

PUBLIC NOTICES

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Record, a newspaper of general circulation in the County of Lancaster, Virginia. ENTERED this 6th day of May, 2024.

I ASK FOR THIS: BURY & CO ATTORNEYS AT LAW Andrew G. Bury, Jr., Esquire (VSB#19668) David A. Bury, Esquire (VSB# 92138)

VIRGINIA: IN THE CIRCUIT COURT OF LANCASTER COUNTY

MARY C. CONWAY, Plaintiff, Case No. CL24-47-00

The unknown heirs, devisees, assigns, and successors in title of Eliza Towles, whose names and last known addresses are unknown, who are made parties Defendant by the general description of PARTIES UNKNOWN, ET AL.,

ORDER OF PUBLICATION

TO: Unknown Heirs, Devisees, Assigns, and/or Successors in title of Eliza Towles, Parties Unknown.

The object of this suit is to quiet title to and establish title in the plaintiff to the following described real estate, to-wit: ALL that certain tract or parcel of land situate, lying and being in White Stone Magisterial District, Lancaster County, Virginia, near the town of Kilmarnock, together with all building and appurtenances thereon, or in anywise thereunto appertaining, containing five acres, more or less, and being more particularly described as follows: being bounded on the North by the land now or formerly belonging to Jim Smith; on the East by the land now or formerly belonging to Rachel Jackson; on the South by the land now or formerly belonging to Charles Towles; and on the West by the land now or formerly belonging to William Simmons.

It being the same property conveyed to Eliza Towles by deed of gift from Charles Towles dated April 17, 1951 and recorded April 19, 1951 in the Clerk's Office, Circuit Court, Lancaster County, Virginia in Deed Book 91 at page 319. (Tax Map No. 28-122A)

An affidavit having been made and signed that there may be unknown heirs, devisees, assigns, and/or successors in title of Eliza Towles whose names, whereabouts, and post office addresses are unknown, it is hereby ORDERED that each of said parties appear on or before July 12, 2024 at 9:00 a.m. and do whatever is necessary to protect their interest in said land.

It is further ORDERED that this Order of Publication be published once a week for four consecutive weeks in the Rappahannock

VIRGINIA: IN THE CIRCUIT COURT OF LANCASTER COUNTY

MARY C. CONWAY, Plaintiff, Case No. CL24-50-00

The unknown heirs, devisees, assigns, and successors in title of Charles Towles, whose names and last known addresses are unknown, who are made parties Defendant by the general description of PARTIES UNKNOWN, ET AL.,

ORDER OF PUBLICATION

TO: Unknown Heirs, Devisees, Assigns, and/or Successors in title of Charles Towles, Parties Unknown.

The object of this suit is to quiet title to and establish title in the plaintiff to the following described real estate, to-wit:

ALL that certain tract or parcel of land by and near Kilmarnock and a part of Dennisville tract in White Stone District, County of Lancaster, State of Virginia, containing four acres more or less, and bounded as follows: on North by the land of Jim Smith, East by Rachel Jackson, South by [illegible] Galloway, and West by William Simmons

It being the same property conveyed to Charles Towles by deed of bargain and sale from M. C. Burgess dated July 19, 1898 and recorded September 1, 1904 in the Clerk's Office, Circuit Court, Lancaster County, Virginia in Deed Book 52 at page 582. (Tax Map No. 28-122)

An affidavit having been made and signed that there may be unknown heirs, devisees, assigns, and/or successors in title of Charles Towles whose names, whereabouts, and post office addresses are unknown, it is hereby ORDERED that each of said parties appear on or before July 12, 2024 at 9:00 a.m. and do whatever is necessary to protect their interest in said land.

It is further ORDERED that this Order of Publication be published once a week for four consecutive weeks in the Rappahannock Record, a newspaper of general circulation in the County of Lancaster, Virginia.

ENTERED this 8th day of May, 2024.

R. Michael McKinney Hon. Judge, Circuit Court

I ASK FOR THIS: BURY & CO ATTORNEYS AT LAW

Andrew G. Bury, Jr., Esquire (VSB#19668) David A. Bury, Esquire (VSB# 92138) Counsel for the Plaintiff 40 Cross Street, 3rd Floor P.O. Box 386 Urbanna, VA 23175 Office: (703) 788-2008 Facsimile: (804) 758-2003 Email address: andydb@BuryLawOffices.com daviddb@BuryLawOffices.com (May-16-4t)

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF LANCASTER

COUNTY OF LANCASTER, VIRGINIA, a Political Subdivision of the Commonwealth of Virginia, Complainant, Case No. CL23-404

GEORGE OTTO HODGES, ET AL., Respondent(s).

ORDER OF PUBLICATION

The object of this suit is to enforce the lien of the Complainant, County of Lancaster, Virginia, for delinquent real estate taxes against certain real property located in the County of Lancaster, Virginia, described as follows:

Tax Map No. 34-292C Account No. 11322

All that certain lot, piece or parcel of land, together with all appurtenances there unto appertaining, being situate, lying and being in White Stone Magisterial District, Lancaster County, Virginia, containing, according to survey, 1,201 acres, but being described in gross and not by the acre, and being more clearly shown and described by a certain plat of survey entitled "Lot Location George O. Hodges & Betty J. Hodges", made by Tomlin & Keyser, Surveyors, dated May 29, 1973, a copy of said plat being recorded in the Clerk's Office of the Circuit Court of Lancaster County, Virginia, in Deed Book 177 at Page 370, and by this reference, made a part hereof, and being further bounded and described with reference to said plat as follows, to wit:

Beginning at a found pipe, a corner of the property hereby described with the lands now or formerly owned by Bailey, and running thence with said Bailey lands S 74 11' 10" W 367.00 feet to a found pipe; thence with the Bailey lands, S 11 13' 40" E 75.00 feet to a pipe; thence with the said Bailey lands, S 74 11' 10" W 96.99 feet to a mean low water line of Pleasant Banks Cove; thence in a north by west direction with mean low water line to a point, a corner with land now or formerly owned by Elmer K. Davis; thence with said Davis lands, N 74 11' 10" E 23.00 feet to a pipe; thence N 17 05' 16" W 24.55 feet; thence N 03 04' 00" W 79.00 feet; thence N 44 04' 37" E 63.35 feet; thence N 74 08' 06" E 36.00 feet to a pipe; thence in the same course 359.00 feet to a pipe; thence with said Davis lands S 15 48' 50" E 100.00 feet to the found pipe at the point of beginning.

Together with a perpetual easement of right of way for ingress and egress to and from the property aforesaid and the public highway leading into Mosquito Point extending over, along and upon the roadway which constitutes the westerly and northerly boundary of the property hereby described extending from said property to the public highway; said right of way to be used in common by the Grantees herein, and their heirs and assigns as successors in title to the property hereby described, and by parties and their heirs and assigns serving the other lands through and adjacent to which the said roadway passes.

And being the same real property designated as Parcel One, a part of the property conveyed to George Otto Hodges and Betty J. Hodges, husband and wife, from Betty J. Hodges via Deed of Gift dated October 3, 2007 and recorded December 12, 2007 among the records of the Lancaster County Circuit Court Clerk's Office as Instrument No. 070003311.

This description is made subject to all easements, conditions, agreements, restrictions, and reservations of record which affect the property herein described including but not limited to those recorded in Deed Book 177 at Page 370.

IT APPEARING that an Affidavit has been made and filed stating that due diligence has been used, without effect, to ascertain the identity and location of certain parties to be served, that the last known addresses for the Respondents herein are as follows: George Otto Hodges, who is believed to be deceased and whose last known address is P.O. Box 1371, White Stone, Virginia 22578; Betty J. Hodges aka Betty Jane Ridgeway Brent Hodges, who is believed to be deceased and whose last known address is P.O. Box 1371, White Stone, Virginia 22578; and that any officers, heirs, devisees, and successors in title of the Respondent named herein are made parties Respondent to this action individually and/or by the general description of Parties Unknown, it is hereby

ORDERED that the parties herein and all Parties Unknown and/or whose location cannot be ascertained appear on or before June 10, 2024 in the Clerk's Office of the Circuit Court of the County of Lancaster, Virginia, and do what may be necessary to protect their interests in this cause.

Entered on the 9th day of May, 2024. Diane H. Mumford Clerk

I Ask For This:

John A. Rife, Esq. (VSB No. 45805) Jeffrey A. Scharf, Esq. (VSB No. 30591) Mark K. Ames, Esq. (VSB No. 27409) Andrew M. Neville, Esq. (VSB No. 86372) Paul L. LaBarr, Esq. (VSB No. 91609) Gregory L. Haynes, Esq. (VSB No. 37158) Seth R. Konopasek, Esq. (VSB No. 97065) Garrett W. Patton, Esq. (VSB No. 98345) Taxing Authority Consulting Services, PC P.O. Box 31800 Henrico, Virginia 23294-1800 Phone: (804) 548-4418 Facsimile: (804) 545-2378 TACS No.: 295269 (May-23-1t)

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF LANCASTER

In the matter of the adoption of a child to be known as Kaden Zayn Abbott by William W. Abbott, Sr. and Blair G. Abbott

Case No. CA24-01 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 to permit adoption. And, it appearing by affidavit filed according to law that Katelyn Rae Abbott, the natural mother of the child, cannot be found, and that diligence has been used without effect to ascertain her location. It is therefore ORDERED that the said Katelyn Rae Abbott appear on or before the 12th day of July, 2024 at 9:00 a.m. in this Court and do what is necessary to protect her 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 10th DAY OF MAY, 2024 Diane H. Mumford Clerk of Court

I ASK FOR THIS:

William B. Hubbard, Esq. (VSB #75013) Hubbard & Haynie, 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 (May-23-4t)

COUNTY OF LANCASTER BOARD OF SUPERVISORS NOTICE OF PUBLIC HEARING

PROPOSED ORDINANCE REGARDING TAX LEVIES FOR CALENDAR YEAR 2024 AND EXEMPTIONS FROM TAXATION

In accordance with Section 15.2-1427 of the Code of Virginia, 1950, as amended, the Lancaster County Board of Supervisors shall conduct a public hearing to receive citizen comment on a proposed ordinance setting the calendar year 2024 tax levies on Thursday, May 30, 2024, at 7:00 p.m. in the Board Meeting Room of the Lancaster County Administration Building, 8311 Mary Ball Road, Lancaster, Virginia. The proposed ordinance reads as follows:

Beginning January 1, 2024 until December 31, 2024 the following tax rates shall apply in Lancaster County, Virginia:

- Real Estate - \$0.55 per \$100 of assessed value
General Personal Property - \$2.04 per \$100 of assessed value
Personal Property Motor Vehicles - \$2.04 per \$100 of assessed value
All Boats or Watercraft - \$0.000000000000001 per \$100 of assessed value
Machinery and Tools - \$1.52 per \$100 of assessed value
Merchant's Capital - \$1.00 per \$100 of assessed value discounted by 50%
All Other Personal Property Except as Specifically Exempted - \$1.52 per \$100 of assessed value

PUBLIC SERVICE CORPORATIONS

- Real Estate - \$0.55 per \$100 of assessed value
General Personal Property - \$2.04 per \$100 of assessed value
Personal Property Motor Vehicles - \$2.04 per \$100 of assessed value
All Boats or Watercraft - \$0.000000000000001 per \$100 of assessed value
Machinery and Tools - \$1.52 per \$100 of assessed value
Merchant's Capital - \$1.00 per \$100 of assessed value discounted by 50%
All Other Personal Property Except as Specifically Exempted - \$1.52 per \$100 of assessed value

FARM EQUIPMENT, FARM ANIMALS AND OTHER FARM ITEMS

Farm equipment, farm animals and other classes of farm items set forth in subsection A of Section 58.1-3505 of the Code of Virginia, 1950, as amended, shall be exempt in whole from taxation.

The Board of Supervisors may set rules governing the conduct of the public hearing.

This proposed ordinance is also available on the county's website at www.lancova.com.

Written comments may be submitted prior to the meeting to the County Administrator's Office at 8311 Mary Ball Road, Lancaster, Virginia 22503, faxed to (804) 462-0031 or emailed to dgill@lancova.com.

Interested members of the public will also be able to participate in the meeting from their computer, tablet, smartphone or regular phone. The weblink, phone number and access code will be published on the county website, www.lancova.com at least 3 days prior to the meeting.



LANCASTER COUNTY 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, May 30, 2024 at 7:00 p.m., will consider the following items:

- 1. Proposed amendments to the Lancaster County Code of Ordinances Article II - Division I - Real Estate Tax Relief for Elderly and Disabled Persons, Sections 62-31 through 62-37, to increase the tax relief limits available under those sections.
2. Proposed amendments to the Lancaster County Land Development Code - Part I - Zoning Ordinance, Article 25 - Siting of Wireless Telecommunications Facilities to comply with updates to the applicable Virginia State Code sections numbered §15.2-2316.4:1, §15.2-2316.4:2, and § 15.2-2316.4:3.

Documentation is available for examination by interested members of the public in the Planning and Land Use Office. Individuals requiring additional information or clarification regarding these items should contact Olivia Hall, Director of Planning and Land Use, at (804) 462-5220, ohall@lancova.com for Item #2 and Don G. Gill, County Administrator, at (804) 462-5129, dgill@lancova.com for Item #1.

Interested members of the public will also be able to participate in the meeting from their computer, tablet, smartphone or regular phone. The weblink, phone number and access code will be published on the county website, www.lancova.com at least 3 days prior to the meeting.



LANCASTER COUNTY BOARD OF ZONING APPEALS NOTICE OF PUBLIC HEARING

Notice is hereby given that pursuant to Section 15.2-2204 of the Code of Virginia 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., June 4, 2024 to consider the following appeal:

- Timothy N. and Kathleen W. Pittman, 660 Regina Road, Lancaster, Virginia 22503, request a variance from Part I - Zoning Ordinance, Article 4-3. - Setback Regulations, of the Lancaster County, Virginia Land Development Code from the setback distance requirement of 50 feet from the edge of the right-of-way. Owners request a 10 ft encroachment into the front setback, resulting in a front setback of 40' from Regina Road. Variance requested in order to construct a 35 ft x 24 ft building located on Tax Map # 9-82A located on VSH 604 (Regina Road).

Information regarding the details of this application is on file and may be viewed at the Department of Planning/Land Use, Lancaster County Administration Building between 9 a.m. and 5 p.m. daily. If you are interested, please call Olivia Hall at 804-462-5220 to make an appointment to review this document.

Interested members of the public will also be able to participate in the meeting from their computer, tablet, smart phone or regular phone. The weblink, phone number and access code will be published on the county website, www.lancova.com at least 3 days prior to the meeting.