

PUBLIC NOTICES

SPECIAL COMMISSIONER'S SALE OF 18 BROWNS STORE ROAD, HEATHSVILLE, VA 22473, pursuant to a Decree of Sale recorded in the Clerk's Office of the Circuit Court for Lancaster County, Virginia, and subject to approval and ratification by the Circuit Court for Lancaster County, Virginia.

In execution of a certain Deed of Trust dated June 28, 2019, in the original principal amount of \$204,152.00 recorded in the Clerk's Office, Circuit Court for Lancaster County, Virginia as Instrument No. 190000963. The undersigned Special Commissioner 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 March 23, 2026, at 4:00 PM, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: PARCEL 1: ALL THAT CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN MANTUA MAGISTERIAL DISTRICT, LANCASTER COUNTY, VIRGINIA, CONTAINING 1.891 ACRES, MORE OR LESS, AS SHOWN ON PLAT SURVEY BY CHARLES R. PRUETT, CERTIFIED LAND SURVEYOR, DATED SEPTEMBER 15, 2004, ENTITLED "BOUNDARY & DIVISION OF THE LAND OF CRAIG E. KAUFFMAN & JANICE M. KAUFFMAN, MANTUA MAGISTERIAL DISTRICT, LANCASTER COUNTY, VIRGINIA", AND RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, COUNTY OF LANCASTER, VIRGINIA AS INSTRUMENT NUMBER 050002218, AND TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREIN CONVEYED. PARCEL 2: ALL THAT CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN MANTUA MAGISTERIAL DISTRICT, LANCASTER COUNTY, VIRGINIA, CONTAINING 0.875 ACRES, MORE OR LESS, AS SHOWN ON PLAT SURVEY BY CHARLES R. PRUETT, CERTIFIED LAND SURVEYOR, DATED SEPTEMBER 15, 2004, ENTITLED "BOUNDARY & DIVISION OF THE LAND OF CRAIG E. KAUFFMAN & JANICE M. KAUFFMAN, MANTUA MAGISTERIAL DISTRICT, LANCASTER COUNTY, VIRGINIA", AND RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, COUNTY OF LANCASTER, VIRGINIA AS INSTRUMENT NUMBER 050002218, AND TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREIN CONVEYED. TERMS OF SALE: ALL CASH. 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 Special Commissioner must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of ratification of the sale by the Circuit Court for Lancaster County, Virginia, otherwise Purchaser's deposit may be forfeited to Special Commissioner. 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 Memorandum of Foreclosure Sale, be entitled to a \$50 cancellation fee from the Special Commissioner, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Equity Trustees, LLC 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.

(Feb-26-3t)

PUBLIC NOTICE

Notice is hereby given that Mr. & Mrs. J. Boyd Spencer (VMRC #25-2259) is requesting a permit from the Virginia Marine Resources Commission to install and backfill a 408 linear foot riprap sill with a maximum 8-foot base width, against an existing bulkhead, adjacent to property situated along the North West Yeocomico River at 194 Waughtel Drive in Westmoreland County.

You may provide comments on this application (VMRC #2025-2259) 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.

(Feb-26-1t)

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)

NOTICE ABANDONED WATERCRAFT

Notice is hereby given that the following watercraft has been abandoned for more than 60 DAYS on the property of Bruce R. Lee, 16338 Tidewater Trail, Caret, VA 22436. Phone 540-226-2047.

14' 1996 Lowe John Boat
Aluminum
Hull ID# OMCL06341596
Registration # VA7564AM

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

VA ABC
Retail License Application
Posting and Publishing
Notice

The Corner Bar & Grill LLC, trading as The Corner Bar & Grill, 5360 Mary Ball Rd., Lancaster, Virginia 22503. The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a retail on & off premises beer & wine license to

sell or manufacture alcoholic beverages.

Angela R. McNeal, Owner
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.

(Feb-26-2t)

VIRGINIA: IN THE CIRCUIT COURT OF LANCASTER COUNTY

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

v. Case No. CL26-7

JOLINE TOWLES, 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. 34-188
Account No. 11071

ALL that certain lot, piece, or parcel of land lying and being in the White Stone Magisterial District of Lancaster County, Virginia, bearing Tax Map No. 34-188, being a portion of the property formerly known as Old Town, and containing 1.88 acres, more or less.

And being the same real property conveyed to Joline Towles from Doris Wood Jefferson and Thomas A. Jefferson, husband and wife, Jacqueline Marlene Sheard, Wesley Woodrow McKnight and Joseph Nathaniel McKnight, sister and brothers, and Joline Towles and Raleigh Towles, husband and wife, by Deed dated September 22, 1985, and recorded October 28, 1985, among the records of the Clerk's Office of the Circuit Court of Lancaster County, Virginia, as Deed Book 253 at Page 330.

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 116 at Page 428 and Deed Book 116 at Page 431.

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: Joline Towles, who is believed to be deceased and whose last known address is 303 Maiden Choice Lane, Apartment #204, Cantonsville, Maryland 21228; Doris Wood Jefferson, who is believed to be deceased and whose last known address is unknown; Michele Cummings, whose last known address is unknown; Elizabeth Peace, 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 April 22, 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 January 30, 2026
Suzanne G. Wheatley
Master Deputy Clerk

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

TACS No. 571601 (Feb-05-4t)

VIRGINIA: IN THE CIRCUIT COURT OF LANCASTER COUNTY

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

v. Case No. CL26-8

MOSES BROWN, 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. 15-27
Account No. 1768

ALL that certain parcel or tract of land lying in Lancaster County, Virginia, and containing approximately seven acres, more or less, as indicated among the records of Lancaster County, Virginia.

And being the same real property conveyed to Moses Brown, Charlie Brown and Algee Davenport from Chanie Davenport by Deed dated September 24, 1903, and recorded September 24, 1903, among the records of the Clerk's Office of the Circuit Court of Lancaster County, Virginia as Deed Book 52 at Page 336.

This description is made subject to all easements, conditions, agree-

ments, restrictions, and reservations of record which affect the property herein described including but not limited to those recorded in Instrument Number 110002400.

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: Moses Brown, who is believed to be deceased and whose last known address is unknown; Charlie Brown, who is believed to be deceased and whose last known address is unknown; Algee Davenport, who is believed to be deceased and whose last known address is unknown; Kenya H. Saunders, whose last known address is P.O. Box 391, Lively, Virginia 22507; Tax Map Number 15-27, Account

Number 1768, 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 April 22, 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 January 30, 2026
Suzanne G. Wheatley
Master Deputy Clerk

I Ask For This:

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Jeffrey A. Scharf, Esq. (VSB No. 30591)
Mark K. Ames, Esq. (VSB No. 27409)
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Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800
Phone: (804) 433-4085
Facsimile: (804) 545-2378

TACS No. 805370

(Feb-05-4t)

**LANCASTER COUNTY
SCHOOL BOARD**
will hold a
**JOINT WORK SESSION WITH THE
BOARD OF SUPERVISORS**
Thursday, February 26th, 2026
**5:30 pm at the Lancaster
County Courthouse**

Town of Irvington

NOTICE OF JOINT PUBLIC HEARING

Notice is hereby given that the Irvington Planning Commission and Irvington Town Council will have a joint public hearing on **March 12th at 6:30 pm** at the Irvington Baptist Church, 53 King Carter Drive, Irvington, VA.

The purpose of this joint public hearing is to hear public views about the following matter:

- Proposed Conditional Use Permit application #Coleman.2026 to operate a Short Term Rental, to be located at 55 York Road, Irvington.

This topic is placed on the public hearing agenda pursuant to VA Code 15.2-2204. Copies of the application are available in the Town Office. Individuals requiring additional information or clarification may contact Justin Nelson, Town Administrator, 804-438-6230

2/26-2t



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 Zoning Appeals will hold a public hearing on **March 3, 2026 at 7:00 p.m.** in the Northumberland County Sheriff's Office at 195 Judicial Place in Heathsville to consider the following request.

- Request by Rice's Hotel/Hughlett's Tavern Foundation, Inc., owner, for a variance to the Northumberland County Zoning Ordinance, Article III, Section 148-22 to allow a structure less than the required 35 feet from the edge of the street right-of-way on property zoned A-1, Agricultural. The property is located on Tax Map Parcel # 16-A(1)-32-A- at 73 Monument Place.

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. 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 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 Zoning Appeals
By: Philip Marston, Zoning Administrator

2/19-2t



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, March 12, 2026 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 Anthony Mangano, owner, for a Conditional Use Permit to construct a 195-foot communications tower on property zoned B-1, Business General. The property is shown as Tax Map Parcel # 8-B(1)-116 and is located on Movie Hall Lane.

Proposed requests can be viewed at the County Office of Building and Zoning 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 Board meeting. 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 Office of Building and Zoning at (804) 580-8910 (Voice) or via the Virginia Relay or TDD for assistance.

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

2/26-2t