

# PUBLIC NOTICES

## LANCASTER COUNTY PAID LUNCH EQUITY Required Price Increase for School Year 2019-20

The PLE Tool was created to help School Food Authorities (SFAs) calculate their paid lunch price increase requirement and/or non-federal source contributions to meet the requirements. If the pricing requirements calculated by the PLE Tool are not met, the school must increase. Lancaster County is required to increase .34 cents, the cost of a full paid lunch at Lancaster Primary School is \$2.55 and at Lancaster Middle and High School is \$2.65. We are allowed to cap the increase at .10 cents or more, with the .10 cents cap, the Primary School lunch for the 2019-20 year will be \$2.65 and the Middle and High school will be \$2.75. This will leave us with a .24 cents increase to carry over into the 2020-21 school year.

(X)

**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 or 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-15-41)

## NOTICE ABANDONED WATERCRAFT

Notice is hereby given that the following watercraft has been abandoned for more than 60 DAYS on the property of Rappahannock Yachts at 70 Rappahannock Road, Irvington, VA 22480, 804-438-5353.

Description: 1997 Bosen Whaler Outrage, 24 ft, BWCLA174F797, fiberglass, white with red stripes, Twin Evinrude Ocean Pro 175HP, VA 414 AS

Application for Watercraft Registration/Title will be made in accordance with Section 29.1-733.1 of the Code of Virginia if this watercraft is not claimed and removed within 30 days of first publication of this notice. Please contact the Virginia Department of Game and Inland Fisheries with questions.

(Aug-22-31)

## TRUSTEE'S SALE OF 2105 LAUREL POINT ROAD LANCASTER, VIRGINIA 22503 COUNTY OF LANCASTER

This Property will be sold subject to a 1 year Right of Redemption by the Secretary of Housing and Urban Development

In execution of a certain deed of trust dated 09/22/17, in the original principal amount of 465,000.00 recorded in the County of Lancaster, Virginia, as Instrument No. 170002033, 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 LANCASTER, VA located at 8265 Mary Ball Road, Lancaster, Virginia, 22503 on September 18, 2019, at 11:45 AM, the property described

in said deed of trust, located at the above address, with improvements thereon and more particularly described as follows: LYING AND BEING IN MANTUA MAGISTERIAL DISTRICT, CONTAINING 3.24 ACRES, MORE OR LESS, LOT 46, LAUREL POINT, RECORDED IN DEED BOOK 315 AT PAGE 459, IN THE COUNTY OF LANCASTER. 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: Nadeem Tariq, Esq., member of Surety Trustees, at 301-490-3361 or www.mwc-law.com.

(Aug-22-21)

## 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 03000620 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 particularly 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.

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

Carroll, Defendants.

And it appearing by affidavits filed according to law that upon reasonable due diligence and investigation, the plaintiff has been unable to find the 911 addresses for Anthony D. Carroll and Robert J. Carroll, and such persons are being served by this Order of Publication, it is

ORDERED that Anthony D. Carroll and Robert J. Carroll, appear on or before the 18th day of October, 2019, at 1:00 pm, a date not sooner than fifty (50) days from the date of this Order's entry, in the Clerk's Office of this Court and do what is necessary to protect their interest.

And, it is further ORDERED that this Order will be published once a week for four (4) consecutive weeks in the Rappahannock Record, a newspaper of general circulation in Lancaster County, and that a copy of this Order be posted at the front door of the courthouse where in this court is held.

WE ASK FOR THIS: JOHN C. Hodges, Esquire (YSB#42863) DUNTON, SIMMONS & DUNTON, L.L.P. P.O. Box 5 678 Rappahannock Drive White Stone, Virginia 22578 (804) 435-4000 office (804) 435-1614 facsimile Attorneys for Plaintiff

(Aug-22-41)

## 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 or 800-552-3200.

(Aug-15-21)

## VA ABC Retail License Application-Posting and Publishing Notice

Virginia Restaurant Group LLC, Trading as The Office Cafe, 4346 Irvington Road, Irvington, Lancaster County, VA 22480.

The above establishment is applying to the VIRGINIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL for a Mixed Beverage license to sell or manufacture alcoholic beverages.

Michael Knapik, 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.

(Aug-22-21)

IN THE CIRCUIT COURT OF THE COUNTY OF LANCASTER

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. (YSB #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: wbhubbard@irvingtonlaw.com Counsel for the Petitioners

(Aug-8-41)



## 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:

- 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.
- 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.
- 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.

8/15-21



## LANCASTER COUNTY INVITATION FOR BID (IFB)

### Generator Transfer Switch

August 12, 2019

Lancaster County is seeking bids for installation of a generator transfer switch located at 8293 Mary Ball Road, Lancaster, VA. The current transfer switch needs to be compatible with the 200kW Caterpillar generator that exists at the location. The transfer switch must be of quality and design to properly service a 24/7 Communications Center, Sheriff's Office, and Correctional Center. Any questions regarding this Invitation for Bids should be directed to:

Sergeant Jeffrey Haywood  
Lancaster County Sheriff's Office  
8293 Mary Ball Road  
Lancaster, VA 22503  
Phone: 804 462-5111  
Fax: 804 462-7046  
Email: [haywood@lancastersheriff.net](mailto:haywood@lancastersheriff.net)

8/22-21



## NOTICE OF PUBLIC HEARING LANCASTER COUNTY BOARD OF ZONING APPEALS

NOTICE is hereby given that the Lancaster County Board of Zoning Appeals will hold a public hearing in the Board Meeting Room in the Lancaster County Administration Building, 8311 Mary Ball Road, Lancaster, Virginia at 9:30 a.m., **September 5, 2019** to consider the following appeal:

- John T. Meade, 9403 Lyndonway Drive, Henrico, VA 23229 requests a variance from Article 7-3, R-3 (Setback Regulations) of the Lancaster County Zoning Ordinance for a single family residence to be constructed within the 25' front setback on property located on Saltwater Drive off VSH 622 (Morattico Road) (Tax Map# 11-2J).

Information regarding the details of this application is on file and may be viewed at the Department of Planning/Land Use, Lancaster Courthouse between 9 a.m. and 5 p.m. daily. If you are interested, please call M. L. Ransone at 462-5220 to make an appointment to review these documents.

8/22-21