

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 Townley Farm LLC (VMRC #2026-0527) is requesting a permit from the Virginia Marine Resources Commission to remove an existing pier and construct a 106-foot by 6-foot private, open-pile timber pier with a 22-foot by 8-foot L-head and 52 feet of 4-foot wide finger pier adjacent to 920 Townley Farm Road, situated along Dymer Creek in Lancaster County.

You may provide comments on this application (VMRC #2026-0527) at <https://webapps.mrc.virginia.gov/public/habitat/comments/> We will accept comments by the USFS, 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-23-1t)

TRUSTEE SALE

1693 Buzzards Neck Rd.
Lancaster, VA 22503
Lancaster County

In execution of a Deed of Trust in the original principal amount of \$78,500.00, dated August 26, 2009 recorded in the Clerk's Office of the Circuit Court of the Lancaster County, Virginia, in Document No.

090002113, 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 May 13, 2026 at 2:00 PM the property described in said deed, located at the above address and briefly described as:

Containing 1.068 acres, beginning at a point in the center of the aforesaid highway, a corner with the land now or formerly of Taylor, thence N. 56 degrees 11'15" E. a distance of 17.50' to a found pipe on a line with the land now or formerly of Taylor; thence on the same course a distance of 202.50' to a pipe, a corner with the land now or formerly of F. Smith, a party of the first part; thence S. 22 degrees 43' 40" E. a distance of 252.58' to a pipe; thence S. 73 degrees 02'00" W. 210.53' to a pipe on a line with the land now or formerly F. Smith; thence on the same course a distance of 17.00' to the center of the aforesaid highway; thence along the center of the said Highway N. 04 degrees 56' 20" W. a distance of 34.91'; thence with the center of said highway on a curve, RAD. 251.46', ARC 156.73', to the point of beginning, 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. Sale is also subject to buyer providing Trustee with information needed for reporting requirements required by Federal Law including FinCen requirements (31 CFR Chapter X) within 15 days from date of 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. (94278)
448 Viking Drive Suite 350
Virginia Beach, VA 23452
757-457-1460
Call Between 9:00 a.m. & 5:00 p.m.
or visit our website at www.siwp.com.
(Apr-2-4t)

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 PLAT 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; Jacqueline Marlene Sheard, who is 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

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. CL26-11

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

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

ALL that certain tract or parcel of land, with all improvements thereon and all rights and privileges thereunto appertaining, situate and laying in the County of Lancaster, State of Virginia, being a portion of the "Madsen 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)

Notice to all Lancaster County Taxpayers. You are reminded of the May 1st filing date.

- Personal property returns
- State income tax returns
- Estimated return Voucher 1

File on time and avoid penalties
Commissioner of the Revenue 804-462-7920

PUBLIC NOTICE

Any person claiming ownership of personal property, equipment, boats, trailers, or other items located at **31 Tartan Village Drive, Kilmarnock, Virginia**, must contact **Mary Moubray at 804-761-6177 on or before May 7, 2026** to arrange for removal.

Any property not claimed and removed by that date will be deemed abandoned and may be sold or otherwise disposed of without further notice.

NORTHUMBERLAND COUNTY JOB OPPORTUNITY ADMINISTRATIVE ASSISTANT

The Northumberland County Board of Supervisors is seeking a qualified and motivated individual for the full-time position of Administrative Assistant. The position involves advanced clerical and administrative work for the County Administrator, County Administrator's Office, and the Board of Supervisors. Applicants must possess a high school diploma and considerable secretarial experience, including contact with the public. Experience in local government is preferred. Proficiency with computer applications is required. Starting salary is dependent on qualifications and experience. 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 no later than **12:00 p.m. on Friday, April 24, 2026**. Interested persons may call 804.580.7666 or visit the Northumberland County government website (www.co.northumberland.va.us) for a copy of the job description. EOE

By Order of the Northumberland County Board of Supervisors
E. Luttrell Tadlock, County Administrator

4/16-2t

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. 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 Board of Supervisors
By: Philip Marston, Zoning Administrator

4/23-2t