

Legal Notices

NOTICE OF PUBLIC HEARING CITY OF FAIRFAX, VIRGINIA

Notice is hereby given that the City Council of the City of Fairfax at its meeting on Tuesday, February 25, 2025, at 7 p.m. in City Hall Annex, Room 100, 10455 Armstrong Street, Fairfax, Virginia, 22030, will hold a public hearing to consider the following:

SU-24-00740

Request from Living Spring Church, LLC, applicant, by Kathryn Taylor, Attorney-in-fact, for a Special Use Permit pursuant to City Code Section 110-3.3.18 for a Religious Institution (Living Spring Church) in the CO Commercial Office District with proffers and Architectural Control Overlay District (ACOD) on the premises known as 10015 Main Street and more particularly described as Tax Map Parcel 57-4-02-151.

All interested parties are invited to attend the public hearing and express their views. Staff reports will be available five (5) days prior to the meeting date in the Office of Community Development & Planning, Annex Room 207, City Hall, 10455 Armstrong Street, and on the City of Fairfax website at www.fairfaxva.gov. The City will make reasonable accommodations for the disabled upon request received at least five days prior to the meeting; please call 703-385-7930, (TTY 711) for assistance.

Missisa Shinnabery,
City Clerk

Run Dates: February 7th, 2025
February 14th, 2025

AD#90488

NOTICE OF PUBLIC HEARING ABANDONMENT OF PUBLIC RIGHT OF WAY OFF OF BROAD STREET AB 758

Pursuant to Section 49-62 of the Montgomery County Code (2004) as amended, the County Executive or his designee shall conduct a virtual Public Hearing via the internet-based platform known as Zoom at 1:00 p.m. on February 18, 2025, to consider an application for abandonment from the Housing Opportunities Commission of Montgomery County and the Alexander House Development Corporation seeking abandonment of a portion of right of way consisting of 6,693 square feet at the corner of Second Ave. and Fenwick Ln. in Silver Spring, Maryland. The petition seeks to abandon a portion of the Public Right of Way on the basis that there is no current or anticipated future use of this portion of right of way.

Scanning the QR Code with your mobile device will direct you to the registration form required to participate. Completion of the registration form ensures you receive an electronic invitation before the Hearing:

After the Hearing, the Hearing Officer shall report his findings and recommendations to the County Executive for further consideration as prescribed by the County Code.

Written comments for consideration in this matter may be submitted to Demetries Oberer via mail to Property Acquisition, MCDOT, ATTN: Demetries Oberer 100 Edison Park Drive, 4th Floor, Gaithersburg, Maryland 20878 or via email at Demetries.Oberer@montgomerycountymd.gov.

NOTE: If you require special accommodations for this hearing, please call 240-777-7258 or email Demetries.Oberer@montgomerycountymd.gov.

Run Dates: February 7, 14, 2025

Trustee's Sale Fairfax Co.

**Trustee's Sale
6125 Summer Park Ln,
Alexandria, VA 22315
(Parcel ID: 91-3-11-11-21)**

Default having been made in the terms of a certain Deed of Trust with the following: \$142,000.00 of the original principal amount of \$142,000.00, as instrument No. 2006020580-005, in Book 18567, Page 1195, the undersigned Substitute Trustee, **AM, in front of the Fairfax County Circuit Court, 6125 Chain Bridge Road, Fairfax, VA, 22030**, the property designated as:

LOT 21, SECTION ELEVEN (11), KINGSTOWNE, AS THE SAME APPEARS DULY DEDICATED, PLATTED, AND RECORDED IN DEED BOOK 0971 AT PAGE 1343, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

TERMS: CASH: A deposit of **\$40,200.00 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 not 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 grantor's 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.

For More Information Contact:
Western Progressive - Virginia, Inc
Regus Arlington Ballroom,
4250 N Fairfax Drive, Suite 600
Office Number 675,
Arlington VA 22203
Telephone #: 866-960-8299
Fax #: 866-960-8298
Email: TrusteeQuote@allsource.com

Run Dates: February 7th, 2025
February 14th, 2025

AD#90673

KIPP DC PUBLIC CHARTER SCHOOLS REQUEST FOR PROPOSALS

Summit Programming

KIPP DC is soliciting proposals from qualified vendors for Summer Programming. The RFP can be found on KIPP DC's website at www.kippdc.org/procurement. Proposals should be uploaded to the website no later than 5:00 PM EST on February 24, 2025. Questions should be addressed to kenneth.harmon@kippdc.org.

February 7, 2025

AD#90412

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The Washington Times

washingtontimes.com

Trustee's Sale: Prince William Co.

Princess William Co.

**TRUSTEE SALE OF
8971 Cannon Ridge Drive,
Manassas VA 20109**

In execution of the Deed of Trust dated June 29, 2018, in the original principal amount of \$266,711.00, recorded as Inst. 2018070204711, subsequently assigned to Virginia Housing Development Authority, in the Clerk's Office of the Circuit Court for the County of Prince William, Virginia, default having occurred in the payment of the indebtedness thereby secured and at the request of the holder of the note, the undersigned, as Substitute Trustee, either of whom may act, will sell at public auction at the front entrance of the Circuit Court for the County of Prince William on March 5, 2025, at 1:30 p.m., the property located at the above address and described as Lot 125, Cannon Ridge, County of Prince William, TERMS: CASH. PROPERTY SOLD AS IS WITH SPECIAL WARRANTY OF TITLE. A deposit of \$25,000.00 or 10% of the successful bid amount (whichever is lower) will be required immediately of the successful bidder, in cashier's check or certified funds only payable to or signed over to "DOLANRED LLC, TRUSTEE", balance due within 15 days from date of sale. No personal checks accepted. Sale is subject to post sale confirmation and audit of the status of the loan including, but not limited to, determination of whether the borrower filed for and obtained bankruptcy protection, entered into any repayment agreement, reinstated or paid off the loan prior to the sale, in any such event, or if trustee is unable to complete the sale, or if it is set aside or not fully completed for any reason except purchaser's default, the sale shall be null and void, and the purchaser's sole remedy in law or equity, shall be the return of the deposit without interest. Upon purchaser's default, the deposit shall be forfeited and the property resold at the risk and costs of the defaulting purchaser. Sale is subject to all prior liens, easements, restrictions, covenants, reservations and conditions, if any, of record, as well as all other liens and any other matters which would be disclosed by an accurate survey or inspection of the premises. Real estate taxes will be adjusted to the date of sale. All costs of conveyance, deed, examination of title, recording charges, grantor's tax and possession will be at the expense of the purchaser. All risks of casualty immediately pass to the successful bidder. Time is of the essence. Winning bidder must sign a memorandum of sale immediately upon completion of sale. Additional terms may be announced at the time of sale. Trustee's affidavit and a copy of the notice of sale available at the foreclosure sale. The opening bid is not announced until the sale. Current status available at blairred.com/foreclosuresales. THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Nakita Jones
CLERK
January 24 & 31, 2025
February 7 & 14, 2025
AD#90613

ORDER OF PUBLICATION

Commonwealth of Virginia
VA CODE § 48-3-316

**FAIRFAX COUNTY
JUVENILE AND
DOMESTIC RELATIONS
DISTRICT COURT**

Case No. J482590-04-00
Commonwealth of Virginia, in re
LEASACQUE, NAZ,
ANDREA NICOLLE
VELASQUEZ,
MANUEL

The object of this suit is to:
DETERMINE CUSTODY OF MAJOR SUE FINDINGS

IT IS ORDERED THAT the defendant, **VELASQUEZ, RODRIGUEZ, MARUEL** appear at the above-named court and protect his or her interests on or before **March 4, 2025 2:00 PM** 3C.

DATE: January 15, 2025

SR
CLERK

January 24 & 31, 2025
February 7 & 14, 2025
AD#90612

For Information Contact:

DolanRed LLC and Kelly Hamrick,
Substitute Trustee(s)
26100 Patrick Henry Dr., Ste. D,
Newport News, VA 23602
(757) 308-0205

Publish On: January 21st, 2025
February 7th, 2025

AD#90711

Trustee's Sale: Virginia

**Trustee's Sale
K3081 Lighthouse Ln,
Providence, VA 22070
(Parcel ID: 308-06-212)**

Default having been made in the terms of a certain Deed of Trust dated 02/25/2005, in the original principal amount of \$127,000.00 and recorded in the Clerk's Office of the Circuit Court of the Spotsylvania County, Virginia on 03/03/2005, as instrument No. 2005000880, in Book 18567, Page 1195, the undersigned Substitute Trustee will sell at public auction on **02/26/2025 at 10:00 PM, in front of the Spotsylvania County Circuit Court, 9107 Judicial Center Lane, Spotsylvania, VA, 22583**, the property designated as:

ALL THAT CERTAIN LOT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN LEE HILL, MAGDOSTRIA DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, AND KNOWN AS LOT 212, SECTION FOUR-B, GERMANIA POINT AT LEE'S HILL, AS SHOWN ON A MAP OF SUBDIVISION RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, IN PLAT FILE 7, PAGES 189-191.

TERMS: CASH: A deposit of **\$12,700.00 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 not 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 grantor's 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.

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Regus Arlington Ballroom,
4250 N Fairfax Drive, Suite 600
Office Number 675,
Arlington VA 22203
Telephone #: 866-960-8299
Fax #: 866-960-8298
Email: TrusteeQuote@allsource.com

Run Dates: January 31st, 2025
February 7th, 2025

AD#90397

Order Of Pub - Domestic: Fairfax Co.

ORDER OF PUBLICATION
Commonwealth of Virginia
VA CODE § 48-3-316

**FAIRFAX COUNTY
JUVENILE AND
DOMESTIC RELATIONS
DISTRICT COURT**

Case No. J482590-04-00
Commonwealth of Virginia, in re
GASKINS, POPPY

The object of this suit is to:
DETERMINE CUSTODY OF MAJOR SUE FINDINGS

IT IS ORDERED THAT the defendant, **JORDAN W. E. K. GASKINS** appear at the above-named court and protect his or her interests on or before **March 4, 2025 11:30 AM** 3C.

DATE: January 15, 2025

Sene Nigatu
CLERK

January 24 & 31, 2025
February 7 & 14, 2025
AD#90613

Order Of Pub - Domestic: Fairfax Co.

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January 24 & 31, 2025
February 7 & 14, 2025
AD#90613

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ORDER OF PUBLICATION
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VA CODE § 48-3-316

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DETERMINE CUSTODY OF MAJOR SUE FINDINGS

IT IS ORDERED THAT the defendant, **ANGEL LEIGH GASKINS** appear at the above-named court and protect his or her interests on or before **March 4, 2025 11:30 AM** 3C.

DATE: January 15, 2025

Sene Nigatu
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