

# PUBLIC NOTICES

MIDDLE PENINSULA  
NORTHERN NECK  
COMMUNITY SERVICES BOARD  
Saluda, Virginia

Invitation For Bid No. IFB 20-01, to provide Mobile Vehicle Cleaning at various sites in the Middle Peninsula and Northern Neck area. Proposals due by 2:00 P.M. on September 6, 2019. For information or bid packet, please call Sandy Platt, Procurement Officer, at 804-695-8157.. (X)SS

NOTICE OF TRUSTEE'S SALE OF REAL ESTATE KNOWN AS 7390 RIVER ROAD, LANCASTER, VA 22503, TAX MAP # 20A-1-4 TOGETHER WITH LOTS NEAR MOLLUSK, WHITE CHAPEL MAGISTERIAL DISTRICT, LANCASTER COUNTY VIRGINIA, TAX MAP#S 19-49A, 20A-1-5A AND 20A-1-6.

In execution of a Deed of Trust, dated August 10, 2011 recorded in the Clerk's Office of the Circuit Court of Lancaster County, Virginia as Instrument Number 110001453, granting and conveying property therein described in trust to L. Edward Young, III and Elizabeth B. Hurd, Trustees, the undersigned Trustee will offer for sale at public auction on September 9, 2019 at 10:00 a.m., at the front entrance of the Lancaster County Court Building, 8265 Mary Ball Road, Lancaster, Virginia 22503, the real estate lying in Lancaster County, Virginia and more particularly described as follows:

Parcel 1: All that certain lot, piece or parcel of land, together with all improvements thereon and all appurtenances thereunto belonging, lying, being and situate near Mollusk, White Chapel Magisterial District, Lancaster County, Virginia, more particularly shown and described as Lots 4, 5 and the "Mollusk Store Lot", on a certain plat of survey made by W.H. Stiff, Civil Engineer, and C.C. Payne, Assistant, dated the 25th day of June, 1956, recorded in the Clerk's Office of the Circuit Court of Lancaster County, Virginia, in Deed Book 106 at page 440. Reference to said plat being expressly made for a more particular description of the land herein.

Parcel 2: All that tract, piece or parcel of land, together with all improvements thereon and all appurtenances thereto, belonging, lying and being situate in White Chapel Magisterial District, Lancaster County, Virginia at Mollusk, and being more particularly described as follows: Beginning at an iron pipe in a ditch, a corner with the land now or formerly owned by the estate of George M. Turner; the land now or formerly belonging to W.C. Brooks & Son, Inc., and the land now or formerly belonging to I.T. Haynie, in a northerly direction along the line of the land now or formerly belonging to W.C. Brooks & Son, Inc., to a point 200 feet from said iron pipe; thence west 420 feet across the land now or formerly belonging to I.T. Haynie to an iron pipe; thence south 238 feet to the line in the center of the swamp; thence east along the line of the land now or formerly belonging to I.T. Haynie, to the point beginning at the iron pipe; as recorded in the Clerk's Office of the Circuit Court of Lancaster County, Virginia in Deed Book 114 at page 114.

The property shall be sold "AS IS" and the sale is subject to all restrictions, rights of way, conditions, easements, judgments, liens, and mechanics' and materialmen's liens, if any, whether of record or not of record, to the extent any of the foregoing apply and take priority over the lien of the Deed of Trust, and to the real estate taxes from the date of the sale.

TERMS OF SALE: All cash. A deposit of \$5,000.00 cash or by bank cashier's check payable to the Trustee will be required of the successful bidder at the time of sale, with the balance due within fifteen (15) days of sale. In the event of default by the purchaser, the deposit shall be forfeited and applied to the costs and expenses of sale and the trustee's compensation authorized by the deed of trust and the law in such cases.

Conveyance of the property shall be by trustee's Special Warranty Deed. Except for the statutory grantor's tax paid by the trustee, all costs of conveyance, including, but not limited to, examination of title, recording fees, and settlement fees, shall be at the cost of the purchaser.

The trustee reserves the right to reject all bids and withdraw the property from sale, waive the deposit requirements in whole or in part, and extend the period of time in which the purchaser is to make full settlement. Additional terms of sale may be announced at the sale.

THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

For information contact:  
Elizabeth B. Hurd, Trustee

Dunton, Simmons &  
Dunton, L.L.P.

678 Rappahannock Drive,  
P.O. Box 5  
White Stone, VA 22578  
(804) 435-4000;  
fax: (804) 435-1614

(Aug-15-4t)

TRUSTEE'S SALE  
2357 WINDMILL PT RD  
WHITE STONE, VA 22578

In execution of the Deed of Trust in the original principal amount of \$94,500.00, dated January 5, 2003, and recorded as Instrument Number 030000620 of the Lancaster land records, the appointed Substitute Trustee will offer for sale at public auction at the front entrance of the Lancaster County Circuit Court, 8265 Mary Ball Road, Lancaster, Virginia 22503 on September 12, 2019 at 12:00pm, the property described in said deed of trust, located at the above address and more particu-

larly described as follows:

ALL THAT PARCEL OF LAND IN WHITE STONE MAGISTERIAL DISTRICT, LANCASTER COUNTY, COMMONWEALTH OF VIRGINIA, AS MORE FULLY DESCRIBED IN DEED BOOK 334, PAGE 556, ID# 35-249C, BEING MORE PARTICULARLY DESCRIBED ON THAT CERTAIN PLAT OF SURVEY ENTITLED, "BOUNDARY SURVEY OF THE LAND OF JOSEPH C. MCCARSON, ET UX., TO BE CONVEYED TO KATHLEEN A. BROWN," DATED JULY 8, 1992, LESS A CERTAIN WELL LOT DESCRIBED MORE FULLY IN DEED BOOK 108 PAGE 92, LANCASTER COUNTY RECORDS.

BY FEE SIMPLE DEED FROM BETTY G. MCCARSON, WIDOW, AS SET FORTH IN BOOK 334 PAGE 556 DATED 08/18/1992 AND RECORDED 08/25/1992, LANCASTER COUNTY RECORDS, COMMONWEALTH OF VIRGINIA.

The property and improvements will be sold in "as is" physical condition without warranty of any kind.

TERMS OF SALE: A non-refundable bidder's deposit of 10% of the sale price or 10% of the original principal amount of the subject Deed of Trust, whichever is lower, by cashier's or certified check required at time of sale except for the party secured by the Deed of Trust. Risk of loss on purchaser from date and time of auction. Balance of the purchase price must be paid by cashier's check within 15 days from sale date. Except for Virginia Grantor tax, all settlement costs and expenses are purchaser's responsibility. Taxes are pro-rated to the date of sale. Purchaser is responsible for obtaining possession of the property. If purchaser defaults, deposit may be forfeited and property resold at the risk and cost of the defaulting purchaser who shall be liable for any deficiency in the purchase price and all costs, expenses and attorney's fees of both sales. If Trustee does not convey title for any reason, purchaser's sole remedy is return of deposit without interest. This sale is subject to post-sale audit of the status of the loan secured by the Deed of Trust including but not limited to determining whether prior to sale a bankruptcy was filed, a forbearance, repayment or other agreement was entered into or the loan was reinstated or paid off; in any such event this sale shall be null and void and purchaser's sole remedy shall be return of deposit without interest. This communication is from a debt collector and is an attempt to collect a debt and any information obtained will be used for that purpose.

SUBSTITUTE TRUSTEE: RAS Trustee Services, LLC, 4012 Rain-tree Road, Suite 100A, Chesapeake, Virginia 23321

FOR INFORMATION CONTACT:

RAS Trustee Services, LLC  
Substitute Trustee  
c/o Eric D. Vandelinde, Esq.  
RAS Crane, LLC  
11900 Parklawn Drive, Suite 310  
Rockville, Maryland 20852  
(844) 442-2150 x112  
(470) 321-7112

(Aug-15-2t)

VA ABC  
Retail License Application-  
Posting and Publishing  
Notice

McDaniel & Son LLC, Trading as Chao Phraya Sushi, Thai and Grill, 45 South Main Street, Kilmarnock, Lancaster County, VA 22482. The above establishment is applying to the VIRGINIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL for a Mixed Beverage Restaurant license to sell or manufacture alcoholic beverages. Tusnee McDaniel, 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](http://www.abc.virginia.gov) or 800-552-3200.

(Aug-15-2t)

VIRGINIA:  
IN THE CIRCUIT COURT OF THE  
COUNTY OF LANCASTER

In the matter of the adoption of a child to be known as Celeste Elena Haynie-Mumford (Birth Certificate Number 145-11-008278, registered in the Commonwealth of Virginia) by Phillip A. Mumford and Diane H. Mumford

Case No.: CA19.03

ORDER OF PUBLICATION

The object of the aforementioned suit is to terminate the residual parental rights of the natural parents to the above-named minor. And, it appearing by affidavit filed according to law that Samantha Joe Siddall, the natural mother of the child, is a non-resident individual, other than a non-resident individual fiduciary who has appointed a statutory agent. And, it further appearing by affidavit filed according to law that Nathan Ross Haynie, the natural father of the child, is a non-resident individual, other than a non-resident individual who has appointed a statutory agent. It is therefore ORDERED that the said Samantha Joe Siddall and Nathan Ross Haynie appear on or before the 20th day of September, 2019 at 9:00 a.m. in this Court and do what is necessary to protect their interests. And it is further ORDERED that this order be published once a week for four successive weeks in the Rappahannock Record, a newspaper of general circulation in the County of Lancaster; and that a copy of this order be posted at the front door of the courthouse wherein this court is held.

ENTERED THIS  
26th DAY OF JULY, 2019

R. Michael McKenney  
Judge

I ASK FOR THIS:

William B. Hubbard, Esq.  
(VSB #75013)  
Hubbard, Terry & Britt, P.C.  
293 Steamboat Road  
Post Office Box 340  
Irvington, Virginia 22480  
Telephone: (804) 438-5522  
Facsimile: (804) 438-5003  
Email:  
[wbbhubbard@irvingtonlaw.com](mailto:wbbhubbard@irvingtonlaw.com)  
Counsel for the Petitioners

(Aug-8-4t)



## COUNTY OF LANCASTER BOARD OF SUPERVISORS PUBLIC HEARING

Notice is hereby given pursuant to Section 15.2-2204 of the Code of Virginia that the Lancaster County Board of Supervisors at its meeting in the Board Meeting Room of the Lancaster County Administration Building, **Thursday, August 29, 2019 at 7:00 p.m.**, will consider the following matters:

1. Proposed Ordinance to Repeal Chapter 2, Article II, Sections 2-4 through 2-50 of the Lancaster County Code of Ordinances which created the Hills Quarter Community Development Authority. The Authority never took any action or issued any evidence of debt, so the Board of Supervisors now deems it appropriate to terminate the Authority. Complete text of this proposed ordinance can be found by accessing the announcement of this public hearing at [www.lancova.com](http://www.lancova.com), or obtaining hard copy.
2. Proposed Amendment to the Lancaster County Code of Ordinances Chapter 62, Article I, Section 62-3(a) to change the date on which interest begins to accrue on delinquent taxes from June 30 to January 1 of the year next following the tax assessment year. Complete text of this proposed ordinance can be found by accessing the announcement of this public hearing at [www.lancova.com](http://www.lancova.com), or obtaining hard copy.
3. Proposed Granting of a License Agreement per the Code of Virginia Section 15.2-1800 to David and Harriett Hinton to access land they own through the closed Tri-County Landfill. The Tri-County Landfill is owned by the Counties of Lancaster, Northumberland and Richmond and is located off Lara Road (VSH 600) approximately one-mile north of its intersection with Miskimon Road (VSH 602).

Documentation is available for examination by interested members of the public in the County Administration Office. Individuals requiring additional information or clarification regarding these matters may also contact Don G. Gill, County Administrator, at (804) 462-5129.

8/15-2t

# PUBLIC NOTICES



## NOTICE OF PUBLIC AUCTION SPECIAL COMMISSIONER'S SALE OF REAL ESTATE LANCASTER COUNTY, VIRGINIA

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Lancaster County, the undersigned Special Commissioner will offer for sale at public auction the following described real estate in the **Board of Supervisors Meeting Room in the Lancaster County Administration Building**, located at **8311 Mary Ball Road, Lancaster, Virginia 22503**, on **Tuesday, August 20, 2019, at 10:00am**, or as soon thereafter as may be effected. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
1. Blanche Opher	Tax Map No. 7-99B Acct No. 708 TACS No. 104515	0.5 Acre +/-; 2912 Mary Ball Road; White Chapel Magisterial District; USDA soil survey indicates Sassafras Loamy Fine Sand Soil*
2. Angela M. Christian	Tax Map No. 5-37 Acct No. 112 TACS No. 363753	2.54 Acres +/-; Tract 1; Duryee Tract; on or near Flagstaff Road; White Chapel Magisterial District; USDA soil survey indicates Sassafras Loamy Fine Sand Soil and Kempsville Fine Sandy Loam Soil*
3. Alonzo Poole	Tax Map No. 34G-1-2 Acct No. 11750 TACS No. 135252	0.7 Acre +/-; Lot 2; on Ocran Road; White Stone Magisterial District; USDA soil survey indicates Sassafras Loamy Fine Sand Soil*
4. Sandra L. Davis	Tax Map No. 34-78 Acct No. 10872 TACS No. 135247	1.0 Acre +/-; 337 Woods Drive; near the Town of White Stone; White Stone Magisterial District; USDA soil survey indicates Sassafras Loamy Fine Sand Soil and Steep Sandy Land Soil*
5. Raymond A. Hayes	Tax Map No. 35-187F Acct No. 12313 TACS No. 135255	0.50 Acre +/-; 775 Mosquito Point Road; White Stone Magisterial District; USDA soil survey indicates Lakeland Loamy Fine Sand Soil*
6. Edna Diggs Waters Estate	Tax Map No. 28-15 Acct No. 8253 TACS No. 135221	1.25 Acres +/-; 19 Briarwood Lane; White Stone Magisterial District; USDA soil survey indicates Caroline Very Fine Sandy Loam Soil*
7. Bertha Ball	Tax Map No. 35-204 Acct No. 12342 TACS No. 135256	4.0 Acres +/-; on or near Windmill Point Road; White Stone Magisterial District; USDA soil survey indicates Othello Silt Loam Soil*
8. William H. Cross Estate	Tax Map No. 21-56 Acct No. 4096 TACS No. 168713	4.0 Acres +/-; on Merry Point Road; between Slater's Corner and Merry Point; Mantua Magisterial District; USDA soil survey indicates Steep Sandy Land Soil*
9. Rose Bowles	Tax Map No. 6-30B Acct No. 410 TACS No. 104472	1.0 Acre +/-; on Morattico Road; near Nuttsville; White Chapel Magisterial District; USDA soil survey indicates Sassafras Fine Sandy Loam Soil and Kempsville Fine Sandy Loam Soil*
10. Tammy Veney	Tax Map No. 6-34 Acct No. 417 TACS No. 104531	1.09 Acres +/-; 2057 Morattico Road; White Chapel Magisterial District; County records indicate an acceptable percolation rate for this parcel
11. Lula Mae Anderson	Tax Map No. 34-228 Acct No. 11144 TACS No. 168705	20399 Mary Ball Road; White Stone Magisterial District; USDA soil survey indicates Woodstown Fine Sandy Loam Soil*
12. Samuel Abbott Estate	Tax Map No. 37-2 Acct No. 12882 TACS No. 295280	8.00 Acres +/-; on Windmill Point Road; on Fleets Island; USDA soil survey indicates Bertie Lilt Loam Soil, Othello Silt Loam Soil, Tidal Marsh Soil and Dragston Fine Sandy Loam Soil*

**\*No guarantees are made as to percolation rates or suitability of soil for use with septic systems of any kind. Estimates of soil characteristics given above are taken from the United States Department of Agriculture soil survey records and are for informational purposes only. No guarantee is made for the accuracy of soil survey estimates. An independent soil test is suggested in order to determine soil type, characteristics, and suitability for use with septic systems.**

**TERMS OF SALE:** All sales are subject to confirmation by the Circuit Court of the County of Lancaster. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, at the time of the auction. Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00). Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. All deposits must be made in the form of personal check, traveler's check, cashier's check or money order. **No cash will be accepted.** The balance of the purchase price shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. Properties are conveyed by Special Warranty Deed, subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may affect the property. **There will be a ten percent (10%) buyer's premium added to the final bid to determine final contract price which shall also be due with the deposit on the day of the auction.** Recording costs for deed recordation will be the responsibility of the successful bidder and will be due with the balance of the purchase price within fifteen (15) days of confirmation of sale by the Court.

Properties are offered for sale as-is, with all faults and without any warranty, either expressed or implied. Persons are encouraged to make a visual inspection of the property within the limits of the law and to obtain an independent title search prior to bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence prior to the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to the County of Lancaster and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS online at [www.taxva.com](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), or by phone to (804) 548-4418.

John A. Rife, Esq.  
Special Commissioner  
Taxing Authority Consulting Services, PC  
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Henrico, VA 23294