

PUBLIC NOTICES

**LANCASTER COUNTY
SCHOOL BOARD**
will hold a
SCHOOL BOARD MEETING
Tuesday, August 4th, 2026
at 5:30 pm at
Lancaster High School
100 Visionary Way, Irvington

Town of White Stone



TOWN COUNCIL PUBLIC HEARING

Notice is hereby given pursuant to Section 15.2-2204 of the Code of Virginia that the Town of White Stone's Town Council, at its meeting at the White Stone Town Office on **Thursday, August 6th, 2026 at 6:00 p.m.** will consider the following matters:

1. An amendment to the Town's Zoning Ordinance that adds "***Upper Story Housing Units/Apartments, as defined; in existing Commercially Zoned Structures erected prior to 1975; with a Conditional Use Permit***"; as a new permitted use in the C-1 Commercial District.
2. An amendment to the Town's Zoning Ordinance that adds a definition for "***Upper Story Housing Units/Apartments***" to the Definitions section of the Town's Zoning Ordinance.
3. 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.



COUNTY OF LANCASTER
BOARD OF ZONING APPEALS
NOTICE OF PUBLIC HEARING

NOTICE is hereby given that Pursuant to Section 15.2-2204 of the Code of Virginia the Lancaster County Board of Zoning Appeals will hold a public hearing in the Board Meeting Room in the Lancaster County Administration Building, 8311 Mary Ball Road, Lancaster Virginia at **9:30 A.M., August 12, 2026**, to consider the following appeal:

- John B. Zekert, of 925 Belmont Creek Road, Lancaster, VA 22503, requests a variance from Part I – Zoning Ordinance, Article 5-3 – Setback Regulations, of the Lancaster County, Virginia Land Development Code, from the setback distance requirement of 75ft. from the centerline of the street or road right of way. Owner requests a 20ft. setback distance from the centerline of Belmont Creek Road in order to construct a private, residential pickleball court on his property known as 925 Belmont Creek Road, Lancaster, VA 22503, located off VSH 692 (Belmont Creek Road) (Tax Map No. 25A-1-4) in District 1.

Information regarding the details of this application is on file and may be viewed at the Department of Planning/Land Use, Lancaster County Administration Building between 9 a.m. and 5 p.m. daily. If you are interested, please call Andrea Pruett at 804-462-5256 to make an appointment to review these documents.

Interested members of the public will also be able to participate in the meeting from their computer, tablet, smart phone or regular phone. The weblink, phone number and access code will be published on the county website, www.lancova.com at least 3 days prior to the meeting.

7/30-2t

TRUSTEE’S SALE
OF APPROXIMATELY 1.65 ACRES
OF UNIMPROVED REAL ESTATE
KNOWN AS LOT 3, BULL NECK
ESTATES, REEDVILLE, VIRGINIA

In execution of a deed of trust given by Jon Eric Sprouse, dated June 27, 2022, recorded in the Clerk’s Office of the Circuit Court of Northumberland County Virginia, as Instrument 202201656, in the principal amount of Eighty Thousand and No/100 (\$80,000.00), the undersigned substitute trustee will offer for sale at public auction 1.65 acres of unimproved real estate described as Lot 3, Bull Neck Estates as more particularly described in Instrument 202201656, recorded on June 27, 2022 in the Northumberland County Land records. The property is adjacent to State Route 657 in the Fairfield Magisterial District and has frontage on Cockrell Creek. The Northumberland County Commissioner of the Revenue has identified this property for tax purposes as parcel 45B-4-003.

Sale will be conducted at public auction in the front of the Circuit Court building for Northumberland County, 220 Judicial Place, Heathsville, Virginia 22473, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on August 28, 2026, at 11:00 a.m.

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 Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser’s deposit may be forfeited to Trustee and, at the discretion of the Substitute Trustee, the property may be sold to the next highest bidder. 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. Additional terms, if any, to be announced at the sale.

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.

FOR INFORMATION, CONTACT: E. Stanley Murphy, Substitute Trustee; Mailing Address, Postal Drawer 400, Urbanna, Virginia 23175; Telephone: (804) 493-4093; Email: stan@murphylawplc.com.

E. Stanley Murphy, Substitute Trustee

7/23-4t



NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
LANCASTER COUNTY, VIRGINIA

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a simulcast (with online and in person bidding) public auction to be held at the **Board of Supervisors Meeting Room in the Lancaster County Administration Building, located at 8311 Mary Ball Road, Lancaster, Virginia 22503, on August 12, 2026, at 12:00pm.**

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be posted or announced by Big Red Auctions (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

No.	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
N1	David Hall, et al.	27-236C	7904	135208	Vacant Land; Christ Church Road, Weems; Part Hills Quarter; 1 Acre, More or Less
N2	Jackson, Eunice M.	22-4D	4449	295296	Vacant Land; Near Devils Bottom Road, Lancaster; NR Brooke Vale; 1 Acre, More or Less
N3	Johnson, Genevieve R. Estate	34-380	11499	1026304	Vacant Land; Ocran Road, White Stone; George Town Store; 0.310 Acre, More or Less
N4	Nutt, Osborne T. & Ball, Marla D.	27-233B	7899	724815	Vacant Land; Weems Road, Weems; Gunthers; 0.697 Acres, More or Less
N5	Steeley, Barbara Jane	20E-1-165	3820	300404	Vacant Land; River Road, Lancaster; Heritage Point; 1.15 Acres, More or Less
N6	Waller, Ralph A. & Redmond, April R.	34G-1-10	11758	295272	121 Turner Lane, White Stone; Booker T. Washington Estate; 0.550 Acre, More or Less

GENERAL TERMS OF SALE: The Treasurer has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. Any unsold property will be offered for sale again at the next auction, whenever that may be.

Properties are conveyed by Special Warranty Deed, subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may affect the property. Properties are offered for sale as-is, where-is, and if-is, with all faults and without any warranty, either expressed or implied and the buyer assumes the risk of loss from the date of the sale. Persons are encouraged to make a visual inspection of the property within the limits of the law and to obtain an independent title search, at their own expense, prior to bidding on any of the properties to determine the suitability of the property for their purposes. It is not guaranteed that the property has a right-of-way or that it is not landlocked. Property is sold in gross and not by the acre. There is no warranty as to the accuracy of the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts. We do not provide and do not assist with obtaining title insurance or title to personal property.

The sale of property to the highest bidder is not contingent upon obtaining financing. Financing, if needed, is the sole responsibility of the high bidder. By bidding, parties are entering into a legally binding contract, waive all rescission rights, and understand that their bid is immediately binding, irrevocable, and enforceable. Additionally, by bidding, parties are representing that they have read, and agree to be bound by, all terms and conditions for this sale. Failure to complete the property purchase will result in forfeiture of all funds paid as liquidated damages to cover attorney’s fees of \$750.00 and auctioneer fees of \$250.00, with any remaining amount go to the locality to cover additional costs of resale. Failure to make a timely or sufficient deposit also makes the high bidder liable for these fees, plus resale costs and deficiencies.

PAYMENT TERMS: The highest bidder shall pay the high bid in full, along with the buyer’s premium and deed recording costs, following the close of the auction. **There will be a 10% buyer’s premium , subject to a minimum of \$150.00, added to the winning bid.**

Terms applicable to In-Person Bidders ONLY: The highest bidder shall make payment in full at the close of the auction. All payments must be made in the form of personal check, traveler’s check, cashier’s check, or money order. **No cash will be accepted.**

Terms applicable to Online Bidders ONLY: All interested parties must register and be approved by the Auctioneer. Registration and bidding are free of charge and are done through the Auctioneer’s website <https://bigredauctions.hibid.com>. If any interested bidders are unable to attend for in-person bidding and wish to bid on property, but do not have access to the internet, please contact Big Red Auctions, at (804) 577-7449 for assistance.

The highest bidder will receive their purchase contract and balance due via email following the close of the auction. The contract shall immediately be executed and returned to TACS. **The full balance due must be received within seven (7) days following the auction closing (no later than August 19, 2026).** All payments must be made in the form of certified funds, cashier’s check, money order or wire transfer. Cashier’s checks and money orders shall be made payable to County of Lancaster and forwarded to TACS, at the address shown below. Cash and personal checks will not be accepted. Wire transfers are preferred and instructions will be provided to the highest bidder upon email request to ahouse@taxva.com.

GENERAL TERMS: To qualify as a purchaser at this auction you may not owe delinquent taxes to County of Lancaster. Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://bigredauctions.hibid.com>, by phone to Brad Smith, at (804) 577-7449, or by email to bigredhibid@gmail.com. Questions concerning the property subject to sale should be directed to TACS online at www.taxva.com, by phone to Alyson House at (804) 433-4085, by email to taxsales@taxva.com, , or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales
P.O. Box 31800
Henrico, Virginia 23294-1800

PUBLIC NOTICE



NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE • LANCASTER COUNTY, VIRGINIA

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Lancaster, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate at the **Board of Supervisors Meeting Room in the Lancaster County Administration Building, located at 8311 Mary Ball Road, Lancaster, Virginia 22503, on August 12, 2026, at 12:00pm.**

The sale of such property is subject to the terms and conditions below, and any term or conditions which may be subsequently posted or announced by Big Red Auctions (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

No.	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
J1	Abbott, Irving Hubbard & Abbott, Peggy Yates	40C-1	13157	881713	3806 Windmill Point Road,White Stone; Island; 1.114 Acre, More or Less
J2	Boyd, Joseph C., Sr., Trustee	28-197	8595	881724	Vacant Land; Mary Ball Road, Lancaster; Public View; 1.015 Acres, More or Less
J3	Boyd, Joseph C.	13-109	1293	881724	Vacant Land; Near Gaines Road, Lancaster; Nuttsville; 10.25 Acres, More or Less
J4	Boykin, Rachel Estate	21-43	4072	810005	Vacant Land; Merry Point Road, Lancaster; Johns Creek; 3.040 Acres, More or Less
J5	Brown, Moses, et als.	15-27	1768	805370	Vacant Land; Near Whites Lane, Lancaster; NR Lively; 7 Acres, More or Less
J6	Clean Environment, Inc.	20-10	2731	881730	Vacant Land ; Western Branch Road, Lancaster; Mollusk; 20.021 Acres, More or Less
J7	Clean Environment, Inc.	20-61	2815	881730	55 Thomas Landing Road, Lancaster; Mollusk; 30.218 Acres, More or Less
J8	Davenport, Cyrus G., Jr. REDEEMED	23-108B REDEEMED	5170 REDEEMED	805418 REDEEMED	978 Black Stump Road, Weems; Mars Hill; 1.279 Acres, More or Less REDEEMED
J9	Dawson, Mary Estate	23-87	5117 KILM: 81	748461	301 James B. Jones Memorial Highway, Kilmarnock; 5 Mile Rd; 12 Acres, More or Less
J10	Dunlap, Sayda & Pope, Nuwoo	25-67	6368	641764	10260 River Road, Lancaster; NR Ottoman; 22.540 Acres, More or Less
J11	Lawler, George L. & Lawler, Margaret G.	20E-1-207	3863	805378	Vacant Land; River Road, Lancaster; Heritage Point; 1.570 Acres, More or Less
J12	Parker, Charles C.	20E-1-203	3860	805384	Vacant Land; River Road, Lancaster; Heritage Point; 1.010 Acres, More or Less
J13	Towles, Joline	34-188	11071	571601	Vacant Land; James Wharf Road, White Stone; Old Town; 1.880 Acres, More or Less
J14	Wilmer, Meredith D. & Wilmer, Alan Wade, Jr., Trustees of the D & W Land Trust	25-155 AND 25-156	6520 AND 6521	295301	96 Myer Creek Road, Lancaster; NR Millenbeck; 2 Acres, More or Less Vacant Land; Myer Creek Road, Lancaster; NR Millenbeck; 1 Acre, More or Less

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court. The Special Commissioner has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. Any unsold property will be offered for sale again at the next auction, whenever that may be.

Properties are conveyed by Special Warranty Deed, subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may affect the property. Properties are offered for sale as-is, where-is, and if-is, with all faults and without any warranty, either expressed or implied and the buyer assumes the risk of loss from the date of the sale. Persons are encouraged to make a visual inspection of the property within the limits of the law and to obtain an independent title search, at their own expense, prior to bidding on any of the properties to determine the suitability of the property for their purposes. It is not guaranteed that the property has a right-of-way or that it is not landlocked. Property is sold in gross and not by the acre. There is no warranty as to the accuracy of any information contained in the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts. We do not provide and do not assist with obtaining title insurance or title to personal property.

The sale of property to the highest bidder is not contingent upon obtaining financing. Financing, if needed, is the sole responsibility of the high bidder. By bidding, parties are entering into a legally binding contract, waive all rescission rights, and understand that their bid is immediately binding, irrevocable, and enforceable. Additionally, by bidding, parties are representing that they have read, and agree to be bound by, all terms and conditions for this sale. Failure to complete the property purchase will result in forfeiture of all funds paid as liquidated damages to cover attorney’s fees of \$2,500.00 and auctioneer fees of \$1,000.00, with any remaining amount go to the locality to cover additional costs of resale. Failure to make a timely or sufficient deposit also makes the high bidder liable for these fees, plus resale costs and deficiencies.

PAYMENT TERMS: The highest bidder shall make a deposit in the amount of twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, **along with a 10% buyer’s premium, subject to a minimum of \$150.00, added to the final bid.** Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00) per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

The balance of the purchase price and recording costs for deed recordation shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

Terms applicable to In-Person Bidders ONLY: The deposit and buyer’s premium are due at the close of the auction. All payments must be made in the form of personal check, cashier’s check or money order. **No cash will be accepted.**

Terms applicable to Online Bidders ONLY: All interested parties must register and be approved by the Auctioneer. Registration and bidding are free of charge and are done through the Auctioneer’s website <https://bigredauctions.hibid.com>. If any interested bidders are unable to attend for in-person bidding and wish to bid on property, but do not have access to the internet, please contact Big Red Auctions, at (804) 577-7449 for assistance.

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GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Lancaster or Town of Kilmarnock and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://bigredauctions.hibid.com>, by phone to Brad Smith, at (804) 577-7449, or by email to bigredhibid@gmail.com. Questions concerning the property subject to sale should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to (804) 433-4085, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales
P.O. Box 31800
Henrico, Virginia 23294-1800