

PUBLIC NOTICES

NOTICE ABANDONED WATERCRAFT

Notice is hereby given that the following watercraft has been abandoned for more than 60 days on the property of Jim Hendrickson, 374 Creekside Drive, Heathsville VA, ph. 331 999 2425.

White 1985 Tayana 37, USCG Doc 683388, Hull ID TYA37438H485.

Application for Watercraft Registration/Title will be made in accordance with Section 29.1-733.25 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 Dept of Wildlife Resources with questions.

(4/10-17-24,3t)

PUBLIC NOTICE

Notice is hereby given that Mr. Stephen Payne (VMRC #25-0648) is requesting a permit from the Virginia Marine Resources Commission to install an approximately 275-foot Class II riprap revetment against an existing failing bulkhead, adjacent to property situated along the Coan River at 3189 Lake Road in Northumberland County.

You may provide comments on this application (VMRC #2025-0648) 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.

(Apr-10-11)

PUBLIC NOTICE

Notice is hereby given that Mr. Timothy Williams (VMRC #25-0649) is requesting a permit from the Virginia Marine Resources Commission to install a 220 linear foot riprap revetment and a 55 linear foot sill adjacent to property situated along Sharps Creek at 289 Campground Road in Northumberland County.

You may provide comments on this application (VMRC #2025-0649) 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.

(Apr-10-11)

TRUSTEE'S SALE 81 Wiggins Road, Kilmarnock, VA 22482

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

In execution of the Deed of Trust in the original principal amount of \$31,663.70, dated December 12, 2007, and recorded as Instrument No. 070003333, of the Lancaster County land records, the appointed Substitute Trustee will offer for sale at public auction at the entrance to the Circuit Court of Lancaster County, 8265 Mary Ball Road, Lancaster, Virginia, on May 16, 2025, at 1:00 PM, the property described in said deed of trust, located at the above address and more particularly described as follows:

The following described property, to-wit: All of that certain tract, lot or parcel of land, together with all appurtenances thereunto appertaining, situate, lying and being in the Town of Kilmarnock, Lancaster County, Virginia, on the Southerly side of Wiggins Avenue, containing forty-one hundredths (0.41) of an acre, but being conveyed in gross and not by the acre, and being more clearly shown and described by plat of survey entitled Lot Location Survey Joseph Waller and Laura C. Waller, made by Warren R. Keyser, Certified Land Surveyor dated July 7, 1972 a copy of said plat being hereto attached and by this reference made a part of this deed, and being further bounded and described as follows to-wit: Beginning at a concrete marker in the Southerly edge of Wiggins Avenue, a corner with the Davis lands and running thence with said edge of said Avenue N 83 Degrees 00 Minutes E 71.00 feet to a concrete marker, a corner with the Butler lands; thence with the Butler lands South 08 Degrees 50 Minutes 00 Seconds E 250 feet to a concrete marker in the line of the Butler Lands a corner with lands of Thomas H. Cox; thence with the Cox lands S 83 Degrees 00 Minutes W 71.00 feet to a concrete marker in the line of the Davis lands; thence with the Davis lands N 08 Degrees 50 Minutes 00 Seconds W 250 feet to the point of beginning.

Being the same fee simple property conveyed by deed from Thomas H. Cox, widowed to Joseph Waller and Laura C. Waller husband and wife tenancy by entirety, dated

11/16/1972 recorded on 11/17/1972 in Book 173, Page 218 in Lancaster County records, Commonwealth of VA. Tax ID #: 23A 11 14B

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's 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 by the Substitute Trustee of the conduct of the auction itself as well as 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 communica-

tion 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: Lenox Title Trustee Services, LLC, c/o McMichael Taylor Gray, LLC, 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092

VA2023-00617-1

FOR INFORMATION CONTACT: Lenox Title Trustee Services, LLC, Substitute Trustee c/o Adrian G. Jacobs, Esq. McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: 404.474.7149 Fax: 404.745.8121 MTG File No.: VA2023-00617-1

(Apr-10-2t)

VA ABC
Retail License Application
Posting and Publishing Notice

Blue Sky Enterprises, Inc Trading as Chesapeake Boat Basin, 1686 Waverly Avenue, Kilmarnock, Lancaster County, VA 22482.

The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a Marina Store, Wine, Beer, Off Premises license to sell or manufacture alcoholic beverages.

Christopher Black, Owner

Note: Objections to the issuance of this license must be submitted to ABC no later than 30 days from required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or 800 552-3200

(Apr-3-2t)

Looking for the **Rappahannock Record** in **LOTTSBURG?**
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NOTICE
LANCASTER COUNTY TAXPAYERS
Real Estate Exemption Ordinance for the Elderly or Totally Disabled
QUALIFICATIONS
Applicants must be 65 years of age or be totally and permanently disabled.
The combined income from all sources of the owner and the owner's relatives living in the dwelling cannot exceed \$29,000.
The total financial worth of the applicant cannot exceed \$100,000 excluding the value of the dwelling and dwelling lot (1 acre).
Applicants need to call the Commissioner of the Revenue's Office for an appointment between Feb. 1 and May 1, 2025.
804-462-7920
3/6-2t

NORTHUMBERLAND COUNTY
Tax Relief for Elderly and Disabled Persons
You may qualify for exemption of real estate taxes on your full-time residence if you are 65 years of age or if you are totally disabled and meet certain requirements.
To be eligible, you must meet the following criteria:
ELDERLY:
• A taxpayer must be 65 years of age or older
• Household income cannot exceed \$28,000 annually for the preceding year
• Combined financial worth does not exceed \$100,000 (not including the sole residence and up to one acre of the land where the house is located)
• File an affidavit with the Commissioner of the Revenue between January 1 and May 1 of the year for which the exemption is requested.
DISABLED:
• Must be totally disabled.
• Household income cannot exceed \$28,000 annually for the preceding year
• Combined financial worth does not exceed \$100,000 (not including the sole residence and up to one acre of the land where the house is located)
• File an affidavit with the Commissioner of the Revenue between January 1 and May 1 of the year for which the exemption is requested.
Please Note: This is a summary of the requirements for exemption. The complete requirements are found in the Northumberland County Code, Article VII, § 51145-18-27.
For any questions concerning eligibility for tax relief, please contact the Commissioner of the Revenue at (804) 580-4600.

NORTHUMBERLAND COUNTY
OFFICE OF BUILDING & ZONING
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 Planning Commission will hold a public hearing on **Thursday, April 17, 2025 at 7:00 pm** at the new Courthouse at 220 Judicial Place, Heathsville, VA, and telephonically in order to consider the following:
1. Consideration of the Northumberland County Capital Improvement Plan for the period FY 2026-2031. Details regarding the changes to the zoning ordinance and Capital Improvement Plan can be found at www.co.northumberland.va.us.
All written comments should be received by the Office of Building and Zoning prior to the Commission meeting. For further information concerning this request, contact Stuart McKenzie in the Office of Building & Zoning at the Courthouse in Heathsville, VA 580-7921 or email smckenzie@co.northumberland.va.us. Interested members of the public will be able to participate in the meeting through electronic means (telephonic). The phone number, access code and password will be published on the County Website, www.co.northumberland.va.us at least 3 days prior to the meeting. If you are physically disabled, hearing or visually impaired and need assistance with this hearing, please call Jerry Rushing at (804) 580-8910 (Voice) or via the Virginia Relay or TDD for assistance.
Northumberland County Planning Commission
By: Stuart McKenzie, County Planner
4/10-1t

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, 8311 Mary Ball Road, Lancaster, VA 22503, on **Thursday, April 24, 2025 at 7:00 p.m.**, will consider the following items:
1. Proposed revisions to 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. A copy of the proposed Article 25 amendments can be found by accessing the announcement of this public hearing at www.lancova.com or by obtaining a hard copy.
2. Application for Special Exception by Ryder Mull and Heather Mull, 17018 Shoreland Drive, Moseley, VA 23120, to operate an unhosted short-term rental as required by Article 29 of the Lancaster County Zoning Ordinance. This property is zoned R-3, Residential, Medium General, and is located at 704 Lancaster Creek Drive, Lancaster, VA 22503 (Tax Map# 5A-1-B-13 & 5A-1-B-14, collectively) in District 2.
3. Application for Special Exception by Michael G. McFadden and Jeanmarie A. McFadden, 15 Strawberry Street, Richmond, VA 23220, to operate an unhosted short-term rental as required by Article 29 of the Lancaster County Zoning Ordinance. This property is zoned R-1, Residential, General, and is located at 661 Little Oyster Lane, White Stone, VA 22578 (Tax Map #36A-1-6 and 36A-1-6A, collectively) in District 3.
4. Application for Special Exception by Jason Little & Jennifer Little, 5317 Gainsborough Drive, Fairfax, VA 22032, to operate an unhosted short-term rental as required by Article 29 of the Lancaster County Zoning Ordinance. This property is zoned R-1, Residential, General, and is located at 219 Dragon Fly Drive, White Stone, VA 22578 (Tax Map# 36-48D) in District 3.
5. Application for change of zoning district classification from Residential, General, District R-1 to Industrial, Limited, District M-1, by Kara & Christopher Todd Patterson for two 0.532-acre parcels identified as Tax Map #s 26-18E & 26-18L, located on VSH 610 (Oak Hill Road) in District 1.
6. Proposed amendments to the Lancaster County Land Development Code – Article 18. – Waterfront Residential Overlay, All Districts, W-1 zoning ordinance. A copy of the proposed Article 18 amendments can be found by accessing the announcement of this public hearing at www.lancova.com or by obtaining a hard copy.
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
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.
4/10-2t

Town of Irvington
OPPORTUNITY IN TOWN OF IRVINGTON

The Town of Irvington is seeking applications for a part-time Events/Parade Coordinator to organize and oversee the annual July 4th Hometown Parade. This is an exciting opportunity to play a key role in one of Irvington's most cherished community events! Interested applicants should email the town administrator at jnelson@irvingtonva.gov by **April 21st, 2025**. For additional details about this position, or to request further information, please contact the Town Administrator at the same email address.
4/10-2t

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., April 23, 2025** to consider the following appeals:
• The Knolls II, LLC, of 20 Whisk Lane, White Stone, VA 22578, requests a variance from Part I – Zoning Ordinance, Article 26-5 – Setbacks, of the Lancaster County, Virginia Land Development Code from the Highway Corridor Overlay District setback distance requirement of 150 ft from the centerline of VSH 200 (Irvington Road). Owner requests a 105 ft setback distance from the centerline of VSH 200 (Irvington Road) in order to construct a single-family residence on its property known as Tax Map No. 34-94H on Knolls Drive, Irvington, Virginia 22480 off VSH 200 (Irvington Road) in District 4.
Information regarding the details of these applications 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 Andrea Pruetz at 804-462-5256 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 at least 3 days prior to the meeting.
4/10-2t