

PUBLIC NOTICES

NOTICE OF TRUSTEE'S SALE

In execution of a Deed of Trust (the "Deed of Trust") dated August 20, 2007, and recorded August 21, 2007, as Instrument No. 0700-266, in the Clerk's Office, Circuit Court of Lancaster County, VA, 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"): 959 Irvington Rd., Kilmarnock, VA 22482, Tax Map No. 28-106, consisting of 0.715 acres. The Deed of Trust was originally granted by Lewis F. Conway ("Grantor") to C. Tony Hudson and William E. Martin, Jr., the original Trustees, to secure a credit line promissory note having a maximum of \$85,000.00 (the "Note") originally given by the Grantor to EVB. Primis Bank ("Primis") is the current holder of the Note.

Receipt and acceptance by Primis of a partial payment made against the Note subsequent to the mailing of this Notice of Trustee's Sale shall not constitute a waiver by Primis of any default or acceleration with respect to the Note, and, absent the specific, written agreement of Primis to the contrary, shall not stop the sale noticed herein.

The sale will be held at the entrance to the Lancaster County Circuit Court, 8265 Mary Ball Road, Lancaster, VA 22503, and will be conducted on Tuesday, October 21, 2025, at 1:00 p.m. (the "Sale").

TERMS OF SALE: A deposit of \$5,000.00, 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 against 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-25-4t)

PUBLIC NOTICE

Notice is hereby given that Mr. George C. Palmer, III (VMRC #25-1770) is requesting a permit from the Virginia Marine Resources Commission to install a 112-foot riprap revetment, a 63-foot and two (2) 100-foot quarry stone sills with 80 cubic yards of sand nourishment, and 1,600 square feet of native wetland vegetation plantings along the Cove of Indian Creek at 296 Bluewater Farm in Lancaster County.

You may provide comments on this application (VMRC #2025-1770) 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-25-1t)

PUBLIC NOTICE

Notice is hereby given that Tom Schauder (VMRC #2025-1882) is requesting a permit from the Virginia Marine Resources Commission to construct a living shoreline consisting of 142 linear feet of 10.5-foot wide riprap sill to be backfilled with clean sand and sprigged with native tidal wetlands plantings adjacent to property (Tax Map # 27B-4-41), situated along Dead and Bones Cove in Lancaster County.

You may provide comments on this application (VMRC #2025-1882) 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-25-1t)

VIRGINIA:

IN THE LANCASTER COUNTY
CIRCUIT COURT

RED NECK RIVIERA, LLC

Complainant

v.

Case No. CL25-272

ARCHIBALD S. STOTT, and
WILLIAM H. STOTT
their successors in interest,
devisees, heirs-at-law,
if any, and parties unknown
Respondents

ORDER OF PUBLICATION

The object of this suit is to quiet title to certain real estate located in White Stone Magisterial District, Lancaster County, Virginia, being one hundred thirty-five ± acres bounded by Fleets Bay, the Chesapeake Bay, Oyster Bay, and Little Bay, south of Windmill Point Road, tax map number 36-34. This parcel was once acquired by Jasper Stott and William H. Stott in a partition of the Estate of Henry Hinton in 1828. William H. Stott failed to execute a deed conveying this property and his successors in interest, heirs or devisees may possibly have an interest in the property. Archibald S. Stott acquired the property in 1835 by deed of record in Deed Book 24, Page 320. There is no record of a conveyance by will or deed out of Archibald S. Stott, but the property was subsequently acquired at some point by W. F. Davis and sold by deed recorded in Deed Book 62, Page 353, in 1923. How or when W. F. Davis acquired title is unknown. It is possible that the heirs, devisees, or any successors in interest of Archibald S. Stott may have an interest in this property.

An Affidavit has been made and signed that the heirs, devisees, or successors in interest of William H. Stott and Archibald S. Stott, if any, are unknown, and that there may be other parties unknown, parties under a disability, or parties who may be incompetent, after diligent inquiry was made to ascertain such information.

IT IS ORDERED that William H. Stott and Archibald S. Stott, or any heir-in-law, devisee, or other successor in interest claiming under them, parties unknown, parties under a disability, or parties incompetent, if any, their heirs, or successors in title, if any, appear before the Circuit Court of Lancaster County, Virginia, Lancaster, Virginia, on 7th November 2025 at 9:00 AM, to identify themselves, and do what is necessary to protect their interests.

IT IS ORDERED that this Order be published once each week for four successive weeks in the Rappahannock Record, Kilmarnock, Virginia.

Entered: September 16, 2025

John S. Martin, Judge

Robert P. Brooks, Esq
(VSB #4579)
Counsel for Complainant
P.O. Box 559
Deltaville, Virginia 23043
Office: 804-776-9200
Cell: 804-761-1699
E-mail: rbrooks@va.metrocast.net
(Sept-25-4t)



TOWN OF KILMARNOCK PUBLIC HEARING

The following public hearing will be conducted by the Kilmarnock Planning Commission on **October 6, 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 Fountainhead Homes LLC, property owner Charlotte Ostiek Estate, to rezone property from R1 Single Family Residential to R2 Medium Density Residential. The property is located on East Church Street, formally identified as Tax Map 23A-21-58A.

Information can be found at the Town Hall, 1 N. Main Street, 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.

9/25-2t



TOWN OF KILMARNOCK VACANCIES

Kilmarnock Planning Commission:

The Town of Kilmarnock seeks applications from interested town residents who wish to be appointed and serve on the Kilmarnock Planning Commission. Two vacancies are open to be filled immediately. Applicants should be qualified by knowledge and experience to make decisions on questions of town growth, comprehensive planning, ordinances, and development. The Commission meets on the second Monday of the month at 6pm in the Town Hall, 1 N. Main Street.

Kilmarnock Board of Zoning Appeals:

The Town of Kilmarnock seeks applications from interested town residents who wish to be appointed and serve on the Kilmarnock Board of Zoning Appeals. One vacancy is open to be filled immediately. Applicants should be qualified by knowledge and experience to make decisions regarding zoning administrator appeals and variances of the town's zoning ordinances. The board meets only as needed.

If you wish to serve your community by becoming a member of either body, please submit an application to the Town Hall, c/o Marshall A. Sebra, Planning Director, 1 N. Main ST, P.O. Box 1357, Kilmarnock, VA 22482, or by email: msebra@kilmarnockva.com. For more information, call 435-1552 ext.32. Applications can be found online at www.kilmarnockva.com or at the Town Hall.

9/25-2t

Town of Irvington

PUBLIC NOTICE OF JOINT HEARING

Notice is hereby given that the Irvington Planning Commission and Irvington Town Council will have a joint public hearing on **Thursday, October 9th, 2025 at 6:30 pm** at the Irvington Baptist Church, 53 King Carter Drive Irvington, for a first reading of Conditional Use Permit application #2025.ICN for construction of a restaurant and inn to be located at 4203 Irvington Road, tax map #33-422.

Copies of the applications are available in the Town Office. Individuals requiring additional information or clarification may contact Justin Nelson, Town Administrator at 804-438-6230.

9/25-2t



NORTHUMBERLAND COUNTY EMPLOYMENT NOTICE ACCOUNTS PAYABLE CLERK

Northumberland County is seeking a person to fill the position of Accounts Payable Clerk, which shall have comprehensive knowledge of the philosophies, principles, and practices of accounts payable; and, knowledge of local and school government organization and administration; proficiency in Google Suite and Microsoft Office; ability to establish and maintain effective working relationships with officials, associates and the general public; ability to present facts and recommendations effectively both orally and in writing; ability to analyze facts and prepare detailed recommendations and reports; ability to plan, supervise and review tasks while collaborating with others; and, desire to grow and advance professionally. Reports to the Director of Finance.

Applicants must submit a completed county application, a resume, and employment/experience. Compensation will be dependent on qualifications and experience. The successful candidate will be offered benefits including participation in the Virginia Retirement System (VRS), health insurance coverage, paid time off, professional development support, and other benefits.

For a full job description and an application, visit www.co.northumberland.va.us under employment opportunities.

Applications are due Friday, September 26, 2025 by 5:00 p.m. E.O.E.

9/18-2t



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 9, 2025 at 7:00 p.m.** in the Northumberland County Courts Building (220 Judicial Place) in Heathsville in order to consider the following requests.

- Request by Lauren Foiles and Jeanette Bonifaz Urquizu, owners, for a Conditional Use Permit to allow a vacation home rental on property zoned R-3, Residential Restricted. The property is shown as Tax Map Parcel #45-B(3)1-14 and is located at 164 Bay Shore Avenue.

Details regarding the conditional use permit can be viewed at the County Building and Zoning Office and at the county website 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 Philip Marston in the Office of Building & Zoning at the Courthouse in Heathsville, VA (580-7921 or email pmarston@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 the Building and Zoning Office at (804) 580-8910 (Voice) or via the Virginia Relay or TDD for assistance.

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

9/25-2t



NORTHUMBERLAND COUNTY EMPLOYMENT NOTICE

PAYROLL CLERK & BENEFITS ADMINISTRATOR

Northumberland County is seeking a person to fill the position of Payroll Clerk & Benefits Administrator, which shall have comprehensive knowledge of the philosophies, principles, and practices of payroll/ human resources; and, knowledge of local and school government organization and administration; proficiency in Google Suite and Microsoft Office; ability to establish and maintain effective working relationships with officials, associates and the general public; ability to present facts and recommendations effectively both orally and in writing; ability to analyze facts and prepare detailed recommendations and reports; ability to plan, supervise and review tasks while collaborating with others; and, desire to grow and advance professionally. Reports to the Director of Finance.

Applicants must submit a completed county application, a resume, and employment/experience. Compensation will be dependent on qualifications and experience. The successful candidate will be offered benefits including participation in the Virginia Retirement System (VRS), health insurance coverage, paid time off, professional development support, and other benefits.

For a full job description and an application, visit www.co.northumberland.va.us under employment opportunities.

Applications are due Friday, September 26, 2025 by 5:00 p.m. E.O.E.

9/18-2t

PUBLIC NOTICE



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

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a simulcast (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, October 2, 2025 at 11:00am**.

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.

No.	Property Owner(s)	Account Nos.	Property Description
N1	Kenneth D. Honor, II Angela Davis	Tax Map No. 13-133 Account No. 1325 TACS No. 168730	Vacant Land; Near Hazel Lane, Lancaster; NR Nuttsville; 3.1 Acres, More or Less
N2	Kenneth D. Honor, II Angela Davis	Tax Map No. 29B-222-32 Account No. 9253 TACS No. 168730	Vacant Land; Near Chases Road, White Stone; Lots 32 and 34; Block 2; Unit 2; Dymer Shore Estates
N3	Kenneth D. Honor, II Angela Davis	Tax Map No. 29B-414-3 Account No. 9298 TACS No. 168730	Vacant Land; Near Chases Road, White Stone; Lots 3 and 4; Block 1; Unit 4; Dymer Shore Estates
N4	George J. Hopkins, Jr. Trustee of Living Trust	Tax Map No. 20D-3-577 Account No. 3420 TACS No. 571634	Vacant Land; West Highview Drive, Lancaster; Lot 577; Section III; Corrotoman by the Bay
N5	Deborah Jean Felthouse Smith	Tax Map No. 20D-4-71 Account No. 3522 TACS No. 493669	Vacant Land; Club View Drive, Lancaster; Lot 71; Section IV; Corrotoman by the Bay
N6	David A. Walker, et al.	Tax Map No. 20D-2-478 Account No. 3280 TACS No. 641749	Vacant Land; East Highview Drive and Tiny Place, Lancaster; Lot 478; Section II; Corrotoman by the Bay
N7	Wm Wood, et al. William Wood, et al.	Tax Map No. 34-383 Account No. 11503 TACS No. 493605	Vacant Land; Near Ocran Road, White Stone; Towles; 1 Acre, More or Less
N8	Jason Keating	Tax Map No. 20E-1-61 Account No. 3704 TACS No. 1026308	Vacant Land; Circle Street, Lancaster; Lot 61A on Final Sub Plat of Lot 61; Heritage Point; 0.933 Acre, More or Less
N9	Jason Keating	Tax Map No. 20E-1-61A Account No. 14614 TACS No. 881714	Vacant Land; Circle Street, Lancaster; Lot 61B on Final Sub Plat of Lot 61; Heritage Point; 1.079 Acres, More or Less

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 Lancaster County 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 cost, 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 at **<https://bigredauctions.hibid.com>**. If any interested bidders are unable to attend for in-person bidding and 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 October 9, 2025).** All payments must be made in the form of cashier’s check, money order or wire transfer. Cashier’s checks and money orders shall be made payable to Lancaster County and forwarded to TACS at the address shown below. Cash and personal checks will not be accepted. Wire transfers are preferred and instructions will be provided to the highest bidder upon email request to cat@taxva.com.

GENERAL TERMS: To qualify as a purchaser at this auction you may not owe delinquent taxes to Lancaster County. Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://bigredauctions.hibid.com>, by phone to Brad Smith at (804) 577-7449, or by email to bigredauctioneer@gmail.com. Questions concerning the property subject to sale should be directed to TACS online at www.taxva.com, by phone to Cat Bertram at (804) 545-2377, by email to taxsales@taxva.com, or by writing to the address below.

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