

# PUBLIC NOTICES

**NOTICE OF TRUSTEE'S SALE**  
75 Cypress Lane  
White Stone, VA 22578  
Tax Map: 35-222F

In execution of a Deed of Trust in the original amount of \$76,500.00, dated November 23, 2012, recorded as Instrument No. 120002381 in the land records of the County of Lancaster, Virginia, default having been made in the payments of indebtedness thereby secured, the undersigned will on

May 16, 2025 @ 12:00 PM

at the front entrance of the Lancaster County Circuit Courthouse, 8265 Mary Ball Rd, Lancaster, VA 22503, offer for sale at public auction the property and improvements thereon, described as follows:

All that certain lot or parcel of land, together with all rights, ways, privileges and appurtenances thereunto belonging, situate, being and lying northwesterly of the intersection of Virginia State Highways 695 and 738 in Christ Church Magisterial District, formerly White Stone Magisterial District, Lancaster County, Virginia, comprising 1.906 acres as shown on a certain plat of survey captioned "Lot Location Survey - Mary Frances Robertson," dated July 19, 1977, made by Tomlin & Keyser, C.L.S., a copy of which is recorded in the Clerk's Office of the Circuit Court of Lancaster County in Deed Book 204, Page 232.

Less and except a strip or parcel of land conveyed to the Commonwealth of Virginia of record in the aforesaid Clerk's Office in Deed Book 256, Page 505.

**TERMS OF SALE: CASH**

This sale is subject to all matters of record in the chain of title to the above property, and also subject to mechanics' and materialmen's liens of record and not of record, if any such liens exist. A bidder's deposit of 10% of bid amount, in cash, certified or cashier's check, is required at the time of sale, with the balance due at settlement, to be held within 30 days from the sale date at the office of the Trustee. The property and improvements thereon shall be sold in "as is" condition. All costs of conveyance, by special warranty deed, will be at the cost of the purchaser. Real estate taxes shall be prorated to date of sale. Additional terms of sale shall be announced at the time of sale and contained in a memorandum of sale which the successful bidder shall be required to sign.

**SAMUEL M. PENDER SUBSTITUTION TRUSTEE**

For more information please contact: Samuel M. Pender, Esquire Franklin, Denney, Ward, & Strosnider PLC 129 N. Wayne Ave., Waynesboro, Virginia 22980 540-946-4408 email: spender@fdwslaw.com

(May-1-2t)

**NOTICE PUBLIC AUCTION**

**RED HILL STORAGE**  
3529 RICHMOND RD.  
WARSAW, VA

May 22, 2025  
10:00 AM

Units 17 - Suttle, 18 - Gayne,  
31 - Lanier & 68 - Kennedy

**TERMS- CASH**

We reserve the right to refuse any offer. For more information, call 804-776-6834.(May-8-2t)SS

**PUBLIC NOTICE**

Notice is hereby given that Mr. Raymond Webb, Jr. (VMRC #25-0789) is requesting a permit from the Virginia Marine Resources Commission to dredge a total of approximately 1,344 cubic yards of submerged lands, on an as needed basis, and construct an 82-foot-long continuous height jetty and a similar parallel 102 foot-long continuous height timber jetty to reestablish a four (4)-foot deep entrance channel into a cove of Jarvis Creek in Northumberland County.

You may provide comments on this application (VMRC #2025-0789) 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.

(May-8-1t)

**TRUSTEE SALE**  
55 Saunders Lane, Lancaster, VA 22503  
Lancaster County

In execution of a Deed of Trust in the original principal amount of \$88,369.00, dated August 5, 2015 recorded in the Clerk's Office of the Circuit Court of the Lancaster County, Virginia, in Document No.150001193, at the request of the holder of the Note, the undersigned Substitute Trustee and will offer for sale at public auction at the entrance to the Circuit Court of Lancaster County, 8265 Mary Ball Road, Lancaster, on June 3, 2025 at 1:00 PM the property described in said deed, located at the above address and briefly described as:

Beginning at the north east corner of the property of the parties of the first part, where same corners with the land of N. T. Dodson and the land of L.P. Saunders, and which beginning point is 120 feet southwest of the northeastern boundary of the tract or parcel of land partitioned between C. E. Saunders and L.P. Saunders by partition deed dated April 6, 1940, and which deed is recorded in the Clerk's Office of Lancaster County, Virginia, said beginning point to be marked by an iron stob driving in the ground; thence in a southwesterly course with the lane of the land of L.P. Saunders a distance of 240 feet; thence in a southeasterly course with the Lands of the said C. E. Saunders a distance of 355 feet to the land of V.R. Chowning; thence in a northeasterly course with the

land of V. R. Chowning a distance of 240 feet to the land of N. T. Dodson; thence with the land of N. T. Dodson a northwesterly course a distance of 355 feet to the place of beginning, with any improvements thereon

Subject to any and all covenants, conditions, restrictions, easements, and all other matters of record taking priority over the Deed of Trust, if any, affecting the aforesaid property.

**TERMS OF SALE: CASH:** A deposit of \$20,000.00 or 10% of the sales price, whichever is lower, cash or certified check will be required at the time of sale, but no more than \$9,000.00 of cash will be accepted, with settlement within fifteen (15) days from the date of sale. 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 which affects the validity of the sale, as well as to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower 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 his deposit without interest. Additional terms may be announced at the time of sale. Pursuant to the Federal Fair Debt Collection Practices Act, we advise you that this firm is a debt collector attempting to collect the indebtedness referred to herein and any information we obtain will be used for that purpose.

**SAMUEL I. WHITE, P.C.,** Substitute Trustee

This is a communication from a debt collector.  
**FOR INFORMATION CONTACT:**  
**SAMUEL I. WHITE, P.C. (90288)**  
448 Viking Drive Suite 350  
Virginia Beach, VA 23452  
757-457-1460 - Call Between 9:00 a.m. and 5:00 p.m. or visit our website at [www.siwpcc.net](http://www.siwpcc.net)

(May-1-2t)

**TRUSTEE'S SALE**  
31 MOCCASIN TRAIL  
WEEMS, VA 22576

In execution of the Deed of Trust in the original principal amount of \$247,500.00, dated March 11, 2016, and recorded 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 June 10, 2025 at 2:30 PM, the property described in said deed of trust, located at the above address and more particularly described as follows:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF VIRGINIA, COUNTY OF LANCASTER, DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON AND ALL APPURTENANCES THEREUNTO APPERTAINING, SITUATE COMPLETELY DESCRIBED ON ACRES AND FURTHER AND MORE COMPLETELY DESCRIBED ON ACRES AND FURTHER AND MORE COMPLETELY DESCRIBED ON A CERTAIN PLAT OF SURVEY ENTITLED "LOT LOCATION SURVEY FOR CONVEYANCE TO THOMAS D. EDWARDS AND JACQULYNE S. EDWARDS" DATED AUGUST 12, 2002 MADE BY TOMLIN & KEYSER, AN ORIGINAL OF THE PLAT OF SURVEY BEING ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE. REFERENCE IS HEREBY EXPRESSLY MADE TO SUCH PLAT OF SURVEY FOR A COMPLETE AND ACCURATE DESCRIPTION OF THE PROPERTY HEREIN CONVEYED.

APN: 27-103C

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, 101 North Lynnhaven Road, Suite 104, Virginia Beach, Virginia 23452

**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

(Feb-13-3t)



## NORTHUMBERLAND COUNTY OFFICE OF BUILDING & ZONING PUBLIC NOTICE

Notice is hereby given pursuant to Article XIV, Section 148-151, of the Northumberland County Zoning Ordinance that the following application for a Boathouse Permit has been submitted for approval:

- A request by Jason Sweeny (V.M.R.C. #25-0321) to construct a 612 square ft open-sided boathouse alongside a proposed pier extending from the shoreline of Mill Creek and Pebble Road, Tax Map Parcel #43(1)-163.

The application requesting the proposed permit is on file in the Office of Building and Zoning at the Old Courthouse in Heathsville, VA, where all interested parties may view and inspect the project. Comments, questions and/or objections may be written, faxed to (804) 580-8082, or e-mailed to [pmarston@co.northumberland.va.us](mailto:pmarston@co.northumberland.va.us) and must be received within 15 days of the date of publication of this notice.

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

5/8-1t



## NORTHUMBERLAND COUNTY OFFICE OF BUILDING & ZONING NOTICE OF PUBLIC HEARING

Notice is hereby given pursuant to Section 28.2-1302 and Chapter 14 28.2-1400 of the Code of Virginia, that the Northumberland County Wetlands Board will hold a public hearing in the Sheriff's Office at 195 Judicial Place in Heathsville, Virginia, on **Tuesday, May 13, 2025**, commencing at **5:00 P.M.**, to consider the following application for wetland and/or coastal primary sand dune and beach permits:

- Request by Keith Ballurio (V.M.R.C.#25-0365) to install 440 linear ft of riprap revetment along the shoreline of the Coan River and 135 Lankford Lane.
- Request by Walter and Joan Gillions (V.M.R.C. #25-0665) to install 190 linear ft of riprap revetment along the shoreline of the Great Wicomico River and 878 Canvasback Lane.
- Request by William Miller (V.M.R.C. #25-0607) to install 221 linear ft of riprap revetment and install 345 linear ft of riprap sill along the shoreline of Tipers Creek and 1631 Bogey Neck Road.
- Request by William T. Pipkin (V.M.R.C. #25-0819) to construct a 50 linear ft replacement timber bulkhead along the shoreline of Towles Creek and 545 Harveys Neck Road.
- Request by Timothy Williams (V.M.R.C. #25-0649) to install 220 linear ft of riprap revetment and install 55 linear ft of riprap sill along the shoreline of Sharps Creek and 289 Campground Road.

All written comments should be received by the Building and Zoning office prior to the meeting. Comments must be mailed, faxed to (804) 580-8082 or e-mailed to [pmarston@co.northumberland.va.us](mailto:pmarston@co.northumberland.va.us). Interested members of the public will be able to participate in the meeting physically and through electronic means (telephonic). The phone number, access code and password will be published on the county website, [www.co.northumberland.va.us](http://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 the Building and Zoning office at (804) 580-8910 (Voice) or via the Virginia Relay or TDD for assistance.

Northumberland County Wetlands Board  
By: Philip H. Marston, Zoning Administrator

5/8-1t



## TOWN OF KILMARNOCK PUBLIC HEARING

The following public hearing will be conducted by the Kilmarnock Town Council on **May 19, 2025 at 6 PM** in the Kilmarnock Town Hall, 1 N. Main Street, Kilmarnock, VA:

- This hearing is to solicit public comment of an application submitted by Kevin Noll for rezoning of property located at 49 Clifton Ave., formally identified as Tax Map 51-1-72. The proposed rezoning is from R1 Residential to A1 Agricultural and is specific to that portion of land within the Town of Kilmarnock boundary.

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](http://www.kilmarnockva.com). Inquiries and comments shall be directed to Marshall A. Sebra at [msebra@kilmarnockva.com](mailto:msebra@kilmarnockva.com) or (804)435-1552 ext. 2.

5/1-2t



## TOWN OF KILMARNOCK PUBLIC HEARING

The following public hearing will be conducted by the Kilmarnock Planning Commission on **May 12, 2025 at 6 PM** in the Kilmarnock Town Hall, 1 N. Main Street, Kilmarnock, VA:

- This hearing is to solicit public comment of an application submitted by George Tuthill for a conditional use permit to operate a Tourist Home (Airbnb) in R1 Single Family Zoning District. The property is located at 142 Hatton Ave., formally identified as Tax Map 23A-31-16G.
- This hearing is to solicit public comment of an application submitted by William Barnhardt to rezone property from C2 Limited Commercial to C1 General Commercial for the proposed use of restaurant. The property is located at 86 Harris Rd., formally identified as Tax Map 28-110D and owned by Chesapeake Medical Group Inc.

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](http://www.kilmarnockva.com). Inquiries and comments shall be directed to Marshall A. Sebra at [msebra@kilmarnockva.com](mailto:msebra@kilmarnockva.com) or (804)435-1552 ext. 2.

5/1-2t



## COUNTY OF LANCASTER NOTICE OF PUBLIC HEARING PLANNING COMMISSION

Notice is hereby given pursuant to Section 15.2-2204 of the Code of Virginia, 1950, as amended, that the Lancaster County Planning Commission at its meeting in the Board Meeting Room of the Lancaster County Administration Building, **Thursday, May 15, 2025 at 6:00 p.m.**, will consider the following matters:

- Application for change of zoning district classification from Residential, General, District R-1 to Agricultural, General, District A-2, by J. Brandon Kellum & Kelly Brent Kellum for one 4.46 acre parcel and one 4.113 acre parcel identified respectfully as Tax Map #s 16-67 & 16-66A, located on VSH 605 (Pinkardsville Road) in District 2.

Information relating to these matters is also available in the Lancaster County Planning and Land Use Office. Individuals requiring additional information or clarification may contact Olivia Hall, Director of Planning and Land Use at 804-462-5220 or [ohall@lancova.com](mailto: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](http://www.lancova.com) approximately 3 days prior to the meeting.

5/1-2t



**PUBLIC NOTICE**



**TOWN OF KILMARNOCK  
NOTICE OF PROPOSED REAL  
PROPERTY TAX INCREASE FY 2026**

**PROPOSED BUDGET FOR UPCOMING FISCAL YEAR BEGINNING JULY 1, 2025 ENDING JUNE 30, 2026**

A Town Council Meeting and Public Hearings on the FY2026 Utility Rates, Real Estate Tax and Fee Rates and the FY2026 Budget will be held at the Town Hall, 1 North Main St., **May 19, 2025 at 6pm.**

**Public Hearings**

These topics are placed on the public hearings agendas pursuant to VA Code ann. 15.2-2506. The public may provide its views about the town's intent to adopt the following items:

**Ordinance 2025-001 (uncodified) Adoption of Real Estate Tax Increase**

The proposed tax rates are \$.10 per \$100 of assessed real estate. This change is required to fund infrastructure expenses for the Town and will go into effect retroactive to January 1, 2025.

**Ordinance 2025-002 (uncodified) Adoption of Personal Property Tax and Other Tax Rates**

The proposed tax rates are \$.16 per \$100 of assessed personal property. Certain other tax rates are being re-adopted.

This represents no change from the current rates.

**Ordinance 2025-003 (uncodified) Adoption of Fee Rates**

The proposed fee rates are being re-adopted This represents no change from the current rates.

**Ordinance 2024-004 (uncodified) Adoption of Utility Rates**

The proposed Utility rates are being re-adopted.

This represents no change from the current rates.

**Ordinance 2024-005 (uncodified) Adoption of the FY2026 Budget**

**BUDGET SYNOPSIS**

**General Fund:**

Source of Funds:	
Operating Revenues (taxes and fees)	\$3,218,241
Use of Carryover Fund Balance	\$1,787,388
<b>Total Source of Funds, General Fund</b>	<b>\$5,005,629</b>
Use of Funds:	
Operating Expenditures	
Administration	\$1,551,413
Public Safety	\$1,115,350
Public Works	\$485,205
Debt Service - Town Centre Park	\$225,130
Capital Improvement Projects	\$208,000
<b>Total Expenditures, General Fund</b>	<b>\$3,585,098</b>
Transfer to Water Fund Balance	\$578,275
Transfer to Sewer Fund Balance	\$842,256
<b>Total Use of Funds, General Fund</b>	<b>\$5,005,629</b>

**Water Fund:**

Source of Funds:	
Operating Revenue	\$557,100
Transfer from General Fund Balance	\$547,275
Water Retained Earnings	
<b>Total Source of Funds, Water Fund</b>	<b>\$1,104,375</b>
Use of Funds:	
Operating Expenses	\$603,365
Debt Service	\$51,010
Capital Improvement Projects	\$450,000
<b>Total Use of Funds, Water Fund</b>	<b>\$1,104,375</b>

**Sewer Fund:**

Source of Funds:	
Operating Revenue	\$1,453,151
Transfer from General Fund Balance	\$832,256
Sewer Retained Earnings	
<b>Total Source of Funds, Sewer Fund</b>	<b>\$2,285,407</b>
Use of Funds:	
Operating Expenses	\$1,616,079
Debt Service	\$278,328
Debt Service WWTP 2.1	
Capital Improvement Projects	\$391,000
<b>Total Use of Funds, Sewer Fund</b>	<b>\$2,285,407</b>

**WWTP Improvement Fund:**

Source of Funds:	
Loan/Grant Funding	\$3,353,328
WWTP 2.2 Revenue	\$6,913,550
<b>Total Source of Funds, WWTP Fund</b>	<b>\$10,266,878</b>
Use of Funds:	
WWTP Improvements 2.0	\$3,353,328
WWTP Improvements 2.2	\$6,913,550
<b>Total Use of Funds WWTP Improvement Fund</b>	<b>\$10,266,878</b>

**Water Capital Recovery Fee:**

Source of Funds:	
Water Capital Recovery Revenue	\$61,000
<b>Total Source of Funds, Water Capital Recovery Fee</b>	<b>\$61,000</b>
Use of Funds:	
Water Capital Recovery Expense	\$61,000
<b>Total Use of Funds, Water Capital Recovery Fee</b>	<b>\$61,000</b>

**Sewer Capital Recovery Fee:**

Source of Funds:	
Sewer Capital Recovery Revenue	\$194,745
<b>Total Source of Funds, Sewer Capital Recovery Fee</b>	<b>\$194,745</b>
Use of Funds:	
Sewer Capital Recovery Expense	\$194,745
<b>Total Use of Funds, Sewer Capital Recovery Fee</b>	<b>\$194,745</b>

**Branding Fund:**

Source of Funds:	
Operating Revenue (Town & County Reimburse)	\$191,000
<b>Total Source of Funds, Branding Fund</b>	<b>\$191,000</b>
Use of Funds:	
Branding Project Expenses	\$191,000
<b>Total Use of Funds, Branding Fund</b>	<b>\$191,000</b>

**ARPA**

Source of Funds:	
ARPA Revenue	\$115,000
<b>Total Source of Funds, ARPA</b>	<b>\$115,000</b>
Use of Funds:	
ARPA Expenses	\$115,000
<b>Total Source of Funds, ARPA</b>	<b>\$115,000</b>

**SUMMARY**

<b>General Fund</b>	<b>\$5,005,629</b>
<b>Water Fund</b>	<b>\$1,104,375</b>
<b>Sewer Fund</b>	<b>\$2,285,407</b>
<b>WWTP Improvement Fund</b>	<b>\$10,266,878</b>
<b>Water Capital Recovery Fees</b>	<b>\$61,000</b>
<b>Sewer Capital Recover Fees</b>	<b>\$277,500</b>
<b>Branding Fund</b>	<b>\$191,000</b>
<b>ARPA</b>	<b>\$115,200</b>
<b>Total</b>	<b>\$19,306,789</b>

Copies of this proposed budget and all ordinances may be obtained from the Town Office.

5/8-2t

**PUBLIC NOTICE**



**Public Hearing Notice**

The Virginia Department of Transportation and the Board of Supervisors of Lancaster County, in accordance with Section 33.2-331 of the Code of Virginia, will conduct a joint public hearing at the Lancaster County Administration Building Board Meeting Room, 8311 Mary Ball Road, Lancaster, Virginia at 7:00 p.m. on May 29, 2025. The purpose of this public hearing is to receive public comment on the proposed Secondary Six-Year Plan for Fiscal Years 2026 through 2031 in Lancaster County and on the Secondary System Construction Budget for Fiscal Year 2026. Copies of the proposed Plan and Budget are available on the Lancaster County government website: [www.lancova.com](http://www.lancova.com)

All projects in the Secondary Six-Year Plan that are eligible for federal funds will be included in the Statewide Transportation Improvement Program (STIP), which documents how Virginia will obligate federal transportation funds.

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

Citizens wishing to comment are asked to submit written comments to be accepted as part of the public record. Comments may be submitted immediately via electronic mail to: [dgill@lancova.com](mailto:dgill@lancova.com) Comments may also be submitted by fax: (804) 462-0031 or by mail to: Don Gill, County Administrator, 8311 Mary Ball Road, Lancaster, Virginia 22503. Comments submitted via mail must be in a sealed envelope that is clearly marked "Secondary Six-Year Plan Public Hearing." Submissions of written comments must include the citizen's name and address. Please construct your comments in such a manner that they are limited to three (3) minutes when read at a typical oral reading pace. For comments provided in representation of a group, the time limit is five (5) minutes. All comments must be received by close of business on Friday, May 23, 2025.

Persons requiring special assistance to attend and participate in this hearing should contact the Virginia Department of Transportation at (804) 333-3696. Persons wishing to speak at this public hearing should contact the Lancaster County Board of Supervisors at (804) 462-5129.