

# PUBLIC NOTICES

## NOTICE OF TRUSTEE'S SALE

In execution of a Deed of Trust (the "Deed of Trust") dated October 31, 2007, and recorded November 5, 2007 as Instrument No. 070002965 in the Clerk's Office, Circuit Court of Lancaster County, Virginia, Fortis Trustee Foreclosure Service, LLC ("Fortis"), acting as the appointed Substitute Trustee, will offer for sale, at public auction, the following real property (the "Property"): 1473 Chestnut Grove Lane, Heathsville, VA 22473-3949, also referenced as Tax Map Number 9-66 (the "Property"). The Deed of Trust was originally granted by Jesse M. Owens and Thelma L. Owens ("Grantors") to Kim Curtis and Jerry B. Flowers, the original Trustees, to secure a promissory note in the original amount of \$77,000.00 (the "Note") given by the Grantors to EVB Mortgage, LLC. Primis Bank is the successor in interest to EVB Mortgage, LLC, and is the current holder of the Note.

The sale will be held at the front entrance to the Lancaster Circuit Court, 8265 Mary Ball Road, Lancaster, VA 22503. The sale will be conducted on Wednesday, October 23, 2024, at 1:00 p.m. (the "Sale").

**TERMS OF SALE:** A deposit of \$5,000, payable only in cash or cashier's check (the "initial cash deposit"), will be required from the successful high bidder at the Sale, which initial cash deposit will then be credited again a total buyer's deposit (the "total buyer's deposit") equal to 10% of the Sales Price (as defined below). The successful high bidder must complete payment of the total buyer's deposit within 3 business days of the Sale. Settlement must occur within 30 days of the Sale. A memorandum of sale (i.e. sales contract) must also be signed by the successful bidder at the Sale, which, in addition to the bid price, will provide for and include a 10% buyer's premium payable to Motleys Asset Disposition Group ("Motleys"), as sales agent for Fortis. The bid price plus the 10% buyer's premium shall together constitute the Sales Price (the "Sales Price"). The Property is being sold AS IS and by SPECIAL WARRANTY DEED. Additional terms may be announced at the Sale. This is a communication from a debt collector and an attempt to collect a debt. Any information obtained will be used for that purpose. For more information, contact Ernie Rogers of Motleys, sales agent for Fortis, at (804) 334-4558 or ERogers@Motleys.com.

(Sept-26-4t)

## PUBLIC NOTICE

Notice is hereby given that Cowart Properties, LLC (VMRC #24-2157) is requesting a permit from the Virginia Marine Resources Commission to install a 720 linear foot riprap revetment aligned three (3) feet channelward of mean low water, adjacent to property situated along the Coan River on Oyster Road in Northumberland County. You may provide comments on this application (VMRC #2024-2157) at <https://webapps.mrc.virginia.gov/public/habitat/comments/> We will accept comments by the USPS provided they are received within 15 days of this notice to: Marine Resources Commission, Habitat Management Division, 380 Fenwick Road, Bldg. 96, Hampton, VA 23651.

(Sept-26-1t)

## PUBLIC NOTICE

Notice is hereby given that Mr. Michael Torbert (VMRC #24-2191) is requesting a permit from the Virginia Marine Resources Commission to install two (2) armor stone low profile groins each with an 18-foot base width and 20-foot armor stone spurs, extending 48 feet channelward of mean high water adjacent to property situated along the Chesapeake Bay at 425 Pelican Lane in Northumberland County. You may provide comments on this application (VMRC #2024-2191) at <https://webapps.mrc.virginia.gov/public/habitat/comments/> We will accept comments by the USPS provided they are received within 15 days of this notice to: Marine Resources Commission, Habitat Management Division, 380 Fenwick Road, Bldg. 96, Hampton, VA 23651.

(Sept-26-1t)

## PUBLIC NOTICE

Notice is hereby given that Ms. Karen A. Bybee (VMRC #24-1735) is requesting a permit from the Virginia Marine Resources Commission to remove an existing bulkhead and revetment and install a new 115-linear foot riprap revetment, portions of which may be aligned channelward of mean low water, adjacent to property at 192 Shore Lane situated along the Yeocomico River in Westmoreland County. You may provide comments on this application (VMRC #2024-1735) at <https://webapps.mrc.virginia.gov/public/habitat/comments/> We will accept comments by the USPS provided they are received within 15 days of this notice to: Marine Resources Commission, Habitat Management Division, 380 Fenwick Road, Bldg. 96, Hampton, VA 23651.

(Sept-26-1t)

## TRUSTEE'S SALE OF 2509 MERRY POINT ROAD LANCASTER, VIRGINIA 22503 COUNTY OF LANCASTER

In execution of a certain deed of trust dated 12/09/22, in the original principal amount of 157,102.00 recorded in the County of Lancaster, Virginia, as Instrument No. 220002757, 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 December 6, 2024, 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: MANTUA MAGISTERIAL DISTRICT, LANCASTER COUNTY, VIRGINIA, CONTAINING ACCORDING TO SURVEY 1.024 ACRES AND FURTHER AND MORE COMPLETELY DESCRIBED ON THAT CERTAIN PLAT OF SURVEY ENTITLED "LOT LOCATION SURVEY JOSEPH S. WALTERS HILDA G. WALTERS, DATED SEPTEMBER 30, 1986, REVISED OCTOBER 21, 1986, MADE BY TOMLIN & KEYSER, P.C., A COPY OF THE PLAT OF SURVEY BEING RECORDED WITH A PURCHASE MONEY DEED OF TRUST IN CLERK'S OFFICE OF THE CIRCUIT COURT OF LANCASTER COUNTY, VIRGINIA IN DEED BOOK 256, PAGE 337 AND BY THIS REFERENCE MADE A PART HEREOF. 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: Michael T. Cantrell, Esq., member of Surety Trustees, at 301-490-3361 or www.mwc-law.com.

(Sept-26-3t)

VA ABC  
Retail License Application-  
Posting and Publishing  
Notice  
NNK Inc. Trading as Ross's Fine  
Jewelers, 46 S. Main St., Kilmarnock, Lancaster County, VA 22482.  
The above establishment is apply-

ing to the VIRGINIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL for a Other Marketplace, Wine, Beer, On Premises license to sell or manufacture alcoholic beverages.  
Jeffrey A. Bramblet, President  
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.

(Sept-26-2t)

## 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 **October 10th, 2024 at 6:30 pm** at the Irvington Baptist Church, 53 King Carter Drive, Irvington, VA. The purpose of this joint public hearing is to hear public views about the following matter:

- Proposed Conditional Use Permit application #Campbell.2024 to operate a Short Term Rental, to be located at 131 Park Place, Irvington.

This topic is placed on the public hearing agenda pursuant to VA Code 15.2-2204. Copies of the application are available in the Town Office. Individuals requiring additional information or clarification may contact Justin Nelson, Zoning Administrator, 804-438-6230.

9/26-2t



## COUNTY OF LANCASTER 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., October 16, 2024** to consider the following appeal:

- Bryan Ralph Gardiner and Victoria Gardiner, 492 Wharton Grove Lane, Weems, Virginia 22576, requests a variance from Part I – Zoning Ordinance, Article 5-5 – Yard Regulations, of the Lancaster County, Virginia Land Development Code from the setback distance requirement of 25 ft for the side yards. Owner requests a 12.25 ft encroachment into the south side yard setback, making the south side yard 12.75 ft and a 12.06 ft encroachment in the north side setback, making the north side yard 12.94 ft. Variance requested in order to construct an addition to the existing home located 492 Wharton Grove Lane off VSH 222 (Weems Road) (Tax Map # 32-22).

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 these documents.

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](http://www.lancova.com) at least 3 days prior to the meeting.

9/26-2t



## 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, October 10, 2024 at 7:00 p.m.** in the Northumberland County Courts Building (220 Judicial Pl) in Heathsville in order to consider the following requests.

- Request by Old Tidewater Properties, LLC, for a Conditional Use Permit to allow additional apartments within an existing building on property zoned A-1, Agriculture. The property is shown as Tax Map Parcel #8-B(1)-140 and is located at 410 Northumberland Highway in Callao.
- Request by Nand Bahadur Giri, owner, and Brandon Wilkins, applicant, for a Conditional Use Permit to allow light industry (sale of stone, topsoil, mulch, etc.) on property zoned A-1, Agriculture. The property is shown as Tax Map Parcel #15-(1)-193-A and is located at the corner of Northumberland Highway and Forrest Landing 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](mailto: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

9/26-2t



## NORTHUMBERLAND COUNTY BOARD OF SUPERVISORS NOTICE OF PUBLIC HEARING

Notice is hereby given pursuant to Chapter 11, 15.2-2204 of the Code of Virginia as amended that the Northumberland County Board of Supervisors will hold a public hearing on **October 10, 2024 at 7:00 p.m.** in the Northumberland County Courts Building at 220 Judicial Place, Heathsville VA to consider a request by Mr. Douglas Ira to apply for establishing regulatory "No Wake Buoy Markers" in an area of Bailey Prong, a tributary off of Cranes Creek, boundaries described as Latitude 37° 48'50" N and Longitude -76° 19'34" W, and Latitude 37° 48'55" N and Longitude -76° 19'48" W to the Department of Wildlife Resources (DWR).

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](http://www.co.northumberland.va.us). For further information concerning this matter, contact the County Administrator's Office at the Old Courthouse in Heathsville, VA (804-580-7666 or email [ltadlock@co.northumberland.va.us](mailto: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.

Northumberland County Board of Supervisors  
By: E. Luttrell Tadlock, County Administrator

9/26-2t



## NORTHUMBERLAND COUNTY EMPLOYMENT NOTICE BUILDING OFFICIAL

Northumberland County is seeking a person to fill the full-time position of Building Official which performs a variety of routine and complex administrative, supervisory, and technical work in administering and enforcing building and related codes, inspection work to ensure compliance with the Uniform Statewide Building Code and other related codes and standards. Performs routine semi-skilled and technical construction inspection work to assure compliance with Federal, state, and local codes and standards and contractual provisions. Oversees Code Compliance for various County Ordinances. The building official shall have at least five years of building experience as a licensed professional engineer or architect, fire or trade inspector, contractor, housing inspector or superintendent of building, fire or trade construction OR at least five years of building experience after obtaining a degree in architecture, or engineering, with at least three years in responsible charge of work. Any combination of education and experience that would confer equivalent knowledge and ability shall be deemed to satisfy this requirement. Meets or is eligible to meet the requirements of VAC5-63-50. Prior building inspection/code enforcement experience with a municipality or county government is preferred, but not required. Must be able to obtain the Virginia Building Official certification within one year of employment. Applicants must submit a completed county application, resume with education, driving record, and employment/experience. A criminal background check will be conducted. Applications will be accepted until October 7, 2024 by noon (12:00 p.m.). Compensation will be dependent on qualifications and experience. Applications or the full job description may be obtained online at [www.co.northumberland.va.us](http://www.co.northumberland.va.us) under employment opportunities or from the County Administrator's Office, Northumberland County Courthouse, P.O. Box 129, Heathsville, Va. 22473; or 804-580-7666 (voice), or email [LuttrellTadlock@co.northumberland.va.us](mailto:LuttrellTadlock@co.northumberland.va.us). E.O.E.

9/26-2t