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Legal Notice

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Help Wanted

NOTICE OF TRUSTEE'S SALE
1577 Spring Hill Road, Vienna, Virginia

In execution of a Fourth Modification and Restatement of Deed of Trust, Security Agreement and Fixture Filing, securing certain indebtedness in the original principal amount of \$23,380,000.00 plus interest accrued thereon, given by Q-R SPRING HILL LLC ("Borrower" or "Grantor"), and dated as of February 21, 2018, recorded on February 26, 2018, in the Land Records for Fairfax County, Virginia (the "Official Records"), in Book 25335, Page 1291, as Instrument No. 2018010784 (as anytime modified, the "Deed of Trust"), the Substitute Trustee will offer for sale at public auction at the entrance of the Circuit Court for the County of Fairfax, Virginia, located at 4110 Chain Bridge Road, Fairfax, Virginia 22030, on **October 18, 2024, at 11:00 a.m.**, all of Borrower's right, title, and interest in and to the following real property:

All that certain lot or parcel of land together with all improvements thereon located and being in the County of Fairfax, Virginia and being more particularly described as follows:

PARCEL I

Parcel C-Containing 153,697 square feet, more or less, as the same is shown on a plat by Patton, Harris, Rust & Associates, dated October 27, 1981, and entitled, "Plat Showing Parcel 'C' and Parcel 'D'; Being a Subdivision of a Portion of the Property of Wilson C. Sherman, et al." and being the same plat attached to a Deed of Subdivision recorded in Deed Book 5608 at page 26, all among the Land Records of Fairfax County, Virginia.

LESS AND EXCEPT that portion of the property containing 0.013 acres, more or less, conveyed to The Commonwealth of Virginia by Deed recorded in Deed Book 20463 at page 1311 among the Land Records of Fairfax County, Virginia.

PARCEL II

A perpetual non-exclusive easement for the benefit of and as an appurtenance to Parcel I, pursuant to that certain Declaration of Reciprocal Easements dated March 22, 1982, recorded in Deed Book 5641 at page 933, (as affected by an Estoppel Certificate recorded in Deed Book 9776 at page 1856) by and between Springhill Associates, Leesburg Limited Partnership and certain other parties named therein, and recorded among the Land Records of Fairfax County, Virginia.

Tax Identification Number: 029-3-01-0002F

Together will all and singular the tenements, hereditaments and appurtenances to the above described property belonging, or in anywise appertaining, including any after-acquired title, franchises, minerals, licenses or easements, and also together with all right, title and interest of Grantor, from time to time, in and to any and all buildings, and all rents, issues and profits thereof, real estate fixtures, equipment and improvements, thereon or which may hereafter be placed thereon or attached thereto, including, but not limited to, any equity which may be acquired by Grantor in any such fixtures or equipment as a result of the making of installment payments on account of the purchase of the same, and all the interior improvements and fixtures, movable or immovable of every kind and description in and upon said property or which may hereafter be placed in or upon the same or used in connection therewith, all of which property, together with any and all additions thereto and replacements thereof, shall be deemed to be fixtures and an accession to the freehold, and a part of the realty, and shall be deemed a portion of the security for the indebtedness secured by the Deed of Trust and shall hereafter be referred to as the "Real Estate," the specific enumerations herein are not to be construed as limiting the general.

The street address of the Real Estate is 1577 Spring Hill Road, Vienna, Virginia. The Real Estate will be sold together with all of Borrower's right, title, and interest in:

(a) machinery, equipment, fixtures, materials, fittings, appliances, furniture and articles of real, personal or mixed property of every kind and nature whatsoever used or usable in the operation of or related to the Real Estate, including, but not limited to, and to the extent not classified as real estate fixtures for purposes of the definition of Real Estate set forth above, all heating, ventilating, air conditioning, plumbing and lighting systems and equipment, ranges, refrigerators, dishwashers, food and beverage appliances, shades, drapes, mirrors, carpeting, linoleum, tables, chairs, beds, dressers, sofas, sprinkling systems, fire prevention and/or fire-extinguishing apparatus, all gas, electrical and communications systems and equipment, and all cleaning, laundry, lawn and other maintenance systems and equipment;

(b) all accounts, contract rights, general intangibles, payment intangibles, causes of action, including commercial tort claims, instruments, documents, chattel paper, accounts receivables, supporting obligations, deposits, fees, charges and other payments, income and cash receipts relating to the Real Estate;

(c) all substitutes and replacements for, accessories, accessions, attachments, and other additions to, and all raw materials, supplies, work in process, tools, parts, and equipment of any nature and description used or which might be used in connection with any of the foregoing;

(d) all products and proceeds of any of the foregoing, including, without limitation, all payments under any insurance policies and any indemnity, warranty or guaranty relating to any of the foregoing;

(e) any management agreements, and related agreements and documents, and all general intangibles and other rights arising from or in connection with all such agreements (including any rights of first refusal, options to purchase or similar rights, and any right of first refusal arising under applicable bankruptcy law), and all products and proceeds thereof and additions thereto;

(f) all of Grantor's books and records pertaining to the Real Estate and/or any of the foregoing, including computer-readable memory and any computer hardware or software necessary to access and process such memory; and

(g) all other personal property which Grantor may now own or hereinafter acquire, wherever located, used or usable in the operation of or relating to the Real Estate (all of said property being hereafter referred to as the "Personal Property"; all of the Real Estate and all of the Personal Property shall be hereafter referred to collectively as the "Property").

All property sold will be sold "AS IS." There is no warranty of merchantability or fitness for a particular purpose given in connection with the sale of any of the property. Title to the property will pass from the Substitute Trustee by special warranty deed and the sale of the property will be made subject to all existing superior liens, easements, and restrictive covenants, as the same may lawfully affect such property.

TERMS OF SALE: ALL CASH. A bidder's deposit of 10% will be required in cash or other certified funds. The beneficiary under the Deed of Trust, if a bidder, shall not be required to post a deposit. Settlement must occur within fifteen (15) days of sale, otherwise the bidder's deposit may be forfeited to the Substitute Trustee. The beneficiary under the Deed of Trust has rights to credit bid some or all of the indebtedness owed to it by Borrower. Additional terms to be announced at sale.

THE UNDERSIGNED IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Caitlyn T. Stollings is the Substitute Trustee pursuant to that certain Deed of Appointment of Substitute Trustee recorded as Instrument Number 2024040532.001 in Book 28212, Page 0121 of the Land Records of Fairfax County, Virginia, on August 27, 2024, and is also serving as agent for the beneficiary/secured party under the Deed of Trust.

For information, please contact:
Nicholas A. Griebel
POLSINELLI PC
7676 Forsyth Boulevard, Suite 800
St. Louis, Missouri 63105
(314) 622-6613
ngriebel@polsinelli.com

Attorney for RGA Reinsurance Company
(Beneficiary of the Deed of Trust)

Town of Herndon, Virginia
Notice of Public Hearing

Notice is hereby given that the **Town Council** of the Town of Herndon, Virginia, will hold a public hearing on Tuesday, October 8, 2024, at 7:00 p.m. in the Herndon Council Chambers Building, located at 765 Lynn Street, Herndon on the following item:

Resolution, to approve a Right-of-Way Encroachment Agreement with Fairfield 555 Herndon, LLC, owner of real property described as Fairfax County Tax Map No. 0164 10 0002C, to allow certain improvements within Town of Herndon right-of-way proposed in the major site plan for 555 Herndon Parkway – Multi-family with Retail (MJP23-04).

The public is encouraged to participate in the town's public hearing process. Individuals having an interest in the above item are invited to attend the public hearing and state their opinions and may also submit comments to town.clerk@herndon-va.gov. Information on this item is available for review by the public on the town's website at www.herndon-va.gov.

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities, so that they may participate in services, programs, or activities, offered by the town. Please call (703) 435-6804 to arrange for any accommodation that may be necessary to allow for participation. Interpretación en Español está disponible en esta sesión.

Amanda Morrow Kertz, Acting Town Clerk

Note to Publisher:
Publish on September 20/September 27, 2024

Family Court First Circuit • State of Hawaii • IFAN-24-0000085

In the matter of Adoption of a Female Child • Born on 01.19.2017 by Petitioners John Ross Ganigan Robles, legal spouse of Nina Yu-Jin (Cho) Robles

THE STATE OF HAWAII TO: Christopher Antonio Gibson, Address 9514 Miranda Court, Fairfax, Virginia 22031

YOU ARE HEREBY NOTIFIED that a Petition for Adoption of the above-identified child born to Nina Yu-Jin (Cho) Robles, the child's mother, has been filed in the Family Court, First Circuit, State of Hawaii.

THE PETITION ALLEGES that your consent to the adoption of the child by the Petitioner(s) is not required and may be dispensed with the pursuant to Hawai'i Revised Statutes Section 578-2(c) as amended.

Hearing on the Petition will be on November 12, 2024 at 1:30 PM at the Family Court of the First Circuit located at 4675 Kapolei Parkway Kapolei HI 96707-3272.

IF YOU FAIL to appear at the hearing noted above or if you fail to file a written response to the allegations stated in the Petition for adoption, further action may be taken, including the granting of the adoption, without further notice to you. Your written response should be addressed to the: Presiding Judge, Family Court, First Circuit, 4675 Kapolei Parkway, Kapolei, Hawai'i, 96707. ATTN: SPECIAL DIVISION CALENDAR CLERK.

FAILURE TO OBEY this notice may result in an entry of a default and default judgment against you.

The child, adoptive and natural parents have rights under H.R.S. Section 578-15 regarding confidentiality of adoption records after the child reaches age 18.

August 28, 2024
Signature of the Clerk
V. Kauwalu (Seal)

Attorney for the Petitioners: Anne Kaya
1580 Makaloa St. #1020, Honolulu HI 96814

[(Full name(s) of owner(s))]: T&D Restaurant LLC

Trading as: T&D Restaurant LLC
9535 Braddock Rd.
Fairfax, Fairfax County Virginia, 22032

The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a Retail Restaurant or Caterer Application - Restaurant, Wine, Beer, Consumed On and Off Premises license to sell or manufacture alcoholic beverages.

Dziep Nguyen - Owner

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 of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or 800-552-3200.

3011629 (09-27-24, 10-04-24)

NOTICE OF RIVIAN AUTOMOTIVE, LLC HEARING ON OPERATION OF DEALERSHIP BY MANUFACTURER

The Department of Motor Vehicles (DMV), under the Code of Virginia 46.2-1572(4) and 46.2-1573, is conducting a formal evidentiary hearing at the request of Rivian Automotive, LLC (Rivian), a Commonwealth-licensed manufacturer of electric vehicles. Rivian seeks an eligibility determination to be both a manufacturer and a dealer of motor vehicles in Fairfax County, Virginia, or in the cities of Tysons, Virginia; Bailey's Crossroads, Virginia; Alexandria, Virginia; and Falls Church, Virginia. According to Va. Code 46.2-1572(4), Rivian must establish that there is no dealer independent of the manufacturer available in the above-mentioned community or trade area to own and operate the franchise in a manner consistent with the public interest. The formal evidentiary hearing will take place on October 17, 2024, at 9 a.m. EDT at DMV Headquarters located at 2300 W. Broad Street, Richmond, Virginia 23269. Any party interested in this matter is invited to attend the hearing and provide relevant information. Please send an email to dmv.virginia.gov requesting the information to attend. If you have documentation you would like the hearing officer and Rivian to review, please submit it to dmv.virginia.gov by 5 p.m. EDT on October 10, 2024.

[(Full name(s) of owner(s))]: Flowerstone, LLC

Trading as: Sisters Thai
7735 Capital One Tower Road
McLean, Fairfax County Virginia, 22102

The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a Mixed Beverage Restaurant license to sell or manufacture alcoholic beverages.

Jaturon Srirote, Managing Member

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 of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or 800-552-3200.

3011627 (09-27-24, 10-04-24)

[(Full name(s) of owner(s))]: Wei LLC

Trading as: Unique Massage Spa
10090 Main St. Unit 201-202
Fairfax, Fairfax County Virginia, 22031-3412

The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a Retail Marketplace Application - Day Spa, Wine, Beer, Consumed On Premises license to sell or manufacture alcoholic beverages.

Qiuyan Wei, Director

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 of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or 800-552-3200.

3011628 (09-27-24, 10-04-24)

Senior DevOps Engineers, Reston, VA area. Resp. & accountable for establishing & maintaining DevOps processes. Build/maintain CI/CD pipelines utilizing GITHUB, Jenkins, & covering on-premise/on-premise cloud/cloud-based installations of s/w Scripting with Bash, PowerShell, Python. Some local travel required. Telecommuting permitted. Send res to: Ventera Corporation at : lgravis@ventera.com

Advancesoft, Inc., Ashburn, VA, has multiple positions open for Software Developers, .NET Developers, DevOps Engineers, and Project Leaders. Full details of duties and reqmnts available at <https://www.advancesoftinc.com/careers/> Resumes to 20130 Lakeview Center Plaza, #400, Ashburn, VA 20147.

Accountant. Examine, analyze, & interpret accounting records to prepare financial statements. M.S. in Accounting, 18 months of experience in Real Estate. A/P; A/R, CAM reconciliation & lease administration exp. & forensic accounting cert. Skills in Sage Timberline or Yardi software. CV to Redwood Commercial Management LLC, Centerville, VA lma@redwoodcommercial.net

Editor/Publishing Head: BS (3-4 years is acceptable) in science with concentration in Math & General Sciences. 2 yrs expr. in teaching elementary or middle school children, training or expr. in Montessori system of education & ability to create a curriculum in math, Science & languages. Require fluency in Malayalam and English languages. Resumes to: Attn: HR, CT Solutions, Inc, 8130 Boone Blvd, Suite 220, Vienna, VA 22182

Surgery Project and Research Coordinator(s)
Inova Health Care Services dba Inova Health System seeks Surgery Project and Research Coordinator(s) in Falls Church, VA to plan and coordinate clinical research projects for Inova Fairfax Hospital; evaluate and analyze clinical data; write manuscripts and project proposals. Email resume to Careers@inova.org; reference job code T2128-00127. E.O.E.

Groundswell Corporation seeks Sr Automation Tester - Appian in McLean, VA to review functional requirements documentation to understand functional requirements. Telecommuting is permitted. Apply at jobpostingtoday.com (Ref#83206)

Senior Consultant, Electrical Engineer - (Herndon, VA), WSP USA Buildings Inc.: Dsgn elctrel systems for bldngs inclngd lghtng, rcptble, grnd, enstl, and crtl elctrel infrstrctre. May supervise two elctrel enginrs.

Reqs: Mast degree in elec. Engrng, or relatd and 3 yrs exp as a Design/ Electrical Engr or relatd. Emplr will accept Bach and 5 yrs exp as alt. Up to 15% domestic trvl req. To apply, email jobs@wsp.com, Ref # 0112

Legal Notice

Effective October 31, 2024, Virginia Institute of Plastic Surgery, PC, dba MIBODY ("VIPS") will be closing its office at 1500 Cornerside Boulevard, Suite 400, Vienna, VA 22182 and will be transferring all patient records from that office to VIPS' offices at 7611 Forest Ave, Suite 210, Richmond, VA 23229. At the written request of the patient or an authorized representative, the records or copies will be sent, within a reasonable time, to any other like-regulated provider of the patient's choice or provided to the patient. Any charges for supplying the patient or the provider chosen by the patient with patient's records will be billed by VIPS to reflect the actual costs of copying and mailing or delivering the records.

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