claudette K. Borgersen, Clerk

PUBLIC NOTICE

Albemarle County

Board of Supervisors

May 17, 2023

Notice is hereby given that the Board of County Supervisors of Albemarle County, Virginia, will conduct a public hearing on **May 17, 2023, at 6:00 p.m.**, Lane Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia, to consider the following: **ZMA202200010 Riverside Village Neighborhood Model Development: Block 1 Amendment.** PROJECT: ZMA202200010 Riverside Village NMD: Block 1 Amendment MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL: 078G00001000A0 LOCATION: 610, 620, and 630 Riverside Shops Way, Charlottesville, VA 22911; property on the north side of the intersection of Stony Point Road (State Route 20) and Trailside Drive. PROPOSAL: Amend the application plan and the code of development associated with previously approved application ZMA201600019. PETITION: Request to amend the application plan and the code of development associated with ZMA201600019 to reduce the minimum required commercial area in Block 1 from 8,000 square feet to 4,800 square feet. Block 1 consists of one parcel of approximately 2.407 acres. No increase in the permitted number of residential units is requested. ZONING: NMD Neighborhood Model District - residential (minimum of two housing types) mixed with commercial, service, and industrial uses; in accordance with ZMA201600019. OVERLAY DISTRICT(S): Entrance Corridor, Steep Slopes - Preserved, Steep Slopes - Managed, Flood Hazard Overlay District. PROFFERS: No COMPREHENSIVE PLAN: Urban Density Residential - residential (6-34 dwelling units/acre), religious assembly uses, schools and child-care, institutional. Secondary commercial/retail, offices. In Neighborhood 3, in the Pantops Master Plan area. POTENTIALLY IN THE MONTICELLO VIEWSHED: Yes.

Copies of the proposed plans, ordinances, amendments, and/or applications are on file in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia. To review the application, contact the office between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or telephone 434-296-5832.

The public hearing is also being conducted through electronic communication means, and the opportunities for the public to access and participate in the public hearing are posted on the Albemarle County website at <https://www.albemarle.org/government/board-of-supervisors/public-meeting-participation-guide>, including access by telephone at 888-788-0099 (Toll Free), Webinar ID: 895 2955 6286.

Public comments are invited at this time. Reasonable accommodations will be provided to persons with disabilities if requested. Please call 434-296-5843.
Claudette K. Borgersen, Clerk

LEGAL NOTICES

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held pursuant to Section 15.2-2606.A of the Code of Virginia, 1950, by the City Council (the "City Council") of the City of Charlottesville, Virginia (the "City"), on Monday, May 15, 2023, at 6:30 P.M., local time, with respect to the proposed adoption by the City Council of a resolution to authorize the City to contract a debt and issue its general obligation bonds in the estimated maximum principal amount of \$16,000,000. Proceeds of such bonds are proposed to be used to finance all or a portion of (1) the costs to acquire, construct, renovate, rehabilitate, improve and equip certain capital improvement projects for various City purposes, including (without limitation) (a) transportation and access projects, (b) public facility projects, (c) public school projects, and (d) affordable housing projects (collectively, the "Project"), and (2) to pay related issuance costs (if not otherwise paid from other City funds). The meeting will be conducted in Council Chamber with participation in person or electronically via a Zoom webinar. Members of the public are invited to watch the public hearing on Comcast Channel 10 and on all the City's streaming platforms, and to present their views on the proposed resolution as an in-person attendee or via the Zoom webinar, which requires advanced registration at www.charlottesville.gov/zoom. A telephone option is also available, and a number is provided with the Zoom registration or by asking the Clerk for the dial-in phone number for the meeting. The full text of such resolution is on file in the office of the Clerk of Council, City Hall, 605 East Main Street, Charlottesville, Virginia 22902.
Kyna Thomas
Clerk of Council
City of Charlottesville, Virginia

TRUSTEE SALES

TRUSTEE SALES

NOTICE OF SUBSTITUTE TRUSTEE SALE

7783 Blenheim Road, Scottsville, VA 24590

By virtue of the power and authority contained in a Deed of Trust dated August 13, 2012 and recorded at Book 4218 Page 693 in the Clerk's Office for the Albemarle County Virginia Circuit Court, Virginia, securing a loan which was originally \$35,000.00. The appointed SUBSTITUTE TRUSTEE, Commonwealth Trustees, LLC will offer for sale at public auction at the main entrance of the Circuit Court for Albemarle County located at 501 E Jefferson Street, Charlottesville, VA.

May 22, 2023 at 1:15 PM

improved real property, with an abbreviated legal description of the following described property, to wit:

THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN ALBEMARLE COUNTY, VIRGINIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE SCOTTSVILLE MAGISTERIAL DISTRICT OF ALBEMARLE COUNTY, VIRGINIA, ON THE EAST SIDE OF STATE ROUTE 795, CONTAINING THE CURRENT RESIDENCE AND CURTILEGE OF ALL ACRES.

AND as more fully described in the aforesaid Deed of Trust.

TERMS OF SALE: The property will be sold "AS IS," WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND AND SUBJECT TO conditions, restrictions, reservations, easements, rights of way, and all other matters of record taking priority over the Deed of Trust to be announced at the time of sale. A deposit of \$20,000 or 10% of the sale price, whichever is lower, will be required at the time of sale, in the form of certified check, cashier's check or money order by the purchaser. The balance of the purchase price, with interest at the rate contained in the Deed of Trust Note from the date of sale to the date said funds are received in the office of the SUBSTITUTE TRUSTEE, will be due within fifteen (15) days of sale. In the event of default by the successful bidder, the entire deposit shall be forfeited and applied to the costs and expenses of sale and Substitute Trustee's fee. All other public charges or assessments, including water/sewer charges, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. In the event taxes, any other public charges have been advanced, a credit will be due to the seller, to be adjusted from the date of sale at the time of settlement. Purchaser agrees to pay the seller's attorneys at settlement, a fee of \$470.00 for review of the settlement documents. Additional terms will be announced at the time of sale and the successful bidder will be required to execute and deliver to the Substitute Trustees a memorandum or contract of the sale at the conclusion of bidding.

FOR INFORMATION CONTACT Rosenberg & Associates, LLC
(Attorney for the Secured Party)
4340 East West Highway, Suite 600
Bethesda, MD 20814
301-907-8000
www.rosenberg-associ.com

TRUSTEE'S SALE OF

1967 MOUNTAIN HILL ROAD, PALMYRA, VIRGINIA 22963

COUNTY OF FLUVANNA

In execution of a certain deed of trust dated 10/31/06, in the original principal amount of 162,000.00 recorded in the County of Fluvanna, Virginia, as in Deed Book 706 , Page 378, instrument No. 6622 as amended by an instrument appointing the undersigned as Substitute Trustee, default having occurred in the payment of the Note thereby secured and at the request of the holder, the undersigned Substitute Trustee will offer for sale at public auction in the front of the building housing the Circuit Court of the COUNTY OF FLUVANNA, VA located at 72 Main Street, Palmyra, Virginia, 22963 on **June 6, 2023, at 10:00 AM**, the property described in said deed of trust, located at the above address, with improvements thereon and more particularly described as follows: PARCEL ONE: ALL THAT CERTAIN TRACT OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON AND APPURTENANCES THERETO, SITUATED IN FLUVANNA COUNTY, VIRGINIA, ON THE NORTH SIDE OF STATE ROUTE 650, CONTAINING 2.432 ACRES, MORE OR LESS, SHOWN AS PARCEL (8)-2B, ON A PLAT BY ROBERT L. LUM, LAND PLANNING & SURVEYING, DATED JANUARY 19, 1995, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FLUVANNA COUNTY, VIRGINIA, IN DEED BOOK 278, PAGE 649, AND BEING THE SAME PROPERTY CONVEYED TO PHILLIP L. BOOKER, JR. BY DEED FROM HATTIE BOOKER AND PHILLIP L. BOOKER, SR., HER HUSBAND, DATED OCTOBER 9, 1991, RECORDED IN THE CLERK'S OFFICE AFORESAID IN DEED BOOK 229, PAGE 180. PARCEL TWO: ALL THAT CERTAIN TRACT OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON AND APPURTENANCES THERETO, SITUATED IN FLUVANNA COUNTY, VIRGINIA, ON THE NORTH SIDE OF STATE ROUTE 650, CONTAINING 0.145 ACRE, MORE OR LESS, SHOWN AS PARCEL F, ON A PLAT BY ROBERT L. LUM, LAND PLANNING & SURVEYING, DATED APRIL 14, 1994, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FLUVANNA COUNTY, VIRGINIA, IN PLAT BOOK 1, PAGE 180, AND BEING THE SAME PROPERTY CONVEYED TO PHILLIP L. BOOKER, JR. BY DEED FROM VONZELL BRUCE AND BARBARA BRUCE, HUSBAND AND WIFE, DATED JULY 5, 1994, RECORDED IN THE CLERK'S OFFICE AFORESAID IN DEED BOOK 279, PAGE 49. TERMS OF SALE: Neither the Substitute Trustee nor the holder of the note secured by the deed of trust will deliver possession of the property to the successful bidder. The purchaser at the sale will be required to pay all closing costs. Real estate taxes, water/sewer fees and other public charges will be prorated as of the date of sale. The risk of loss or damage to the property passes to the purchaser immediately upon the conclusion of the Substitute Trustee's sale. Terms: A bidder's deposit of ten percent (10%) of the sale price or ten percent price (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 sale. The balance of the purchase price will be due within 20 days at the office of the Substitute Trustee. The Substitute Trustee reserves the right to suspend bidding prior to completion of the sale. Time is of the essence as to the closing date and the payment of the purchase price. If payment of the balance does not occur within twenty days of the sale date, the deposit will be forfeited. Seller shall not be responsible for any costs incurred by the purchaser in connection with their purchase or settlement, including, without limitation, state and local recording fees, title insurance or research, or any other costs of purchaser's acquisition. Trustee shall have no duty to obtain possession for purchaser. All risks of casualty pass to successful bidder at conclusion of bidding. The property and the improvements thereon will be sold "AS IS" and without representation or warranties of any kind. The sale is subject to all liens, encumbrances, conditions, easements and restrictions, if any, superior to the mentioned deed of trust and lawfully affecting the property. 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, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower(s) 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 the Purchaser's deposit without interest. Additional terms to be announced at the sale. For more information contact: Michael T. Cantrell, Esq., member of Surety Trustees, at 301-490-3361 or www.mwc-law.com.

TRUSTEE SALES

TRUSTEE SALES

TRUSTEE'S SALE OF

330 MONTREAL LN, SHIPMAN, VA 22971

In execution of a Deed of Trust in the original principal amount of \$175,484.00, with an annual interest rate of 4.125000% dated March 7, 2013, recorded among the land records of the Circuit Court for the County of Nelson as Deed Instrument Number 130001003, the undersigned appointed Substitute Trustee will offer for sale at public auction all that property located in the County of Nelson, at the Circuit Court building for the County of Nelson at the new main entrance located at 84 Court House Square, Court Street, Lovingston, Virginia on June 5, 2023 at 2:00 PM, the property with improvements to wit:

DAVIS

Tax Map No. 68-A-123

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: Conventional. Reference Number 22-292264.

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

Publishing Dates: March 24, 2023, May 1, 2023, and May 8, 2023

Announcements

GENERAL & SPECIAL NOTICES

Annual Shenandoah Valley Model Train & Railroadng Show

Augusta Expo, 277 Expo Rd, Fishersville, Sunday, May 7, 10am-4pm. Admission \$8. Children under 12 free w/ Adult. Model Train Sales, Railroad Memorabilia & Operating Model Train Layouts. More Information www.acrrm.org.

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Recruitment

GENERAL

Looking for a personal caregiver for my daughter. The Job is full time and the pay is \$20/hr. The caregiver's work is 5 hours daily, 5 days per week, from 11:00 AM to 4:00 PM, Monday - Friday. Interested people can send an email to me at (rexfordjackson3575@gmail.com) for an interview.

Commercial Real Estate for Rent

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GENERAL

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Find it Fast