

# PUBLIC NOTICES

## NOTICE OF SUBSTITUTE TRUSTEE SALE

1092 Windmill Point Road  
White Stone, VA 22578

By virtue of the power and authority contained in a Deed of Trust dated June 10, 2024 and recorded at June 14, 2024 in Instrument Number 240001078 in the Clerk's Office for the Lancaster County Virginia Circuit Court, Virginia, securing a loan which was originally \$50,000.00. 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.

May 22, 2026 at 11:00 AM

improved real property, with an abbreviated legal description of the following described property, to wit: All of that certain tract, piece or parcel of land, together with the buildings and improvements thereon and all the appurtenances thereunto appertaining, situate, lying and being in White Stone Magisterial District, Lancaster County, Virginia, on the southwest side of State Highway Route Number 695 between White Stone and Palmer, Virginia containing 7.56 acres (now 5.358 acres) by recent survey, but nonetheless conveyed in gross and not be the acre, and being more particularly bounded and described as follows to-wit:

BEING that parcel of land shown and described as lot number on a plat of survey made by W.H. Stiff, Civil Engineer, dated June 1st, 1949, duly recorded in the Clerk's Office of the Circuit Court of Lancaster County, Virginia, in Deed Book 86, at page 410, reference to said plat being hereby made for a complete and accurate description of said land; said land being further described and bounded on the northwest by the land now or formerly of Othello Wiggins; on the northeast by the aforesaid State Highway; on the southeast by a ditch separating this land for that now or formerly of John Holmes; and on the southwest by a ditch separating this land from that now or formerly of Mitchell Hall, the corners of the land hereby conveyed being marked by iron stobs.

LESS AND EXCEPT the 2.202 acres, more or less, conveyed by Deed dated September 14, 1999, recorded in Deed Book 427, page 587.

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  
(Apr-23-2t)

## PUBLIC NOTICE

Notice is hereby given that Anthony J. Leona (VMRC #26-0398) is requesting a permit from the Virginia Marine Resources Commission to dredge approximately 160 cubic yards of accumulated sandy material from against an existing bulkhead, with beach nourishment and to construct a 20-foot timber jetty extension, adjacent to property situated along Dividing Creek at 2055 Ditchley Road in Northumberland County.

You may provide comments on this application (VMRC #2026-0398) 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.  
(Apr-30-1t)

Trustee's Sale

107 Byway Dr,  
Kilmarnock, VA 22482  
(Parcel ID: 23F 1 18)

Default having been made in the terms of a certain Deed of Trust dated June 27, 2025, in the original principal amount of \$162,789.00 and recorded in the Clerk's Office of the Circuit Court of the County of

Lancaster, Virginia on June 30, 2025, as Instrument Number 250001385, the undersigned Substitute Trustees will sell at public auction on May 27, 2026 at 11:45 AM, in front of the building housing the County of Lancaster Circuit Court, 8265 Mary Ball Road, Lancaster, VA 22503, the property designated as All of that certain lots or parcels of land, together with all Improvements thereon, situated in the Town of Kilmarnock, Lancaster County, Virginia, known and numbered as Lot 39, of Springwood of Kilmarnock, as shown and described on a certain plat of survey entitled "SUBDIVISION SURVEY OF SPRINGWOOD OF KILMARNOCK" prepared by Cundiff H. Simmons, L.S., dated September 8, 2009, a copy of which is of record in the Clerk's Office of the Circuit Court of Lancaster County, Virginia as Instrument Number 090002275, Plat Nos. 0047, 0048 and 0049, and, by this reference, is expressly made a part hereof for a further and more accurate description of the real estate herein conveyed. Together with an easement of right of way over and across all subdivision roadways, shown as "Byway Drive, "Our Way Drive" and "Byway Circle" on the aforesaid plat of survey, as a means of ingress and egress to and from State Route No. 675. Sale is subject to all prior liens, easements, restrictions, covenants, and conditions, if any, of record, or other matters which would be disclosed by an accurate survey or inspection of the premises.

TERMS: CASH. A deposit of \$16,000.00 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.  
Tromberg, Miller, Morris & Partners, PLLC on behalf of Southeast Equity Trustees, LLC and/or NFPDS-VA LLC, Substitute Trustee(s)  
5310 Markel Road, Suite 201  
Richmond, VA 23230  
File No. 26-001039  
Tel: 804-525-1570  
(Mar-26-3t)

## VIRGINIA: IN THE CIRCUIT COURT OF LANCASTER COUNTY

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

v. Case No. CL26-11

JACQUELINE MARLENE SHEARD, 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. 34-189  
Account No. 11072

ALL that certain lot or parcel of land, after survey, all rights, ways, easements, privileges, and appurtenances thereunto belonging or in any way appertaining, situate in White Stone Magisterial District, located on the Main Highway leading from the town of White Stone, Virginia, containing 1.88 acres, more or less, and known on the tax rolls of Lancaster County, Virginia, as Tax Map Number 34-189, Account Number 11072.

And being the same real property conveyed to Jacqueline Marlene Sheard, Wesley Woodrow McKnight, and Joseph Nathaniel McKnight 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 324.

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: Jacqueline Marlene Sheard, Wesley Woodrow McKnight, & Joseph Nathaniel McKnight, who are believed to be deceased and whose last known address is 174 Chestnut Street, Dundalk, Maryland 21222; Wesley Woodrow McKnight, who is believed to be deceased and whose last known address is 174 Chestnut Street, Dundalk, Maryland 21222; Tiffany McKnight, whose last known address is unknown; Joseph Nathaniel McKnight, who is believed to be deceased and whose last known address is 174 Chestnut Street, Dundalk, Maryland 21222; 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

Street, Dundalk, Maryland 21222; Wesley Woodrow McKnight, who is believed to be deceased and whose last known address is 174 Chestnut Street, Dundalk, Maryland 21222; Tiffany McKnight, whose last known address is unknown; Joseph Nathaniel McKnight, who is believed to be deceased and whose last known address is 174 Chestnut Street, Dundalk, Maryland 21222; 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 whose location cannot be ascertained appear on or before May 21, 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 on April 15, 2026  
Suzanne G. Wheatley  
Master Deputy Clerk

I Ask For This:  
John A. Rife, Esq. (VSB No. 45805)  
Jeffrey A. Scharf, Esq. (VSB N. 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)  
G. Andy Hall, Esq. (VSB No. 24114)  
Taxing Authority Consulting Services, PC  
P.O. Box 31800  
Henrico, Virginia 23294-1800  
Phone: (804) 433-4085  
Facsimile: (804) 545-2378

TACS No. 343022 (Apr-23-4t)

## VIRGINIA: IN THE CIRCUIT COURT OF LANCASTER COUNTY

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

v. Case No. CL26-59

ROBERT H. SANDERS, 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

Tax Map No. 21-79B  
Account No. 4201

property located in the County of Lancaster, Virginia, described as follows:

ALL that certain tract or parcel of land, with all improvements thereon and all rights and privileges thereunto appertaining, situate and lying in the County of Lancaster, State of Virginia, being a portion of the "Masden Tract" and more fully described in that plat survey by Warren Keyser C.L.S., dated March 28, 1995, and titled "Division Survey Robert Saunders" (Sic., Sanders) and found in the Clerk's Office of the Circuit Court of Lancaster County, Virginia, Deed Book 371 at Page 788 to which reference is made and by this reference incorporated herein for a more particular description of the property.

And being the same real property conveyed to Robert H. Sanders from Fred D. Smith, Sr. and Josephine S. Smith, husband and wife, by Deed dated May 10, 1995, and recorded May 11, 1995, among the records of the Clerk's Office of the Circuit Court of Lancaster County, Virginia as Deed Book 371 at Page 838.

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 371 at Page 788, Deed Book 91 at Page 116, Deed Book 211 at Page 440, Deed Book 201 at Page 206, Deed Book 277 at Page 212.

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: Robert H. Sanders, who is believed to be deceased and whose last known address is unknown; Brenda Sanders, whose last known address is unknown; Robert Sanders Jr., 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 whose location cannot be ascertained appear on or before June 4, 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 on April 20, 2026  
Hon. Diane H. Mumford  
Master Clerk

I Ask For This:  
John A. Rife, Esq. (VSB No. 45805)  
Jeffrey A. Scharf, Esq. (VSB N. 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)  
G. Andy Hall, Esq. (VSB No. 24114)  
Taxing Authority Consulting Services, PC  
P.O. Box 31800  
Henrico, Virginia 23294-1800  
Phone: (804) 433-4085  
Facsimile: (804) 545-2378

TACS No. 881726

(Apr-23-4t)

## Town of Irvington

### NOTICE OF PUBLIC HEARING FY 2026-27 BUDGET

Notice is hereby given pursuant to VA Code §15.2-2506 that the Town of Irvington is holding a Public Hearing on **Thursday, May 14** at Irvington Baptist Church during its **6:30 p.m.** Regular Called Meeting. Hearing will be to present the FY26-27 Budget and provide an opportunity for the public to ask questions and make comments.

Also, pursuant to town code §34.30-34.34 the town is holding a public hearing on ordinances that will readopt the town's current meals tax, real estate tax, and occupancy tax rates, along with the fee rate schedule for Fiscal Year 26-27. Individuals requiring copies of the materials or additional information or clarification may check the town website or contact the town office at (804) 438-6230.  
4/30-2t



## 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.

Please submit an application and resume to Luttrell Tadlock, County Administrator, P.O. Box 129, Heathsville, VA 22473 or via electronic mail: [ltadlock@co.northumberland.va.us](mailto:ltadlock@co.northumberland.va.us) no later than 12:00 p.m. on Tuesday, May 12, 2026. Interested persons may call 804.580.7666 or visit the Northumberland County government website ([www.co.northumberland.va.us](http://www.co.northumberland.va.us)) for a copy of the job description.

E.O.E.

4/30-2t



## 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, May 14, 2026 at 7:00 p.m.** in the Northumberland County Courts Building (220 Judicial Pl) in Heathsville in order to consider the following requests.

- Request by Graydon Hester, owner, for a Conditional Use Permit to allow a multi-unit dwelling on property zoned R-1, Residential General. The property is shown as Tax Map Parcel # 36-(1)-31-A1 and is located at 731 Old Glebe Point Road.
- Request by Robert G. Bruechert, owner, for an Exception to the Chesapeake Bay Preservation Area Ordinance in order to construct an accessory structure on property zoned R-2, Residential Waterfront. The property is shown as Tax Map Parcel # 38-D(1)-17 and is located at 625 Harbor Drive.

Proposed requests can be viewed at the County Office of Building and Zoning and at the county website at [www.co.northumberland.va.us](http://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](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 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

4/30-2t

## Town of Irvington

### BUDGET SYNOPSIS FY 2026 - 2027

FY 2026 - 2027  
Proposed

#### REVENUES

Occupancy Tax	\$250,000.00
Real Estate Tax	\$62,401.00
Personal Property Tax	\$11,000.00
Prepared Food Tax	\$225,000.00
All other revenue sources	\$83,000.00
	<b>\$631,401.00</b>

#### EXPENDITURES

Operating Expenses	\$462,750.83
Community Support & Tourism	\$40,000.00
Capital Improvements	\$128,650.17
	<b>\$631,401.00</b>

4/30-2t



## NORTHUMBERLAND COUNTY OFFICE OF BUILDING & ZONING PUBLIC NOTICE

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 **May 5, 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 Thomas Malone, owner, for a variance to the Northumberland County Zoning Ordinance, Article V, Section 148-49 to allow a structure less than the required 35 feet from the edge of the street right-of-way. The property is located on Tax Map Parcel # 28-(1)-151-D at 470 Pine Tree Point Drive.

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 Board of Supervisors  
By: Philip Marston, Zoning Administrator

4/23-2t