

PUBLIC NOTICES

TRUSTEE'S SALE

22 Virginia Road
Irvington, VA 22480

In execution of a Deed of Trust dated December 31, 2021 and recorded on January 5, 2022 in Instrument # 220000027 of Lancaster County land records, Trustee Services of Virginia, LLC, the appointed Substitute Trustee, will offer for sale at public auction in front of the Circuit Court for Lancaster County, 8265 Mary Ball Rd., Lancaster, VA 22503 on August 5, 2026 at 11:45 AM the property more particularly described in the aforementioned Deed of Trust, located at the property address listed below and briefly identified as follows:

All of that certain tract, lot or parcel of land, together with all appurtenances thereunto appertaining, situate, lying and being in the Town of Irvington, Lancaster County, Virginia, containing 1.063 acres, more or less, the same being shown on a plat of survey entitled "Boundary Survey of the Land of Carter B. Davis, et ux. to be conveyed to Noel C. Winner and Carolyn M. Winner", made by Charles R. Pruett, C.L.S., dated August 8, 1997, recorded with that certain Deed recorded in Deed Book 394 at Pager 514, and by this reference made a part hereof.

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Tax No.: 33 460
22 Virginia Road
Irvington, Virginia 22480

The property will be sold "As Is", without representation or warranty of any kind and subject to conditions, covenants, restrictions, reservations, easements, rights of way, and all other matters of record taking priority over the Deed of Trust, if any.

Pursuant to Code of Virginia § 55.1-321(A2), if the property is being sold subject to another priority security instrument(s), purchaser must certify that purchaser shall pay off any

priority security instrument(s) no later than 90 days from the date the trustee's deed conveying the property being sold is recorded in the land records.

TERMS OF SALE: A non-refundable bidder's deposit of \$29,500.00 or 10% of the sale price, whichever is less, by cashier's or certified check required at time of sale, except for the party secured by the Deed of Trust. Risk of loss is on the purchaser from date and time of auction. Balance of the purchase price must be paid by cashier's check within 14 days from sale date. Except for Virginia Grantor tax, all settlement costs and expenses are purchaser's responsibility. Taxes are pro-rated to the date of sale. Purchaser is responsible for obtaining possession of the property. If purchaser defaults, deposit may be forfeited and property resold at the risk and cost of the defaulting purchaser who shall be liable for any deficiency in the purchase price and all costs, expenses, and attorney's fees of both sales. If Trustee does not convey title for any reason, purchaser's sole remedy is return of deposit without interest. This sale is subject to post-sale audit of the status of the loan secured by the Deed of Trust including but not limited to determining whether prior to sale a forbearance, repayment, or other agreement was entered into, the loan was reinstated or paid off, or whether the property became subject to an automatic stay under the U.S. Bankruptcy Code prior to the sale; in any such event this sale shall be null and void and purchaser's sole remedy shall be return of deposit without interest. Pursuant to the Federal Fair Debt Collections Practices Act, this law firm is a debt collector attempting to collect a debt and any information obtained will be used for that purpose. (24-21861)

For Information Contact:
Brock & Scott, PLLC
(Attorney for Trustee Services of

Virginia, LLC)
484 Viking Drive, Suite 203
Virginia Beach, VA 23452
(757) 213-2959

(Jul-2-2t)

VIRGINIA: IN THE CIRCUIT
COURT OF LANCASTER COUNTY

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

ORDER OF PUBLICATION
VA Code Ann. §§ 8.01-316, -317
CIVIL NO. CL26-205

MELISSA D. JOHNSON, Administrator
ESTATE OF CHARLES FREDERICK PETERS
Plaintiff

v.

KEVIN J. PETERS
Post Office Box 28831
Bellingham, Washington 98228-0831

and

KEVIN J. PETERS, Administrator
THE ESTATE OF CHARLES F. PETERS, II,
deceased

and

KATHLEEN M. PETERS
1765 Laurel Point Road
Kilmarnock, Virginia 22482
Defendants

The Object of this suit is to seek aid and direction for disbursement of Estate monies.

It is ORDERED that the above named Defendant shall appear at the above-named court and protect his/her interest on or before July 24, 2026 at 9 AM.

Entered on May 21, 2026
Hon. John S. Martin
Judge

(Jun-25-4t)



TOWN OF KILMARNOCK NOTICE OF PUBLIC HEARING OF PROPOSED BOND ISSUE

The Council of the Town of Kilmarnock, Virginia, will hold a public hearing on the proposed issuance by the Town at one time or from time to time of bonds (including bond anticipation notes or similar types of interim financing). The estimated maximum amount of the bonds proposed to be issued is \$3,150,000 in the aggregate. The proposed use of the bond proceeds is to finance costs of capital improvements to the Town's wastewater treatment plant, together with related expenses. The public hearing which may be continued or adjourned, and at which persons may appear and present their views on the proposed issuance, will be held at **6:00 p.m. on July 20, 2026**, before the Council in the town hall located at 1 North Main Street, Kilmarnock, Virginia.

7/2-2t



NORTHUMBERLAND COUNTY NOTICE OF PUBLIC HEARING BUDGET AMENDMENT

Notice is hereby given pursuant to Chapter 11, 15.2-2204 of the Code of Virginia as amended and 15.2-6402 of the Code of Virginia as amended, that the Northumberland County Board of Supervisors will hold a public hearing on **July 9, 2026 at 7:00 p.m.** in the Northumberland County Courts Building at 220 Judicial Place adjacent to the Sheriff's Office in Heathsville, VA in order to consider an amendment to the fiscal year 2026 budget. This budget amendment is for the purpose of budgeting/appropriating monies for the School Division Capital Improvement Project, Emergency Services Billing, Reimbursements, and Opioid Settlement.

Capital Projects (School Playground)	\$162,854.42
Emergency Services Billing	\$11,781.37
DMV/Treasurer Reimbursement	\$102.98
National Opioid	\$85.71
TOTAL	\$174,824.48

All written comments should be received by the County Administrator's Office prior to the meeting. Instructions for attending the meeting either physically or telephonically can be found on our website at www.co.northumberland.va.us. For further information concerning this budget amendment, contact the County Administrator's Office at the Old Courthouse in Heathsville, VA (804-580-7666 or email ltadlock@co.northumberland.va.us). If you are physically disabled, hearing or visually impaired and need assistance with this hearing, please call Jerry Rushing at 804-580-8910 (Voice) or via the Virginia Relay or TDD for assistance.

7/2-1t



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 Planning Commission will hold a public hearing on **Thursday, July 16, 2026 at 7:00 p.m.** in the Northumberland County Courts Building (220 Judicial Place) in Heathsville in order to consider the following requests.

- Revisions to the Northumberland County Zoning Ordinance, § 148-3, to modify the definition of Bulk Oil/Propane Storage, Commercial, third sentence from "Such facilities shall not include retail sales." to "Such facilities may include retail sales."
- Revisions to the Northumberland County Zoning Ordinance § 148, Attachment 1, Table of Usages to add Bulk Oil/Propane Storage, Commercial as a conditional use in the B-1, Business, General Zoning District.

Details regarding the zoning ordinance revision and conditional use permit can be viewed at the County Building and Zoning Office 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 Commission meeting. For further information concerning this request, contact Stuart McKenzie in the Office of Building & Zoning at the Courthouse in Heathsville, VA (580-7921 or email smckenzie@co.northumberland.va.us). 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 Building and Zoning Office at (804) 580-8910 (Voice) or via the Virginia Relay or TDD for assistance.

Northumberland County Planning Commission
By: Stuart McKenzie, County Planner

7/2-2t



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, July 9, 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 Valiente Jairo A. Ramos, owner, for an After-The-Fact Exception to the Chesapeake Bay Preservation Area Ordinance to allow an existing accessory structure on property zoned R-2, Residential Waterfront. The property is shown as Tax Map Parcel # 45-B(1)-15 and is located at 2082 Fleeton Road.

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

6/25-2t