

PUBLIC NOTICES



NORTHUMBERLAND COUNTY OFFICE OF BUILDING & ZONING 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 **August 6, 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 Lars Folkman, owner, and Vincent Haynie, applicant, for a variance to the Northumberland County Zoning Ordinance, Article V, Section 148-49 to allow a structure less than the required 35 feet from the street right-of-way on property zoned R-2, Residential Waterfront. The property is located on Tax Map Parcel #26-A(1)1--30 at 821 Riverview Drive.

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 Michael Plante 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

7/25-2t



NORTHUMBERLAND COUNTY NOTICE OF PUBLIC HEARING BUDGET AMENDMENT

Notice is hereby given pursuant to Chapter 11, 15.2-2204 of the Code of Virginia as amended and 15.2-6402 of the Code of Virginia as amended, that the Northumberland County Board of Supervisors will hold a public hearing on **August 8, 2024 at 7:00 p.m.** in the Northumberland County Courts Building at 220 Judicial Place adjacent to the Sheriff's Office in Heathsville, VA in order to consider an amendment to the fiscal year 2024 Budget. This budget amendment is to move funds from FY25 to FY24 for the payment of the Middle/High School Debt Service Payment which will reduce the FY25 Budget by \$1,704,758.75 and increase the FY24 Budget by \$1,704,758.75.

Capital Projects - Debt Service Payment	\$ 1,704,758.75
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FY24 TOTAL BUDGET AMENDMENT & APPROPRIATION	\$ 1,704,758.75
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All written comments should be received by the County Administrator's Office prior to the meeting. Instructions for attending the meeting either physically or telephonically can be found on our website at www.co.northumberland.va.us. For further information concerning this budget amendment, contact the County Administrator's Office at the Old Courthouse in Heathsville, VA (804-580-7666 or email ltadlock@co.northumberland.va.us). If you are physically disabled, hearing or visually impaired and need assistance with this hearing, please call Mike Plante at 804-580-8910 (Voice) or via the Virginia Relay or TDD for assistance.

8/1-1t

PUBLIC NOTICES

Town of Irvington

NOTICE OF JOINT PUBLIC HEARING

Notice is hereby given that the Irvington Planning Commission and Irvington Town Council will have a joint public hearing on **August 8, 2024 at 6:30PM** at the Irvington Baptist Church, 53 King Carter Drive, Irvington. This hearing is pursuant to VA Code 15.2-2204 pertaining to the following:

- Conditional Use Permit application #Pollard.3.24 to construct 6 additional cottages at 37 Seafood Lane, tax map # 33-379, Irvington, VA.

Copies of the applications are available in the Town Office. Individuals requiring additional information or clarification may contact Justin Nelson, Zoning Administrator, 804-438-6044.

7/25-2t

Town of Irvington

NOTICE OF JOINT PUBLIC HEARING

Notice is hereby given that the Irvington Planning Commission and Irvington Town Council will have a joint public hearing on **August 8, 2024 at 6:30 PM** at the Irvington Baptist Church, 53 King Carter Drive, Irvington. This hearing is pursuant to VA Code 15.2-2204 pertaining to the following:

1. Conditional Use Permit application #2024.KCH to open a retail store at 4282 Irvington Road, Irvington, VA, tax map # 33 429, a B-1 zoned property.

Copies of the applications are available in the town office. Individuals requiring additional information or clarification may contact Justin Nelson, Zoning Administrator, 804-438-6044.

8/1-1t

A healthy Northumberland County requires great community news.
Please support the Rappahannock Record by subscribing today!

Town of Irvington

NOTICE OF JOINT PUBLIC HEARING

Notice is hereby given pursuant to VA Code 15.2-2204 and Town Code 10.14, and 30.15 that the Town of Irvington is holding public hearings on **Thursday, August 8, 2024 at 6:30 p.m.** in Irvington Baptist Church during its regularly scheduled monthly meeting. The purpose is to provide an opportunity for the public to ask questions and make comments related to the following:

- Proposed amendment to the Sign Ordinance to clarify the permitted size, design and use of signs in the town.
- Proposed amendment to the Short-Term Rental Ordinance to clarify the termination of Conditional Use Permits.

Individuals requiring additional information may check the town website or contact the Town Office at (804) 438-6230.

7/25-2t



**NORTHUMBERLAND COUNTY
OFFICE OF BUILDING & ZONING
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 Supervisors will hold a public hearing on **Thursday, August 8, 2024 at 7:00 p.m.** in the Northumberland County Courts Building (220 Judicial Pl.) in Heathsville in order to consider the following requests.

1. Request by Steven W. Jett, owner, and Old Glebe Point, LLC, applicant, for a Conditional Use Permit to allow a utility-scale solar energy facility on property zoned A-1, Agriculture. The property is shown as Tax Map Parcel #36-(1)-63 and is located on Old Glebe Point Road.
2. Request by Steven W. Jett, owner, and 200 Folly, LLC, applicant, for a Conditional Use Permit to allow a utility-scale solar energy facility on property zoned A-1, Agriculture. The property is shown as Tax Map Parcel #27-(1)-304 and 304A and is located on Northumberland Hwy in Burgess.

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 Michael Plante at (804) 580-8910 (Voice) or via the Virginia Relay or TDD for assistance.

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

7/25-2t



COUNTY OF LANCASTER, VIRGINIA

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Lancaster, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate at the **Board of Supervisors Meeting Room in the Lancaster County Administration Building**, located at **8311 Mary Ball Road, Lancaster, Virginia 22503** on **Thursday, August 15, 2024 at 10:00am**.

The sale of such property is subject to the terms and conditions below, and any term or conditions which may be subsequently posted or announced by Big Red Auctions ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS"). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	Property Owner	Tax Map No.	Account No.	TACS No.	Property Description
J1	W. R. Ball Estate	13-3	13266	571603	on Belle Isle Rd; 17.743 AC +/-; White Chapel Mag. Dist.
J2	Joseph Jeffrey Jones	5-43P	13335	438706	corner of Edgewater Ln, Paddock Dr. & Russell Ln.; Lot A; Edgewater; White Chapel Mag. Dist.
J3	Church of God in Christ	8-22	747	805396	3401 Lara Rd; 1.50 AC +/-; Mantua Mag. Dist.
J4	Church of God in Christ	8-28	768	805396	near Lara Rd.; 3 AC +/-; Mantua Mag. Dist.
J5	East Coast Resorts, LC	27-180	13642	135204	corner of Gaskins Rd & St. Andrews Ln.; 0.30 AC +/-; Parcel 3; White Stone Mag. Dist.
J6	Alice Robinson	5-21C	80	168744	5367 Morattico Rd; 0.71 AC +/-; White Chapel Mag. Dist.
J7	Susan Elizabeth Russo Kowalski	20D-4-86	3536	805389	on Corrotoman Dr.; Lot No. 86; Section IV; Corrotoman-By-The-Bay; White Chapel Mag. Dist.
J8	Shirley Ann Cox	29-34B	8787	104478	105 Fleets Bay Rd.; 2 AC +/-; near Kilmarnock; White Stone Mag. Dist.
J9	W. R. Ball Estate	13-9	1131	571603	On River Rd; 8 AC +/-; White Chapel Mag. Dist.
J10	W. R. Ball Estate	13-24	1143	571603	On Belle Isle Rd; 8.846 AC +/-; White Chapel Mag. Dist.
J11	George S. Aitchison	22-26	4500	805381	on Iberis Rd; Lot 1; 4.493 AC +/-; Iberis Woods; Mantua Mag. Dist.
J12	Doris Wood Jefferson	34-190	11073	343023	on James Wharf Rd.; 1.88 AC +/-; White Stone Mag. Dist.
J13	F. W. Haydon	33-315	10290	571596	53 Chases Cove Ln.; 1.75 AC +/-; Village of Irvington
J14	Ronald M. Ball	15-54D	15261	343041	565 White Chapel Rd; 1.012 AC +/-; Mantua Mag. Dist.
J15	Thomas Smith Estate	20-15A	2739	724785	on Western Branch Rd.; 2 AC +/-; White Chapel Mag. Dist.
J16	Frank Taliaferro	15-28	1769	805395	near Whites Ln; 10 AC +/-; Mitchell's Neck; Mantua Mag. Dist.
J17	Susan Elizabeth Russo Kowalski	20D-4-59	3510	805389	on Club View Dr.; Lot 59; Section IV; Corrotoman-By-The-Bay; White Chapel Mag. Dist.
J18	Susan Elizabeth Russo Kowalski	20D-4-60	3511	805389	144 Club View Dr.; Lot 60; Section IV; Corrotoman-By-The-Bay; White Chapel Mag. Dist.

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court. The Special Commissioner has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. Any unsold property will be offered for sale again at the next auction, whenever that may be.

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. Properties are offered for sale as-is, where-is, and if-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, at their own expense, prior to bidding on any of the properties to determine the suitability of the property for their purposes. It is not guaranteed that the property has a right-of-way or that it is not landlocked. Property is sold in gross and not by the acre. There is no warranty as to the accuracy of any information contained in the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts. We do not provide and do not assist with obtaining title insurance or title to personal property.

The sale of property to the highest bidder is not contingent upon obtaining financing. Financing, if needed, is the sole responsibility of the high bidder. By bidding, parties are entering into a legally binding contract, waive all rescission rights, and understand that their bid is immediately binding, irrevocable, and enforceable. Additionally, by bidding, parties are representing that they have read, and agree to be bound by, all terms and conditions for this sale. Failure to complete the property purchase will result in forfeiture of any funds paid and may subject the highest bidder to additional damages, which may include expenses and any deficit upon resale.

PAYMENT TERMS: The highest bidder shall make a deposit in the amount of twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, **along with a 10% buyer's premium, subject to a minimum of \$150, added to the final bid.** 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) per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

The balance of the purchase price and recording costs for deed recordation shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

Terms applicable to In-Person Bidders ONLY: The deposit and buyer's premium are due on the day of the auction. All payments must be made in the form of personal check, cashier's check or money order. **No cash will be accepted.**

Terms applicable to Online Bidders ONLY: All interested parties must register and be approved by the Auctioneer. Registration and bidding are free of charge and are done through the Auctioneer's website <https://bigredauctions.hibid.com>. If any interested bidders are unable to attend for in-person bidding and wish to bid on property, but do not have access to the internet, please contact Big Red Auctions, at (804) 577-7449 for assistance.

The highest bidder will receive their purchase contract and balance due via email following the close of the auction. The contract shall immediately be executed and returned to TACS. **The deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than August 22, 2024).** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier's checks and money orders shall be made payable to County of Lancaster and forwarded to TACS, at the address shown below. Cash and personal checks will not be accepted. Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Lancaster and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://bigredauctions.hibid.com>, by email to Bigredauctioneer@gmail.com or by phone to Brad Smith, at (804) 577-7449. Questions concerning the property subject to sale should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to 804-548-4418, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales
P.O. Box 31800
Henrico, Virginia 23294-1800

PUBLIC NOTICES

NORTHERN NECK SELF STORAGE The following units are scheduled for auction starting August 1, and ending August 11, 2024:

- 2 Workman
130 Redmond
132 Seldon
263 White

Auction is online at Storageauctions.com (Aug-1-2t)

PUBLIC NOTICE

Notice is hereby given that Dyrer Shores Property Owners Association, Inc. (VMRC #24-1504) is requesting a permit from the Virginia Marine Resources Commission to repair an existing 12-foot by 40-foot boat ramp adjacent to 423 Bay Drive along Dyrer Creek Lancaster County.

(Aug-1-1t)

TRUSTEE'S SALE OF 99 COLINBROOK WAY, LANCASTER, VA 22503. In execution of a certain Deed of Trust dated September 27, 2021, in the original principal amount of \$127,500.00 recorded in the Clerk's Office, Circuit Court for Lancaster County, Virginia as Instrument No. 210002752. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Lancaster County, 8265 Mary Ball Road, Lancaster, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on October 3, 2024, at 11:00 AM, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON AND ALL APPURTENANCES THEREUNTO APPERTAINING, SITUATE, LYING, AND BEING IN MANTUA DISTRICT, LANCASTER COUNTY, VIRGINIA, DESIGNATED AS PARCEL 22, CONTAINING 10.0000 AC. ON A PLAT MADE BY BAY DESIGN GROUP, DATED SEPTEMBER 3, 1997, PARCELS REVISED OCTOBER 7, 1997 AND NOVEMBER 4, 1997, ENTITLED, "PLAT SHOWING PARCELS 1 THRU 25 WHITE OAK LANDING" LOCATED IN THE MANTUA DISTRICT OF LANCASTER COUNTY, VIRGINIA, WHICH PLAT WAS RECORDED JANUARY 7, 1998, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, LANCASTER COUNTY, VIRGINIA IN PLAT BOOK 5, PAGE 63 AND TO WHICH REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREBY MADE. TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (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 the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a \$50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwwsales.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation. Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. For more information contact: BWW Law Group, LLC, attorneys for Equity Trustees, LLC, 6003 Executive Blvd, Suite 101, Rockville, MD 20852, 301-961-6555, website: www.bwwsales.com. VA-370678-1.

(Aug-1-3t)

TRUSTEE'S SALE OF 736-750 LEVELGREEN RD. LANCASTER, VA 22503

In execution of a Deed of Trust in the original principal amount of \$440,000.00, with an annual interest rate of 5.500000% dated November 1, 2019, recorded among the land records of the Circuit Court for the County of Lancaster as Deed Instrument Number 190001792, the undersigned appointed Substitute Trustee will offer for sale at public auction all that property located in the County of Lancaster, at the front of the Circuit Court building for the County of Lancaster located at New Court House at 8265 Mary Ball Road, Lancaster, Virginia on September 5, 2024 at 1:00 PM, the property with improvements to wit:

LEVELGREEN 10.07 AC

Tax Map No. 26-29A

THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

TERMS OF SALE: ALL CASH. A bidder's deposit of 10% of the sale price, will be required in cash, certified or cashier's check. Settlement within fifteen (15) days of sale, otherwise Trustees may forfeit deposit. Additional terms to be announced at sale. Loan type: Conventional. Reference Number 23-293976. PROFESSIONAL FORECLOSURE CORPORATION OF VIRGINIA, Substitute Trustees, C/O LOGS LEGAL GROUP LLP, Mailing Address: 10130 Perimeter Parkway, Suite 400, Charlotte, North Carolina 28216 (703) 449-5800.

(Jul-11-3t)

TRUSTEE'S SALE 3042 LARA ROAD LANCASTER, VA 22503

In execution of the Deed of Trust in the original principal amount of \$70,200.00, dated August 2, 2016, and recorded as Instrument Number 160001378 in Lancaster County 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 August 29, 2024 at 1:00 pm, the property described in said deed of trust, located at the above address and more particularly described as follows:

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON AND ALL APPURTENANCES THEREUNTO APPERTAINING, SITUATE, LYING AND BEING IN MANTUA MAGISTERIAL DISTRICT, LANCASTER COUNTY, VIRGINIA, CONTAINING ACCORDING TO SURVEY 0.940 ACRES, MORE OR LESS, AND FURTHER AND MORE COMPLETELY DESCRIBED ON A CERTAIN PLAT OF SURVEY ENTITLED "LOT LOCATION SURVEY MOLLIE A. DAVENPORT", DATED JANUARY 18, 1978, MADE BY TOMLIN & KEYSER, A COPY OF THE PLAT OF SURVEY BEING RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF LANCASTER COUNTY, VIRGINIA, IN DEED BOOK 205, AT PAGE 539, AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY KNOWN AS: 3042 LARA ROAD, LANCASTER, VA 22503

APN: 7 34A

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 Robertson, Anschutz, Schneid,

Crane & Partners, PLLC 11350 McCormick Road, Executive Plaza I, Suite 302 Hunt Valley, Maryland 21031 (844) 442-2150 (470) 321- 7112 (Jul-25-2t)

VIRGINIA: IN THE CIRCUIT COURT OF LANCASTER COUNTY

MARK EBEN RHODES and JEWELL BEATLEY RHODES, Petitioners,

CASE NO. CA24-02

MEGAN VICTORIA CASSEDAY, Respondent.

IN RE: RAYGEN ELIZABETH

RHODES

ORDER OF PUBLICATION

The object of the above-styled cause is for Petitioners to be granted leave to adopt the minor child, Raygen Elizabeth Rhodes.

order be published once a week for four consecutive weeks in the Rappahannock Record, a newspaper having a general circulation in the County of Lancaster, Virginia, and published therein.

Entered this 21st day of June, 2024 R. Michael McKenney Judge

And it appearing by affidavit filed according to law that the whereabouts of Respondent, Megan Victoria Casseday, are unknown, and that diligence has been used without effect to ascertain the location of Respondent, Megan Victoria Casseday; it is therefore ORDERED that the said Megan Victoria Casseday shall appear before the Honorable Judge of the Circuit Court of Lancaster County, Virginia, 8265 Mary Ball Road, Lancaster, Virginia 22503, on August 2, 2024 at 9 a.m. and do what is necessary to protect her interests in this suit.

IT IS FURTHER ORDERED that this

I ask for this:

Breckenridge Ingles [VSB# 18842] Martin, Ingles & Hensley, Ltd. P. O. Box 708 Gloucester, VA 23061 (804) 693-2500 (804) 693-0122 (fax) breck@miiilaw.com (Jul-11-4t)



COUNTY OF LANCASTER, VIRGINIA NOTICE OF DELINQUENT TAXES AND SALE OF REAL PROPERTY

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a simulcast (with online and in person bidding) public auction to be held at the Board of Supervisors Meeting Room in the Lancaster County Administration Building, located at 8311 Mary Ball Road, Lancaster, Virginia 22503 on Thursday, August 15, 2024 at 10:00am.

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be posted or announced by Big Red Auctions ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS"). Subsequent announcements take precedence over any prior written or verbal terms of sale.

Table with 6 columns: Property Owner, Tax Map No., Account No., TACS No., Property Description. Rows N1 through N10 listing various properties and their details.

GENERAL TERMS OF SALE: The Treasurer has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. Any unsold property will be offered for sale again at the next auction, whenever that may be.

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. Properties are offered for sale as-is, where-is, and if-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, at their own expense, prior to bidding on any of the properties to determine the suitability of the property for their purposes. It is not guaranteed that the property has a right-of-way or that it is not landlocked. Property is sold in gross and not by the acre. There is no warranty as to the accuracy of the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts. We do not provide and do not assist with obtaining title insurance or title to personal property.

The sale of property to the highest bidder is not contingent upon obtaining financing. Financing, if needed, is the sole responsibility of the high bidder. By bidding, parties are entering into a legally binding contract, waive all rescission rights, and understand that their bid is immediately binding, irrevocable, and enforceable. Additionally, by bidding, parties are representing that they have read, and agree to be bound by, all terms and conditions for this sale. Failure to complete the property purchase will result in forfeiture of any funds paid and may subject the highest bidder to additional damages, which may include expenses and any deficit upon resale.

PAYMENT TERMS: The highest bidder shall pay the high bid in full, along with the buyer's premium and deed recording costs, following the close of the auction. There will be a 10% buyer's premium, subject to a minimum of \$150, added to the winning bid.

Terms applicable to In-Person Bidders ONLY: The highest bidder shall make payment in full on the day of the auction. All payments must be made in the form of personal check, traveler's check, cashier's check, or money order. No cash will be accepted.

Terms applicable to Online Bidders ONLY: All interested parties must register and be approved by the Auctioneer. Registration and bidding are free of charge and are done through the Auctioneer's website https://bigredauctions.hibid.com. If any interested bidders are unable to attend for in-person bidding and wish to bid on property, but do not have access to the internet, please contact Big Red Auctions, at (804) 577-7449 for assistance.

The highest bidder will receive their purchase contract and balance due via email following the close of the auction. The contract shall immediately be executed and returned to TACS. The full balance due must be received within seven (7) days following the auction closing (no later than August 22, 2024). All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier's checks and money orders shall be made payable to County of Lancaster and forwarded to TACS, at the address shown below. Cash and personal checks will not be accepted. Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS: To qualify as a purchaser at this auction you may not owe delinquent taxes to County of Lancaster. Questions concerning the registration and bidding process should be directed to the Auctioneer online at https://bigredauctions.hibid.com, by email to Bigredauctioneer@gmail.com or by phone to Brad Smith, at (804) 577-7449. Questions concerning the property subject to sale should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to 804-548-4418, or by writing to the address below.

Taxing Authority Consulting Services, PC Attn: Tax Sales P.O. Box 31800 Henrico, Virginia 23294-1800



TOWN OF KILMARNOCK PLANNING COMMISSION PUBLIC HEARING

The following public hearing will be conducted by the Kilmarnock Planning Commission on August 12, 2024 at 7 PM in the Kilmarnock Town Hall, 1 N. Main Street, Kilmarnock, VA:

- 1. This hearing is to solicit public comment of an application submitted by Grace Episcopal Church Trustees to rezone property from R1 Single Family Residential to R2 Medium Density Residential. The property is located at 229 S. Main St. and formally identified as Tax Map 23A-13-3F.

Information can be found at the Town Hall, 1 N. Main St., Monday - Friday, 9 AM to 5 PM; and online at www.kilmarnockva.com. Inquiries and comments shall be directed to Marshall A. Sebra at msebra@kilmarnockva.com or (804)435-1552 ext. 2.

8/1-2t