

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. Pruet, C.L.S., dated August 8, 1997, recorded with that certain Deed recorded in Deed Book 394 at Page 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)

TRUSTEE'S SALE

9925 Mary Ball Road
Lancaster, VA 22503

In execution of a Deed of Trust in the original principal amount of \$95,999.00 dated March 20, 2007 and recorded as Instrument No.070000774, of the County of Lancaster land records, the appointed Substitute Trustee will offer for sale at public auction at the front steps of the Lancaster County Circuit Court located at 8265 Mary Ball Road, Lancaster, VA 22503 on August 13, 2026 at 1:00 PM, the property described in said deed of trust, located at the above address, and more particularly described as follows:

All that certain lot, piece or parcel of land lying and being in the Mantua Magisterial District, Lancaster County, Virginia, containing 3 (three) acres, more or less, as shown on a Plat of Survey made by Fred Gibson C.L.S., dated October 16, 1992, a copy of which is attached hereto and which reference is made for a more particular description: together with an easement of right of way 50' in width as means of ingress and egress to and from State Route 3 as shown on said plat.

Subject to all restrictions, rights of way, easements and other conditions contained in deed forming the chain of title on the caption property.

Tax ID#: 16-72C

The property and improvements will be sold in "as is" physical condition without warranty of any kind.

TERMS OF SALE: A non-refundable bidder's deposit of 10% of the sale price or 10% of the original principal amount of the subject Deed of Trust, whichever is lower, 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 15 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 by the Substitute Trustee of the conduct of the auction itself as well as the status of the loan secured by the Deed of Trust, including, but not limited to, determining whether prior to sale a bankruptcy was filed, a forbearance, repayment, or other agreement was entered into, the loan was reinstated or paid off; in any such event this sale shall be null and void and purchaser's sole remedy shall be return of deposit without interest. This communication is from a debt collector and an attempt to collect a debt and any information obtained will be used for that purpose.

Substitute Trustee:
Lenox Title Trustee Services,
c/o McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092

For Information Contact:
Lenox Title Services, LLC
Substitute Trustee
c/o David Rosen, Esq.
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: 404-474-7149
Fax: 404-745-8121
MTG File No. 26-001681-01
(Jul-9-2t)

VIRGINIA: IN THE CIRCUIT
COURT OF LANCASTER
COUNTY

COUNTY OF LANCASTER, VIR-

GINIA,
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, Admin-
istrator
ESTATE OF CHARLES FREDER-
ICK 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, 2024
Hon. John S. Martin
Judge

(Jun-25-4t)

Town of White Stone



PLANNING COMMISSION PUBLIC HEARING

Notice is hereby given pursuant to Section 15.2-2204 of the Code of Virginia that the Town of White Stone's Planning Commission at its meeting at the White Stone Town Office on **Wednesday, July 22nd, 2026 at 6:00 p.m.** will consider the following matter:

- An application for a Conditional Change of Zoning District from R-1, Residential District Limited; to C-1, Commercial by Virginia M. Jodon for an approximately 0.465 acre tract of land owned by Virginia M. Jodon, Trustee and further described as Tax Map Parcel #34-234. This parcel is located in the Town of White Stone, on the right side of VSH 3 (Rappahannock Drive) approximately 1/16 of a mile south of its intersection with Shady Lane.

Documents related to this request can be examined at the Town Office, located at 433 Rappahannock Drive, White Stone, VA 22578 during office hours Monday through Friday, 8:30 a.m. to 4:30 p.m.

7/9-2t



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 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

LANCASTER COUNTY SCHOOL BOARD

will hold a
SCHOOL BOARD MEETING
Monday, July 13th, 2026
5:30 pm at the Lancaster
Elementary School STEAM Room



NORTHUMBERLAND COUNTY OFFICE OF BUILDING & ZONING NOTICE OF PUBLIC HEARING

Notice is hereby given pursuant to Section 28.2-1302 and Chapter 14 28.2-1400 of the Code of Virginia, that the Northumberland County Wetlands Board will hold a public hearing in the Sheriff's Office at 195 Judicial Place in Heathsville, Virginia, on **Tuesday, July 14, 2026, commencing at 5:00 P.M.**, to consider the following application for wetland and/or coastal primary sand dune and beach permits:

- Request by Edward Bowis (V.M.R.C. #26-1238) to remove existing failed riprap, install 385 linear feet of riprap revetment and add additional stone along 20 feet of existing stone sill along the shoreline of Cockrells Creek and 213 Edwards Lane.
- Request by Dean Buth (V.M.R.C. #26-0290) to install 50 linear feet of riprap revetment and install 20 linear feet of riprap sill along the shoreline of Judith Sound and 59 Judith Sound Circle.

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 Wetlands Board
By: Philip H. Marston, Zoning Administrator

7/9-1t



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 OFFICE OF BUILDING & ZONING PUBLIC NOTICE

Notice is hereby given pursuant to Article XIV, Section 148-151, of the Northumberland County Zoning Ordinance that the following application for a Boathouse Permit has been submitted for approval:

- A request by Alan W. Harris (V.M.R.C. #26-1344) to construct 7' x 16' addition to an existing 16' x 24' open-sided boathouse alongside an existing pier extending from the shoreline of the Little Wicomico River and 2882 Hacks Neck Road, Tax Map Parcel #28-(1)-7.

The application requesting the proposed permit is on file in the Office of Building and Zoning at the Old Courthouse in Heathsville, VA, where all interested parties may view and inspect the project. Comments, questions and/or objections may be written, faxed to (804) 580-8082, or e-mailed to pmarston@co.northumberland.va.us and must be received within 15 days of the date of publication of this notice.

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

7/9-1t