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LEGAL NOTICES

Legal Notice

**PARCEL ID NO.
754707341300000**

NOTICE OF DEFAULT AND FORECLOSURE SALE, made this 5th day of January, 2021, by Trevor B. Reid, Foreclosure Commissioner: WHEREAS, on January 16, 2004, Mary Alice W. Wise ("Borrower"), as grantor, executed a certain deed of trust (the "Deed of Trust") in favor of Seattle Mortgage Company, as beneficiary, and Fleet W. Kirk, as trustee, which Deed of Trust was recorded in the Clerk's Office of the Circuit Court of the County of Chesterfield, Virginia, on January 28, 2004, in Deed Book 5576, at page 982, and which encumbers the Property defined below; WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the "Secretary"), pursuant to the National Housing Act, for the purpose of providing single-family housing; WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to a series of assignments recorded in the aforesaid Clerk's Office in Deed Book 7995, at page 932; Deed Book 9691, at page 549; Deed Book 9973, at page 828; and Deed Book 10184, at page 624; WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust, in that (1) the Borrower died on or about November 6, 2018; (2) the Property is not the principal residence of any surviving borrower; (3) pursuant to the terms of the Deed of Trust and a Notice of Intent to Foreclose served on July 17, 2020, the Secretary accelerated the indebtedness secured by the Deed of Trust and required payment of the full outstanding balance thereof by August 16, 2020; and (4) payment has not been made as required; WHEREAS, the entire amount delinquent as of October 22, 2020, is \$241,144.68; WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; NOW, THEREFORE, pursuant to the powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. § 3751 et seq. (the "Act"), by 24 C.F.R. part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded in the aforesaid Clerk's Office on June 9, 2016, in Deed Book 11249, at page 985, notice is hereby given that on February 4, 2021, at 3:55 p.m. local time, all real and personal property at or used in connection with the following described premises (the "Property") will be sold at public auction to the highest bidder: All that certain lot, piece or parcel of land with improvements thereon and appurtenances thereto belonging, lying and being in Midlothian District, Chesterfield County, Virginia, designated as Lot 15, Block I, as shown on Plan of Brighton Green, Section 10, plat of which dated November 29, 1968, and prepared by J. K. Timmons & Associates, is recorded in the Clerk's Office, Circuit Court of Chesterfield County, Virginia, in Plat

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Book 17, page 30, to which plat reference is hereby made for a more particular description of the property, it being the same property conveyed to Charles L. Wise and Mary Alice W. Wise, husband and wife, as tenants by the entirety with the right of survivorship as at common law by Deed from Charles L. Wise and Mary Alice W. Wise dated June 14, 1993, recorded June 23, 1993, in the Clerk's Office of the Circuit Court of Chesterfield County, Virginia, in Deed Book 2346, page 697. Charles L. Wise died on or about October 10, 2002, and title vested in Mary Alice W. Wise by operation of law. For information only, the improvements thereon commonly known as 301 North Pinetta Drive. The sale will be held at the front entrance of the Chesterfield Circuit Court, 9500 Courthouse Road, Chesterfield, Virginia. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit in the form of a certified check or cashier's check made out to the Secretary of Housing and Urban Development. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit must be presented before the bidding is closed. In any case, the amount of the required deposit will be \$24,000.00, or ten percent (10%) of the Secretary's bid, whichever is less. The deposit is non-refundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment, and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for fifteen (15)-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of Housing and Urban Development. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the

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terms of sale as provided herein. HUD does not guarantee that the Property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than three (3) days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the Deed of Trust are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of Housing and Urban Development, before public auction of the Property is completed. The amount that must be paid if the Deed of Trust is to be reinstated prior to the scheduled sale is \$241,144.68 as of October 22, 2020, plus all interest accrued after that date, plus all other amounts that would be due under the Deed of Trust if payments thereunder had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. This is a communication from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. Trevor B. Reid (VSB #77233) Foreclosure Commissioner 6802 Paragon Place, Suite 300 Richmond, Virginia 23230-1655 Telephone: (804) 261-7323 Facsimile: (804) 627-0381

1-13, 1-20, 1-27 6856656

TO: TAJ SHEKINAH UNIT 159

Morningstar Storage, 1716 E. Cary St, Richmond, VA 23223, has possessory lien on all of the goods stored in the prospective unit listed above. All these items of personal property are being sold pursuant to the assertion of the lien on December 31, 2021 in order to collect the amounts due from you. Auction will close on February 4, 2021 and can be found on line at www.storageauctions.com - Morningstar Storage.

1-20 6854581

EDIBLE EDUCATION, LLC TRADING AS: EDIBLE EDUCATION, LLC 13566 WATERFORD PL. MIDLOTHIAN VA 23112

The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY For a Beer and Wine on and off premises, limited mixed beverage Rest. License to sell or manufacture alcoholic beverages. NOTE: objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or 800-552-3200

1-20 1-27 6858720

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VIRGINIA: IN THE CIRCUIT COURT FOR THE CITY OF RICHMOND RE: JUDY N. RIDDLE, DECEASED SHOW CAUSE AGAINST DISTRIBUTION ORDER FILE NO. 19-774

It appearing to the Court that a report of the accounts of Rhonda Schueller, Personal Representative of the Estate of Judy N. Riddle, deceased, and of the debts and demands against her estate has been filed in the Clerk's Office, and that six months have elapsed since the qualification, on motion of Rhonda Schueller, Administrator; IT IS ORDERED that the creditors of, and all others interested in, the estate do show cause, if any they can, on the 5th day of February, 2021 at 9 a.m., before this Court at its courtroom, against the payment and delivery of the Estate of Judy N. Riddle, deceased, to the distributees without requiring refunding bonds.
ENTER: 12/14/20
A Copy Teste: Edward S. Jewett, Clerk I ask for this:
Heather H. Szajda 73599
Virginia State Bar No.
Virginia Estate & Trust Law, PLC
1700 Bayberry Court, Ste. 100
Richmond, VA 23226
804.592.3562

1-20 1-27 6855464

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF HANOVER LUHA ALSHAHWANI, PLAINTIFF, V. AMJAD JUMAA, DEFENDANT. ORDER OF PUBLICATION CASE NO. 20004250-00

The object of this action is for the Plaintiff, Luha Alshahwani, by counsel, to obtain a divorce from the Defendant, Amjad Jumaa. It appearing by affidavit that the Defendant's last known address was the marital home located at 1803 Blackburn Road, Apartment B, Glen Allen, Virginia 23060, the Plaintiff has not spoken to or known the Defendant's whereabouts for many months; that the Plaintiff's counsel attempted to locate the Defendant through a paid public records search software, which revealed that the Defendant's last known address was the marital home and that he is not employed in Virginia. It is therefore ORDERED that the Defendant appear before this Court on or before MARCH 2, 2021 AT 9:00 A.M. and protect his interests herein.
I ASK FOR THIS:
Aileen F. Lang, Esquire VSB#45945
Bowen Ten, PC
9410 Atlee Commerce Blvd, Suite 2
Ashland, VA 23005
Phone: (804) 755-7599, Fax: (804) 755-7550
ALang@btclawwa.com
Counsel for Plaintiff

1-20, 1-27, 2-3, 2-10 6858784

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF HENRICO KELLY JACOBS, ADMINISTRATOR OF THE ESTATE OF NORA JACOBS STITH, DECEASED, PLAINTIFF, V. ASHANTI ANDERSON-OLIVER F/K/A ASHANTI DEANEAN ANDERSON, ET AL., DEFENDANTS. ORDER OF PUBLICATION CASE NO.: CL 20003868-00

TO: Persons Interested in proceeds of sale of real property owned by Decedent Nora J. Stith. The object of this suit is to Obtain Aid and Guidance from the Court regarding identifying

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the proper recipient(s) of the net proceeds of the sale of real property, with improvements, owned by Nora J. Stith, deceased, who resided in Henrico County, Virginia, prior to her death. IT APPEARING THAT: An Affidavit having been made and signed that Plaintiff seeks service by publication upon David Khari Robbins, whose last known address is 4105 5th Street, N.W., Washington, D.C. and who is a non-resident individual who is not an individual fiduciary who has appointed a statutory agent; IT IS HEREBY ORDERED that David Khari Robbins appear on or before February 19, 2021 at 9:30 a.m. to do whatever is necessary to protect his interests; IT ALSO APPEARING THAT: the Petition for Aid and Guidance initiating this suit states that there are or may be persons, whose names are unknown, interested in the subject to be divided or disposed of in this suit; a brief description of the nature of such interests is set forth in such Petition to-wit: such persons referred to as "Parties Unknown" may have an interest, as heirs of the estate of Roy Robin Jacobs, Deceased, or otherwise in the proceeds of the prior sale of real estate, with improvements, located at 2113 Bromby Street, Henrico, VA 23231 and formerly owned by Nora Jacobs Stith, Deceased; and such persons referred to as "Parties Unknown" have all been made parties defendant by the general description "Parties Unknown"; and An Affidavit has been made and signed to support the entry of this Order of Publication as to such "Parties Unknown"; IT IS HEREBY ORDERED that Parties Unknown, including but not limited to heirs of the Estate of David Khari Robbins, who have an interest in the subject to be divided or disposed of in this suit, appear in the Clerk's Office of this Court on or before February 19, 2021 at 9:30 a.m. and do what is necessary to protect his/her interest(s).
ENTER: 12/23/20
An Extract Teste: Heidi S. Barshinger, Clerk

1-13 1-20 1-27 2-3 6856622

VIRGINIA: IN THE CIRCUIT COURT FOR THE COUNTY OF CHESTERFIELD RUDRA M. AMIN, PLAINTIFF, V. NEEL P. PATEL, DEFENDANT. ORDER OF PUBLICATION CASE NO.: CL20-3859

The object of this suit is to obtain a divorce a vinculo matrimonii. WHEREFORE, an affidavit having been filed by the Plaintiff, Rudra M. Amin, that due diligence has been used without effect to ascertain the location of the Defendant, Neel P. Patel, it is ORDERED that Neel P. Patel, appear before this Court on February 19th 2021, at 8:30a.m., to protect his interests herein.
ENTER: 12/18/20
A Copy Teste: Wendy S. Hughes, Clerk I ASK FOR THIS:
Lindsay G. Dugan, Esquire (VSB #76507)
Friedman Law Firm, PC.
9401 Courthouse Road, Suite A
Chesterfield, Virginia 23832
(804) 717-1969 (telephone)
(804) 748-4161 (telecopier)
ldugan@friedmanlawwa.com
Counsel for Plaintiff

1-6 1-13 1-20 1-27 6850595

SOFTWARE

McKesson Corporation seeks a Sr. Software Developer in Test (SDET) in Richmond, VA to participate in an Agile team to define the work to be completed within the Sprint. Reqs BS & 4 yrs.; Add'l specific exp req'd. To apply, email resume & cover letter to Kathryn Capogrossi at Kathryn.Capogrossi@McKesson.com. Must ref. job title.



always
at your
fingertips

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