

PUBLIC NOTICES



NORTHUMBERLAND COUNTY NOTICE OF PUBLIC HEARING

Notice is hereby given pursuant to Chapter 22, 15.2-2204 of the Code of Virginia as amended that the Northumberland County Board of Zoning Appeals will hold a public hearing on **July 2, 2024 at 7:00 p.m.** in the Northumberland County Sheriff's Office at 195 Judicial Place in Heathsville to consider the following request.

- Request by Raymond T. Reams, Jr., owner, for a variance to the Northumberland County Zoning Ordinance, Article V, Section 148-62, 63-B to allow a structure less than the required 25 feet from the center line of a street right-of-way and less than the required 15 feet from the rear property line on property zoned R-3, Residential Restricted. The property is located on Tax Map Parcel #38-C(2)16--20 at 24 Whaley Road.

Proposed requests can be viewed in the Office of Building and Zoning. (All written comments should be received by the Office of Building and Zoning prior to the Board meeting. For further information concerning this request, contact the Office of Building & Zoning at the Courthouse in Heathsville, VA 580-7921 or email pmarston@co.northumberland.va.us.) If you are physically disabled, hearing or visually impaired and need assistance with this hearing, please call Stevie Conaway at (804) 580-8910 (voice) or via the Virginia Relay or TDD for assistance.

Northumberland County Board of Zoning Appeals
By: Philip Marston, Zoning Administrator

6/20-2t



COUNTY OF LANCASTER BOARD OF SUPERVISORS NOTICE OF 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, June 27, 2024 at 7:00 p.m.**, will consider the following items:

- Application for Change of Zoning District Classification from R-1, Residential, General, to C-1, Commercial, by Dona McNeal/Fillmore Trustee for a 0.477-acre parcel with improvements identified as Tax Map # 16-40B, located at 10428 Mary Ball Road (VSH 3).
- Application for Change of Zoning District Classification from R-1, Residential, General, to C-1, Commercial, by Greg Berkshire for a 0.500-acre parcel with improvements identified as Tax Map # 7-67, located at 4016 Mary Ball Road (VSH 3).
- Proposed Amendments to the Lancaster County Code of Ordinances Chapter 18 - Appendix A - Cable TV Franchise Ordinance to update the Breezeline agreement.

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 items #1 and 2, and Don G. Gill, County Administrator, at (804) 462-5129, dgill@lancova.com for item #3.

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.

6/13-2t

TRUSTEE'S SALE
1581 Millenbeck Rd
Lancaster, VA 22503

In execution of the Deed of Trust dated November 29, 2022 and recorded on November 30, 2022 in Instrument # 220002693 of Lancaster County land records, Trustee Services of Virginia, LLC, the appointed Substitute Trustee, will offer for sale at public auction in front of the Circuit Court for Lancaster County, Route 3, Lancaster, Virginia 22503 on July 26, 2024 at 01:00 PM the property more particularly described in the aforementioned Deed of Trust, located at the property address listed below and briefly identified as follows:

ALL those two (2) certain tracts or parcels of land containing 1.767 acres, more or less, located near Millenbeck in White Chapel Magisterial District, Lancaster County, Virginia, and shown as Parcels 89 and 90 on that certain plat of survey entitled "BOUNDARY SURVEY OF THE LAND OF HARLEY F. HAZZARD AND LOUISA D. HAZZARD TO BE CONVEYED TO ROBERT KEITH LEWIS AND ROBERTA BLACKWELL LEWIS", dated April 29, 1992, made by Charles R. Pruet, C.L.S., and recorded in the Clerk's Office of the Circuit Court of Lancaster County, Virginia ("Clerk's Office") in Deed Book 330, at Page 711. Reference to said plat of survey is hereby made for a more complete and accurate description of the land herein conveyed.

Tax No.: 26 90

Property address: 1581 Millenbeck Rd, Lancaster, VA 22503

The property will be sold "AS IS," WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND AND SUBJECT TO conditions, covenants, restrictions, reservations, easements, rights of way, and all other matters of record taking priority over the Deed of Trust, if any, as might be listed in this notice or may be announced at the sale.

TERMS OF SALE: A non-refundable bidder's deposit of \$29,500.00 or 10% of the sale price, whichever is less, by cashier's or certified check required at time of sale, except for the party secured by the Deed of Trust. Risk of loss is on the purchaser from date and time of auction. Balance of the purchase price must be paid by cashier's check within 14 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 forbearance, repayment, or other agreement was entered into, the loan was reinstated or paid off, or whether the property became subject to an automatic stay under the U.S. Bankruptcy Code prior to the sale; in any such event this sale shall be null and void and purchaser's sole remedy shall be return of deposit without interest. Pursuant to the Federal Fair Debt Collections Practices Act, this law firm is a debt collector attempting to collect a debt and any information obtained will be used for that purpose. (23-23370)

FOR INFORMATION CONTACT:
BROCK & SCOTT, PLLC
(Attorney for TRUSTEE SERVICES OF VIRGINIA, LLC)
484 Viking Drive, Suite 203
Virginia Beach, VA 23452
(757)213-2959

(Jun-20-2t)

Trustee's Sale
4810 Mary Ball Road
Lancaster, VA 22503
(Parcel ID: 14 44)

Default having been made in the terms of a certain Deed of Trust dated May 7, 2021, in the original principal amount of \$116,844.00 and recorded in the Clerk's Office of the Circuit Court of the County of Lancaster, Virginia on May 11, 2021, as Instrument Number 210001365, the undersigned Substitute Trustees will sell at public auction on July 26, 2024 at 1:00 PM, in front of the building housing the County of Lancaster Circuit Court, 8265 Mary Ball Road, Lancaster, VA 22503, the property designated as containing 0.438 acres, more or less, shown and described on that certain plat of survey entitled "Location Survey for Judy C. Mason", made by William W. Thompson, L.S., dated February 5, 1999, a copy of which plat is recorded in the aforesaid Clerk's Office in Deed Book 419 at Page 194. Less and Except that portion of the property lying North of the original lot line as shown on that certain plat of survey as "Lot 7 0.024 Acre" entitled "Division Survey of the Land of Robert B. Gillions, et Als" recorded in the aforesaid Clerk's Office in Deed Book 172, at Page 641. Sale is subject to all prior liens, easements, restrictions, covenants, and conditions, if any, of record, or other matters which would be disclosed by an accurate survey or inspection of the premises. TERMS: CASH. A deposit of \$11,000.00 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 no 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 grantors 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. This is a communication from a debt collector. Tromberg, Morris & Poulin, PLLC on behalf of Southeast Equity Trustees, LLC and/or Auction.com-

VA, LLC, Substitute Trustee(s), 5310 Markel Road, Suite 201, Richmond, VA 23230, File No. 24-000202, Tel: 804-525-1570.

(Jun-20-2t)



TOWN OF KILMARNOCK SPECIAL CALLED MEETING

This is a notice of a Special Called Meeting of the Kilmarnock Town Council as called by Mayor Shawn E. Donahue for **June 27, 2024 at 7:00 PM** at Town Hall to address the following matters:

- Reappoint Town Officers: Susan Cockrell, Town Manager and Nancyellen Keane, Keane Law PLLC, Town Attorney.
 - Resolution 2024-007: Reappointment of Town Manager (1st reading and vote)
 - Resolution 2024-008: Reappointment of Town Attorney (1st reading and vote)
 - Qualification by Lancaster Circuit Court Clerk
- Action on the FY2025 Utility Rates, Real Estate Tax, Personal Property Tax and Fee Rates and the FY2025 Budget, specifically to include the following:
 - Resolution 2024-005 Adoption of Water and Sewer Rates 2024-2025 (1st reading and vote)
 - Ordinance 2024-003 (uncodified) Re-adoption of fee rates FY2024-25. (2nd reading and vote)
 - Ordinance 2024-004 (uncodified) Adopt Real Estate Tax Rate. (2nd reading and vote)
 - Ordinance 2024-005 (uncodified) Adopt Personal Property Tax Rate. (2nd reading and vote)
 - Ordinance 2024-006 (uncodified) Adoption of the FY2025 Budget. (2nd reading and vote)
 - Resolution 2024-006 Appropriation of FY2024-2025 Budget Expenditures (1st reading and vote)
 - Resolution 2024-009 Handling of Facilities Fees Collected from Water-Sewer Customers (1st reading and vote)

6/20-1t



Public Notice

Updated weight limits on Virginia bridges and culverts

In accord with state and federal law, the Virginia Department of Transportation (VDOT) has imposed new or changed existing weight restrictions and installed new signage indicating the updated weight restrictions on the following bridges and culverts (structures) in Virginia within the last 30 days.

Jurisdiction	Fed Struc Id	Route #	Route Name	Crossing	Posted Date
ROANOKE	15085	699	BENDEMEER ROAD-RTE 699	MASON CREEK	5/29/2024
FRANKLIN	7916	705	CHESTNUT HILL RTE 705	PIGG RIVER	5/21/2024
GRAYSON	8730	58	HIGHLANDS PKWY	CABIN CREEK	5/14/2024
SCOTT	16799	665	MANVILLE ROAD	BLACK OAK BRANCH	5/9/2024
ALBEMARLE	839	745	ARROWHEAD VALLEY ROAD-RTE 745	BRANCH MOORES CREEK	5/8/2024
ALBEMARLE	880	810	SIMMONS GAP ROAD	LYNCH RIVER	5/1/2024

The list above is not a comprehensive list of all structures with weight restrictions in the Commonwealth but shows only structures that have new or changed weight restrictions within the last 30 days. The list contains only basic structure identification and location information and the date the new or changed weight restriction and signage became effective.

For a full listing of all bridge and culvert weight restrictions with detailed information about specific structures, including location data and actual weight limits, visit vdot.virginia.gov and navigate to Traffic and Travel/For freight operators/Truck restrictions. This page references a posted structures report and a GIS map tool that contain detailed information about restricted structures in Virginia. To receive email notifications regarding new or updated weight restrictions for structures statewide, complete the sign-up form on the web page.

Notices regarding bridges and culverts with new or updated weight restrictions are published monthly by VDOT. For additional information or questions, please contact haulingpermits@vdot.virginia.gov.

The Virginia Department of Transportation is committed to ensuring that no person is excluded from participation in, be denied the benefits of, or be subjected to discrimination under any of its programs or activities on the basis of race, color, or national origin, as protected by Title VI of the Civil Rights Act of 1964. If you need further information on VDOT's Title VI Program or special assistance for persons with disabilities or limited English proficiency, please contact the Virginia Department of Transportation's Title VI Program Specialist at 804-786-2730.