

# PUBLIC NOTICES

## NOTICE OF SUBSTITUE TRUSTEE SALE

458 Keith Avenue  
Kilmarnock, VA 22482

By virtue of the power and authority contained in a Deed of Trust dated November 8, 2021 and recorded at November 9, 2021 in Instrument Number 210003187 in the Clerk's Office for the Lancaster County Virginia Circuit Court, Virginia, securing a loan which was originally \$186,000.00. The appointed SUBSTITUTE TRUSTEE, Commonwealth Trustees, LLC will offer for sale at public auction at the front steps of the Circuit Court for Lancaster County located at 8265 Mary Ball Road Lancaster, VA 22503.

February 03, 2026 at 12:00 PM

improved real property, with an abbreviated legal description of the following described property, to wit:

All that certain lot or parcel of land, together with any improvements thereon, and all rights, ways and privileges thereunto appertaining, situate and lying and being on Keith Avenue in the Town of Kilmarnock, Lancaster County, Virginia, containing 1.142 acres, designated as Lot 6 of the George Noblett Subdivision on that certain plat of survey made by Dewberry & Davis, Land Surveyors, dated July 21, 1989, revised July 24, 1989, and recorded in the Clerk's Office, Circuit Court, Lancaster County, Virginia in Deed Book 296, Page 149.

AND as more fully described in the aforesaid Deed of Trust.

**TERMS OF SALE:** The property will be sold "AS IS," WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND AND SUBJECT TO conditions, restrictions, reservations, easements, rights of way, and all other matters of record taking priority over the Deed of Trust to be announced at the time of sale. A deposit of \$20,000 or 10% of the sale price, whichever is lower, will be required at the time of sale, in the form of certified check, cashier's check or money order by the purchaser. The balance of the purchase price, with interest at the rate contained in the Deed of Trust Note from the date of sale to the date said funds are received in the office of the SUBSTITUTE TRUSTEE, will be due within fifteen (15) days of sale. In the event of default by the successful bidder, the entire deposit shall be forfeited and applied to the costs and expenses of sale and Substitute Trustee's fee. All other public charges or assessments, including water/sewer charges, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. In the event taxes, any other public charges have been advanced, a credit will be due to the seller, to be adjusted from the date of sale at the time of settlement. Purchaser agrees to pay the seller's attorneys at settlement, a fee of \$470.00 for review of the settlement documents. Additional terms will be announced at the time of sale and the successful bidder will be required to execute and deliver to the Substitute Trustees a memorandum or contract of the sale at the conclusion of bidding.

**FOR INFORMATION CONTACT**  
Rosenberg & Associates, LLC  
(Attorney for the Secured Party)  
4340 East West Highway,  
Suite 600  
Bethesda, MD 20814  
301-907-8000  
www.rosenberg-assoc.com  
(Jan-8-2t)

## NOTICE ABANDONED WATERCRAFT

Notice is hereby given that the following watercraft has been abandoned for more than 60 DAYS on the property of Jason Bellows, 25 Cardinal Lane, White Stone, VA 22578. Phone 804-761-5285.

23' 2001 Chaparral  
White with Red & Yellow Decaling  
Hull ID# FCBS1301H102  
Registration # VA6101BA

Application for watercraft disposal will be made in accordance with section 29.1-733.25 of the Code of Virginia if the watercraft is not claimed and removed within 30 days of first publication of this notice. Please contact the Virginia Department of Wildlife Resources

with questions.

(Jan-8-3t)

**TRUSTEE SALE**  
1135 Devils Bottom Road  
Lancaster, VA 22503  
Lancaster County

In execution of a Deed of Trust in the original principal amount of \$24,250.00, dated September 18, 2003 recorded in the Clerk's Office of the Circuit Court of the Lancaster County, Virginia, in Document No. 030003433, 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 January 26, 2026 at 11:00 AM the property described in said deed, located at the above address and briefly described as:

All that certain lot or parcel of land, containing one and eight hundredths acres (1.08), together with all buildings thereon, and all rights, privileges and a purtenances in anywise thereunto appertaining, situate, lying and being in Mantua Magisterial District, Lancaster County, Virginia and bounded and described as follows:

On the east by the land of the estate of B.H.B. Hubbard, deceased, and which land was formerly owned by R. Nickens; on the south by land of F. Johnson; and on the west by land formerly owned by R. Nickens and others, 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. (90357)  
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.siwpc.net

(Jan-8-2t)

**TRUSTEE'S SALE OF**  
53 LEETOWN ROAD,  
LIVELY, VA 22507

In execution of a certain Deed of Trust dated June 27, 2008, in the original principal amount of \$168,000.00 recorded in the Clerk's Office, Circuit Court for Lancaster County, Virginia as Instrument No. 080001723. 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 February 13, 2026, at 2:00 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, LOCATED IN WHITE CHAPEL MAGISTERIAL DISTRICT, COUNTY OF LAN-

*continued on page A20*



## NORTHUMBERLAND COUNTY SCHOOL BOARD NOTICE OF PUBLIC HEARING

### PROPOSED BUDGET FOR NORTHUMBERLAND COUNTY PUBLIC SCHOOLS FOR THE FISCAL YEAR BEGINNING JULY 1, 2026

A public hearing will be held by the Northumberland County School Board on **January 21, 2026 at 6pm** in the Northumberland County Middle & High School Auditorium located at 201 Academic Lane, Heathsville, VA 22473. This public hearing is held in accordance with the Code of Virginia, Section 22.1-92 allowing the public to question and comment on the proposed budget.

A copy of the proposed budget will be available at the meeting, at the School Board office at 6958 Northumberland Highway, Heathsville, VA 22473, and at the website of the Northumberland County Public Schools at <https://www.nucps.net/documents/school-board/budget-%26-finance/budget-%26-finance-information/22244548>.

**By:**  
**Karen Leslie**  
Superintendent  
Northumberland County  
Public Schools

**Northumberland County  
School Board**  
Betty Christopher  
David Curran  
Carolyn Crockett  
Cheryl Davis  
Dana O'Bier

1/15-1t



## TOWN OF KILMARNOCK REQUEST FOR QUALIFICATIONS REAL ESTATE SERVICES

The Town of Kilmarnock is soliciting interest and qualifications from real estate agents who wish to provide services to the town. Services are to be focused on assisting the town in listing, marketing, and selling several town owned properties. Agents interested should be familiar with the Kilmarnock market for commercial and industrial zone properties.

Qualifications and a letter of interest with proposed rates shall be submitted on or before 4:00 p.m., Friday, January 23, 2026 and submitted to Susan Cockrell, Town Manager, 1 N. Main Street, Kilmarnock, Virginia 22482. Inquires may be directed to (804) 435-1552 ext. 1 or [susancockrell@kilmarnockva.com](mailto:susancockrell@kilmarnockva.com).

Minority and/or female owned business firms are encouraged to apply. The Town of Kilmarnock is an Equal Opportunity Employer.

1/8-2t



## 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., January 22, 2026**, to consider the following appeals:

- Malcolm C. Ransone and Anna B. Ransone, of PO Box 1237, Kilmarnock, VA 22482, request a variance from Part I – Zoning Ordinance, Article 26-6 – Signs, of the Lancaster County, Virginia Land Development Code from the maximum sign size requirement of 32 sf. Owners request the allowance of a 50 sf. sign in order to place a monument style sign on their property located at 1910 Irvington Road, Weems, VA 22576 on VSH 200 (Irvington Road) (Tax Map No. 28-27) in District 4.
- Frederick W. Butler, III, of 147 Club View Drive, Lancaster, VA 22503, requests a variance from Part I – Zoning Ordinance, Article 5-3 – Setback Regulations, of the Lancaster County, Virginia Land Development Code from the setback distance requirement of 75 ft. from the centerline from the street or road right of way. Owner requests a 65 ft. setback distance from the centerline of Club View Drive in order to construct a single-family residence on his property known as Tax Map No. 20D-4-71 on Club View Drive, located off VSH 1070 (Corrotoman Drive) in District 1.
- Dr. Valerie Anne Jones, of 244 Mifarm Road White Stone, VA 22578, requests to appeal the Lancaster County Zoning Administrator's decision and notice of violation regarding the landing and/or departing of a commercial helicopter as a non-permitting use, under Part I – Zoning Ordinance, Article 5-1 – Use Regulations, of the Lancaster County, Virginia Land Development Code, on her property located at 244 Mifarm Road, White Stone, VA 22578, located off VSH 640 (Fleets Bay Road) (Tax Map No. 29-62) in District 3.

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

1/8-2t



## COUNTY OF LANCASTER INVITATION FOR BIDS CARTER COVE PARK IMPROVEMENTS

Sealed bids for the Carter Cove Park Improvements will be received by the County Administrator of Lancaster County, 8311 Mary Ball Road, Lancaster, VA 22503 until 2:00 p.m., local time, on Friday, March 13, 2026 at which time the received bids will be publicly opened and read.

The Carter Cove Park Improvements project is being developed by Lancaster County and generally consists of a 4.5-acre site with infrastructure, marine improvements, landscaping and building improvements for an access drive from Carters Cove Drive (State Route 691), 35 parking spaces, boat ramp, pier, kayak launch, a public restroom facility, covered shelter and Oyster Heritage Learning Center Pavilion. The construction shall be in accordance with the Carter Cove Park Site Plan prepared by Bay Design Group and the Carter Cove Park Pavilion/Comfort Station/Shelter plans prepared by Guernsey Tingle.

Bids shall be on the basis indicated in the Bid Form. Bids shall not be submitted by facsimile or email. Lancaster County is an equal opportunity employer.

The instructions to Bidders/Bid Form with the related plans may be examined on Monday through Friday at the offices of Lancaster County, 8311 Mary Ball Road, Lancaster, VA 22503 and at the office of Bay Design Group, 40 Cross Street, Urbanna, VA 23175 between the hours of 9:00 a.m. and 3:00 p.m.

Printed copies of the Instructions to Bidders/Bid Form with the related plans may be obtained at no charge from the office of Bay Design Group during the hours indicated above. Alternatively, the documents will be shipped via overnight express service upon receipt of a non-refundable \$125 shipping charge payable to Bay Design Group at the issuing office. Neither owner nor engineer will be responsible for full or partial sets of Bidding Documents, including Addenda, if any, obtained from sources other than the issuing office.

A Pre-Bid Conference will be held at 11:00 a.m. on Friday, February 13, 2026 at the project site. Attendance at the Pre-Bid Conference is not mandatory, but is highly recommended.

Inquiries and clarifications regarding the project and Bid Form shall be directed to the Project Manager, W. Ben Burton, PE ([bburton@baydesigngroup.com](mailto:bburton@baydesigngroup.com)) c/o Bay Design Group, 40 Cross Street, Urbanna, VA 23175; 804-693-2933.

1/15-2t



PUBLIC NOTICES

continued from page A18

CASTER, STATE OF VIRGINIA, CONTAINING FIVE (5) ACRES MORE OR LESS, BUT CONVEYED BY THE GROSS AND NOTBY THE ACRE, AND BOUNDED AS FOLLOWS: ON THE NORTH BY THE LAND, NOR OR FORMERLY OF W. A. WEAVER, ON THE EAST BY THE PUBLIC ROAD, AND ON THE SOUTH AND WEST BY THE LAND, NOW OR FORMERLY OF ELLA SULLIVAN. LESS AND EXCEPT 0.46 ACRE, MORE OR LESS, TO LEORY LEE AND HAZEL E. LEE, DATED SEPTEMBER 25, 1968, IN DEED BOOK 155, PAGE 107. LESS AND EXCEPT ON HALF (1/2) ACRE, MORE OR LESS, TO MARION BLUE AND EULA LEE BLUE, DATED NOVEMBER 20, 1962, IN DEED BOOK 131, PAGE 668. LESS AND EXCEPT 0.03 ACRE, MORE OR LESS, TO COMMONWEALTH OF VIRGINIA, DATED OCTOBER 28, 1960, IN DEED BOOK 123, PAGE 583. LESS AND EXCEPT ON HALF (1/2) ACRE, MORE OR LESS, TO LEROY LEE AND HAZELE. LEE, DATED JULY 27, 1959, IN DEED BOOK 119, PAGE 475. LESS AND EXCEPT ONE HALF (1/2) ACRE, TO WILBERT LEE AND ELLA L. LEE, DATED JULY 27, 1959, IN DEED BOOK 119, PAGE 462. LESS AND EXCEPT ON ACRE, MORE OR LESS, TO LEON E. LEE AND THELMAW. LEE, DATED SEPTEMBER 12, 1953, IN DEED BOOK 98, PAGE 38. TERMS OF SALE: ALLCASH. 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 Mortgagor, 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 Rd., Suite 240, Richmond, VA 23229. If you have any questions or concerns, please contact the Virginia Pre-Sale Department of counsel for Equity Trustees, LLC at 301-961-6555, website: www.bwwsales.com. VA-379974-1.

(Jan-8-2t)

Trustee's Sale
294 Jeffrey Avenue Lancaster, VA 22503 (Parcel ID: 14C-1-8)

Default having been made in the terms of a certain Deed of Trust dated 2/25/2021, in the original principal amount of \$227,575.00 and recorded in the Clerk's Office of the Circuit Court of the Lancaster County, Virginia on 2/26/2021, as Instrument No. 210000579, the undersigned Substitute Trustees will sell at public auction on 4/1/2026 at 11:45 AM, At the Front Entrance of the Circuit Court Of Lancaster County located at 8265 Mary Ball Road, Lancaster, VA 22503, the property designated as 294 JEFFERY AVE, LANCASTER, VA 22503. Lot No. 8 on a plat made by Tomlin & Keyser dated September 8, 1974,

revised May 31, 1977, which plat is recorded in the Clerk's Office of the Circuit Court of Lancaster County, Virginia ("Clerk's Office") in Deed Book 200 at Page 274. Reference to said plat of survey is hereby made for a more complete and accurate description of the land herein conveyed and which said lot or parcel of land contains 2.42 acres and is further described as follows: Commencing at an iron stob on the northwestern edge of a 50-foot right of way or roadway (now V.S.H. #800), which said iron stob is on the line between Lot No. 7 now or formerly owned by Arthur Meade Ransone and Julia W. Ransone and the property hereby conveyed as shown on the aforesaid plat; thence running with said Lot No. 7 N 57 degrees 47' 41" W 280.00 feet to another iron stob, a corner with Lot No. 7 and Lot No. 8 and on the sideline of Lot No. 12; thence running with Lot No. 12 N 32 degrees 12' 19" E 319.40 feet to an iron stob, a corner with Lot No. 12 and Lot No. 8 hereby conveyed; thence continuing the same course a distance of 25.00 feet to the center at a 50-foot right of way or road as shown on the aforesaid plat; thence running with the center or said road S 57 degrees 47' 41" E 305.00 feet to the center of said V.S.H. #800 which is on the southeastern side of the lot hereby conveyed; thence running with the center or said V.S.H. #800 S 32 degrees 12' 19" W 344.40 feet to a point in the center of said V.S.H. #800, which said point is a corner with Lots 7 and 8 as shown on the aforesaid plat; thence running N 57 degrees 47' 41" W 25.00 feet to an iron stob, the point of beginning

TERMS: CASH. A deposit of \$22,757.50 or 10% of the sale price, whichever is lower, will be required of the successful bidder at time of sale. Prior to the sale, interested bidders will be required to register with and must present a bid deposit which may be held during the sale by the trustee. The bid deposit must be certified funds and/or cash, but no more than \$9,900.00 of cash will be accepted. The successful bidder's deposit will be retained at the sale and applied to the sale price. If held by the trustee, all other bid deposits will be returned to the unsuccessful bidders. Settlement is to be made within 15 days. The successful bidder will be responsible for obtaining possession of the property, and for all costs and fees related to recording the Trustee's Deed, including the grantors tax. The successful bidder will be required to execute a Memorandum of Trustee's Sale, available for review upon request before the sale, outlining additional terms of sale and settlement. A Trustee's Deed will be prepared by Trustee's attorney at high bidder's expense. This is a communication from a debt collector. Vylla Solutions - Virginia, LLC, 283 Constitution Drive, Suite 102, Office B, Virginia Beach, VA 23462 File No. 25-35392 Tel: 888-313-1969

(Jan-15-11t)

VA ABC Retail License Application Posting and Publishing Notice
--

Magic Beans, LLC, Trading as The Local, 4337 Irvington Rd., Irvington, Lancaster County, VA 22480. The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a Restaurant Wine and Beer On and Off Premises License to sell or manufacture alcoholic beverages. Emily & Greg Griffin, Owners 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.

(Jan-8-2t)

VIRGINIA: IN THE CIRCUIT COURT OF LANCASTER COUNTY

COUNTY OF LANCASTER, VIRGINIA, a Political Subdivision of the Commonwealth of Virginia, Complainant,

v. Case No. CL25-299

Rachel Boykin, ET AL. Respondent(s).

ORDER OF PUBLICATION

The object of this suit is to enforce the lien of the Complainant, County of Lancaster, Virginia, for delinquent real estate taxes against certain real property located in the County of Lancaster, Virginia, described as follows:

Tax Map No. 21-43  
Account No. 4072

ALL the certain tract or parcel of land lying in Mantua Magisterial District, Lancaster County, Virginia, containing three and four one-hundredths acres with bearings and distances fully set out in a plat, made by H.B. Chase, Surveyor, recorded among the records of the Lancaster County Circuit Court attached to a certain Deed recorded in Deed Book 59 at Page 16, to which reference is hereby made, which said bearings and distances are as follows, to wit:

Beginning at a pine tree near roadside and running N 15.25 W 4.20 chains to another marked pine; thence N 60 W to a sycamore; thence S 69 W 3.80 chains to a maple; thence S 12 E 6 chains to a chestnut; thence up road N 67 E 5.50 chains to starting point.

And being the same real property conveyed to Rachael Boykin from John S. Chowning and Florence R. Chowning, husband and wife, via Deed dated May 24, 1913 and recorded May 26, 1913 among the records of the aforementioned Clerk's Office in Deed Book 59 at Page 16.



TOWN OF KILMARNOCK  
PUBLIC NOTICE

PROPOSED BUDGET AMENDMENT AND RELATED ORDINANCE AND RESOLUTION FOR FISCAL YEAR BEGINNING JULY 1 2025 ENDING JUNE 30 2026 AND INTENT TO ADOPT AMENDED BUDGET

A Town Council Meeting and Public Hearing of the Ordinance and Resolution described below will be held at the **Town Hall, 1 North Main St., January 26, 2026 at 6pm**, at which time Council intends to adopt such ordinance and resolution.

Ordinance 2026-001 (uncodified) Amend FY2026 budget

The Town Council intends to hear public comment on an amended fiscal year 2025-2026 budget, as required by Code of Virginia § 15.2-2507, when such amendment exceeds one percent of the total expenditures shown in the currently adopted budget. A proposed amendment of \$330,500 (1.7% of total budget) in water system expenditures which were unknown at the time of the budget approval and appropriation in June, 2025. Following the public hearing, Council intends to adopt the amended budget pursuant to Ordinance 2026-001.

Resolution 2026-001 Appropriate amended FY2026 budget  
Synopsis of Proposed Amendment

- **Project Title:** Well Replacement Project
- **Total Amendment Amount:** \$330,500
- **Justification:** This amendment will facilitate the procurement of engineering services and construction for drilling a new well within the 2026 fiscal year.
- **Funding Source:** Funding for this project will be sourced from a combination of current year funds, short-term debt financing, and any available federal or state grants/loans the Town is eligible for and successfully acquires.

BUDGET SYNOPSIS			
	Current Approved	Proposed Change	Proposed Amended FY '25-'26 Budget
<b>General Fund:</b>			
Source of Funds:			
Operating Revenue (taxes and fees)	\$3,218,241		3,218,241.00
Use of Carryover Fund Balance	\$1,787,388		1,787,388.00
Total Source of Funds, General Fund	\$5,005,629		5,005,629.00
Use of Funds:			
Operating Expenditures			
Administration	\$1,551,413	(75,000.00)	1,476,413.00
Public Safety	\$1,115,350		1,115,350.00
Public Works	\$485,205		485,205.00
Debt Service - Town Centre Park	\$225,130		225,130.00
Capital Improvement Projects	\$208,000	(150,000.00)	58,000.00
Total Expenditures, General Fund	\$3,585,098		3,360,098.00
Transfer to Water Fund Balance	\$578,275	260,000.00	\$838,275
Transfer to Sewer Fund Balance	\$842,256	(35,000.00)	\$807,256
Total Use of Funds, General Fund	\$5,005,629		\$5,005,629

<b>Water Fund:</b>			
Source of Funds:			
Operating Revenue	\$557,100		557,100.00
Loan/Grant Proceeds	\$0	330,500.00	330,500.00
Transfer from General Fund Balance	\$547,275	260,000.00	807,275.00
Water Retained Earnings			
Total Source of Funds, Water Fund	\$1,104,375		1,694,875.00
Use of Funds:			
Operating Expenses	\$603,365		603,365.00
Debt Service	\$51,010		51,010.00
Capital Improvement Projects	\$450,000	590,500.00	1,040,500.00
Total Use of Funds, Water Fund	\$1,104,375.00		1,694,875.00

<b>Sewer Fund:</b>			
Source of Funds:			
Operating Revenue	\$1,453,151		1,453,151.00
Transfer (to) from General Fund Balance	\$832,256	(35,000.00)	797,256.00
Sewer Retained Earnings			-
Total Source of Funds, Sewer Fund	\$2,285,407		2,250,407.00
Use of Funds:			
Operating Expenses	\$1,616,079		1,616,079.00
Debt Service	\$278,328		278,328.00
Debt Service WWTP 2.1			
Capital Improvement Projects	\$391,000	(35,000.00)	356,000.00
Total Use of Funds, Sewer Fund	\$2,285,407.00		2,250,407.00

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

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

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

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

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

SUMMARY			
General Fund	\$5,005,629	(225,000.00)	\$4,780,629
Water Fund	\$1,104,375	590,500.00	\$1,694,875
Sewer Fund	\$2,285,407	(35,000.00)	\$2,250,407
WWTP Improvement Fund	\$10,266,878		\$10,266,878
Water Capital Recovery Fees	\$61,000		\$61,000
Sewer Capital Recovery Fees	\$277,500		\$277,500
Branding Fund	\$191,000		\$191,000
ARPA	\$115,000		\$115,000
Total	\$19,306,789	330,500.00	\$19,637,289

Copies of this proposed budget amendment and Ordinance 2026-001 may be obtained from the Town Office.



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, January 29, 2026 at 7:00 p.m.**, will consider the following items:

1. Application for Special Exception by Diane E. Ward and Robert R. Ward, Jr., 21820 Glendalough Road, Gaithersburg, MD 20882, 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 359 Grand Villa Drive, Weems, VA 22576 (Tax Map# 27-89E) in District 5.
2. Application for Special Exception by Travis Stuart Snead and Samantha Ferber Snead, 1969 Wakema Road, West Point, VA 23181, 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 231 Foxwells Lane, White Stone, VA 22578 (Tax Map# 36-11A) in District 3.
3. Application for Special Exception by BTKMP, LLC, 1410 Incarnation Drive, Suite 102, Charlottesville, VA 22901, 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 867 Oak Hill Road, Lancaster, VA 22503 (Tax Map# 26J-1-9) in District 1.
4. Application for Special Exception by Andrew Tribble Ransone, P.O. Box 517, Irvington, VA 22480, 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 109 Wharton Grove Lane, Weems, VA 22576 (Tax Map# 33-14) in District 5.
5. Application for Special Exception by David M. Rose, P.O. Box 35, Hudgins, VA 23076, 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 4581 Windmill Point Road, White Stone, VA 22578 (Tax Map# 36-18) in District 3.
6. Application for Special Exception by Nicholas Scott Spencer and Marjorie Sheryl Spencer, P.O. Box 706, Madison, VA 22727, 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 19 Riverside Drive, Lancaster, VA 22503 (Tax Map# 11-27A) in District 1.

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 Andrea Pruett, Planner at (804) 462-5256, apruett@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.



# PUBLIC NOTICES

This description is made subject to all easements, conditions, agreements, restrictions, and reservations of record which affect the property herein described including but not limited to those recorded in deed Book 59 at Page 16 and Deed Book 129 at Page 510.

IT APPEARING that an Affidavit has been made and filed stating that due diligence has been used, without effect, to ascertain the identity and location of certain parties to be served, that the last known addresses for the Respondents herein are as follows: Rachel Boykin aka Rachael Boykin aka Rachel Logan Fleet Boykin, who is believed to be deceased and whose last known address is Merry Point Road, Lancaster, Virginia 22503; James David Fleet, Jr., who is believed to be deceased and whose last known address is unknown; Mary A. Fleet, who is believed to be deceased and whose last known address is unknown; Lola Fleet Hyson aka Lola Fleet Hyson, who is believed to be deceased and whose last known address is unknown; Rachel Virginia Fleet Gaskins, who is believed to be deceased and whose last known address is unknown; Frank Gerand Fleet, who is believed to be deceased and whose last known address is unknown; Inez P. Fleet Johnson, who is believed to be deceased and whose last known address is unknown; James David Fleet, III, who is believed to be deceased and whose last known address is unknown; Louis Henry Hyson, whose last known address is unknown; Inez Hyson, whose last known address is unknown; Lena Atlana Tomlin Fleet, who is

believed to be deceased and whose last known address is unknown; Henry Johnson, who is believed to be deceased and whose last known address is unknown; Lenetta Johnson, whose last known address is unknown; Hilda Elexena Spence Fleet, who is believed to be deceased and whose last known address is unknown; and that any officers, heirs, devisees, and successors in title of the Respondent named herein are made parties Respondent to this action individually and/or by the general description of Parties Unknown, it is hereby

ORDERED that the parties herein and all Parties Unknown and/or location cannot be ascertained appear on or before March 16, 2026 in the Clerk's Office of the Circuit Court of the County of Lancaster, Virginia, and do what may be necessary to protect their interests in this cause.

Entered December 23, 2025  
John S. Martin  
Judge

I Ask For This:  
John A. Rife, Esq.  
(VSB No. 45805)  
Jeffrey A. Scharf, Esq.  
(VSB No. 30591)  
Mark K. Ames, Esq.  
(VSB No. 27409)  
Andrew M. Neville, Esq.  
(VSB No. 86372)  
Paul L. LaBarr, Esq.  
(VSB No. 91609)  
Gregory L. Haynes, Esq.  
(VSB No. 37158)  
Seth R. Konopasek, Esq.  
(VSB No. 97065)  
Garrett W. Patton Esq.

(VSB No. 98345)  
Michelle M. Clayton, Esq.  
(VSB No. 81365)  
Lauralei K. Singsank, Esq.  
(VSB No. 100611)  
Taxing Authority Consulting Ser-

vices, PC  
P.O. Box 31800  
Henrico, Virginia 23294-1800  
Phone: (804) 433-4085  
Facsimile: (804) 545-2378

TACS No. 810005

(Dec-31-4t)



## NORTHUMBERLAND COUNTY EMPLOYMENT NOTICE COUNTY TREASURER'S OFFICE

Full-time position available in the Northumberland County Treasurer's Office for energetic, motivated individual with excellent computer, organizational and interpersonal skills. Varied job duties include serving the public in person and on the phone, data entry, revenue collection, and general clerical work. Successful applicant must be bondable and submit to a background investigation.

Applications are available at [www.co.northumberland.va.us](http://www.co.northumberland.va.us) or may be picked up in the Treasurer's Office, M-F 8:30-5. Contact the Office at (804) 580-5201 to receive an application by mail. Please send or deliver the completed application to the Treasurer's Office, P. O. Box 297, (72 Monument Place,) Heathsville, VA 22473 no later than 5:00 p.m. February 6, 2026. A cover letter and current resume must accompany each application.

The Northumberland County Treasurer's Office is an Equal Opportunity Employer.

1/15-3t