

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-



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.

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 Pruitt 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.

1/8-2t

continued on page A20

1/15-2t

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; Iola 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 Atlena 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; Lentetta 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 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.