

# PUBLIC NOTICES



## 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, August 11, 2026, commencing at 5:00 P.M., to consider the following application for wetland and/or coastal primary sand dune and beach permits:

1. Request by Coan Hall Farm, LLC (V.M.R.C. #26-1541) to install 104 linear feet of riprap revetment with a 16' riprap spur and install 438 linear feet of riprap sill along the shoreline of the Coan River and 2387 Coan Wharf Road.
2. Request by David C. Harrison (V.M.R.C. #26-1445) to remove a damaged timber groin and construct a replacement low-profile timber groin 48' from MHW along the shoreline of Judith Sound and 279 Judith Sound Road.
3. Request by Walter H., IV and Jacquelyn N. Jones (V.M.R.C. #26-1524) to construct 65 linear feet of riprap revetment channelward of an existing deteriorated timber bulkhead along the shoreline of Bridge Creek and 728 Sweet Hall Drive.
4. Request by Gary & Laura Lewis (V.M.R.C. #26-1484) to install 289 linear feet of riprap revetment along the shoreline of Glebe Creek and 1246 Coan Harbor Drive.
5. Request by Eileen Tullner (V.M.R.C. #26-1485) to repair 225 feet of existing riprap revetment and install 25 linear feet of riprap revetment along the shoreline of Prentice Creek and 2054 Ditchley Road.
6. Request by Penelope Weinheimer (V.M.R.C. #26-1463) to install 195 linear feet of riprap revetment along the shoreline of Hull Creek and 162 Spinnaker Lane.

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 County Wetlands Board  
By: Philip H. Marston, Zoning Administrator

8/6-1t

## 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](mailto:stan@murphylawplc.com).

E. Stanley Murphy, Substitute Trustee

7/23-4t

## PUBLIC NOTICE

Notice is hereby given that Mr. David K. Brown (VMRC #26-0737) is requesting a permit from the Virginia Marine Resources Commission to dredge on an as needed basis approximately 50 cubic yards of submerged lands to reestablish a minus four (-4) foot mean low water depth with upland disposal within an existing wet slip adjacent to property situated along the Little Wicomico River at 754 Wicomico Point Road in Northumberland County.

You may provide comments on this application (VMRC #2026-0737) 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.

(Aug-6-1t)

## PUBLIC NOTICE

Notice is hereby given that Mr. Michael Baglini (VMRC #26-0535) is requesting a permit from the Virginia Marine Resources Commission to install two (2) jet ski floats with a floating dock at an existing private pier adjacent to 270 Old Point Road, situated along Tabbs Creek in Lancaster County.

You may provide comments on this application (VMRC #2026-0535) 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.

(Aug-6-1t)

## PUBLIC NOTICE

Notice is hereby given that Mr. Shannon C. Wilkins & Ms. Dorothy Tate (VMRC #26-1066) are requesting a permit from the Virginia Marine Resources Commission to construct and backfill an approximately 300 linear foot replacement vinyl bulkhead aligned a maximum two (2) feet channelward of mean low water while spanning two (2) adjacent properties at 310 and 330 Bridge Creek Circle in Northumberland County.

You may provide comments on this application (VMRC #2026-1066) 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.

(Aug-6-1t)

## TRUSTEE'S SALE

53 Haypit Lane,  
Weems, VA 22576  
(Parcel ID: 27 22J)

Default having been made in the terms of a certain Deed of Trust dated April 22, 2004, in the original principal amount of \$130,410.00 and recorded in the Clerk's Office of the Circuit Court of the County of Lancaster, Virginia on April 27, 2004, as Instrument Number 040001218, corrected by affidavit recorded June 11, 2026 as instrument number 260001166, the undersigned Substitute Trustees will sell at public auction on September 11, 2026 at 1:00 PM, in front of the building housing the County of Lancaster Circuit Court, 8265 Mary Ball Road, Lancaster, VA 22503, the property designated as All that certain lot, piece or parcel of land, together with all improvements thereon and all appurtenances thereunto appertaining, situate, lying and being in White Stone Magisterial District, Lancaster County, Virginia, containing 2.016 Acres, bounded on the North and East by land now or formerly belonging to Lackert, on the West by land and now or formerly belonging to Gordon, and on the South by a 50' road, all as shown on a certain plat of survey dated April 11, 1991, made by Tomlin & Keyser, P.C., surveyors, of record in the Clerk's Office of the Circuit Court of said County in Deed Book 316, Page 699, to

which plat reference is made for a more complete description of the property hereby conveyed; Together with a perpetual, appurtenant easement of right-of-way for ingress and egress to and from the Virginia State Highway Route No. 791 over across the 50 Road" shown in part on the aforesaid plat of survey, the use of which right-of-way to be in common with all other lawfully entitled to the use thereof; being he identical land conveyed unto the said Charles W. Haydon and Teresa A. Haydon, by Deed from Fred W. Lackert et ux, et als, dates March 17, 1978, of record in said Clerk's Office in Deed Book 206, Page 27. 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 \$13,000.00 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 Auction.com-VA, LLC, and/or NFPDS-VA LLC, Substitute Trustee(s), 5310 Markel Road, Suite 201 Richmond, VA 23230  
File No. 26-001285-VA  
Tel: 804-525-1570

(Aug-6-2t)

*A healthy Northumberland County  
requires great community news.*

Please support the Rappahannock Record  
by subscribing today!



## Town of Irvington

## PUBLIC NOTICE

Notice is hereby given that the Irvington Board of Zoning Appeals has a vacancy. Anyone interested in applying for this vacancy can call the town office at 804-438-6230 or email the Town Administrator at [jnelson@irvingtonva.gov](mailto:jnelson@irvingtonva.gov) before August 21st, 2026.

8/6-2t

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](http://www.lancova.com) at least 3 days prior to the meeting.

7/30-2t

COUNTY OF LANCASTER  
WETLANDS BOARD  
NOTICE OF PUBLIC HEARING

Pursuant to Section 28.2-1302 of the Code of Virginia, notice is hereby given to all interested parties that the Lancaster County Wetlands Board will hold a public hearing for the following Wetlands Board actions:

1. Richard Metzger, c/o Bryan McDearmon, Mac Bros, LLC, 388 Scoggins Creek Trail, Hartfield, VA 23071; requests permission to install 165' of Class A1 and Class I rip rap revetment, a 190' rip rap sill (Class I), backfilled with clean sand and native wetland plantings for the construction of a living shoreline, and a 190' backshore rip rap revetment (Class I) behind the proposed living shoreline along Dunton Cove. Located off VSH 3 (Mary Ball Road) on Irvington Rd. Tax Map # 34-31. VMRC #2026-1167 & NAO-2026-01122.
2. Alison Smith, c/o Craig Palubinski, Bayshore Design, LLC, 8518 Cople Hwy, Hague, VA 22469; requests permission to reconstruct 350' of damaged rip rap revetment, construct (2) 48' rip rap sills with 40 C.Y. of beach nourishment with 800 S.F. of wetlands vegetation plantings, 97' of rip rap revetment along the base of an eroded bank, and a 12' rip rap spur along the shoreline of Moran Creek. Located off VSH 630 (Taylors Creek Rd.) on Bar Neck Ln. Tax Map #27-31. VMRC #2026-1235 & NAO-2022-02903.
3. New Tides LLC, c/o Bryan McDearmon, Mac Bros, LLC, 388 Scoggins Creek Trail, Hartfield, VA 23071; requests permission to replace 830' of existing wooden bulkhead with vinyl bulkhead located 2' channelward with proposed clean fill in between, a living shoreline consisting of 370' of coir log sill with a 288' x 45' planting area consisting of 960 C.Y. of clean sand with native wetland plantings, a 150' x 8' boardwalk, 250' x 8' floating dock walkway, 175' x 8' floating dock walkway, (15) 30' x 6' floating finger piers, 32 mooring piles / 32 slips, two docks consisting of a 70' x 6' walkway with an 8' x 16' L head, two docks consisting of a 54' x 6' walkway with an 8' x 16' L head, and four docks consisting of a 58' x 6' walkway with an 8' x 16' L head along the shoreline of Carter Creek. Located off VSH 757 (Saint Andrews Ln.) on Binnacle Ln. Tax Map #s 27B-3-1 & 27B-4-1. VMRC #2026-1421 & NAO-2026-01354.
4. JSC FAMILY LLC, c/o Stefan Cametas, c/o SalTerra Solutions, LLC, PO Box 1744, Kilmarnock, VA 22482; requests permission to install 325' of rip rap revetment (Class A1 stone), 350' of rip rap revetment (Class I stone), 25' of class A1 stone sill along existing undercut fringe marsh, and a 12' x 60' pre-fabricated concrete boat ramp along the eroded shoreline of Taylors Creek. Located off VSH 630 (Taylors Creek Rd.) on Peake Rd. Tax Map #27-56A. VMRC #2026-1534 & NAO-2026-01462.
5. L & S Enterprise, LLC, c/o Bryan McDearmon, Mac Bros, LLC, 388 Scoggins Creek Trail, Hartfield, VA 23071; requests permission to install a living shoreline enhancement consisting of 311' of Class II rip rap sill with clean sand fill nourishment and wetlands vegetation plantings on the east bank and 316' of Class A1 & Class 1 rip rap sill, 150 ft of rip rap revetment with clean sand fill nourishment and wetlands vegetation plantings on the west bank for a living shoreline, and an after the fact permit for 18' of rip rap placed under the dock along the eroded shoreline of Tabbs Creek. Located off VSH 3 (Mary Ball Rd.) on Ocran Rd. Tax Map #s 35-100A, 35-100F, 35-100G & 35-100H. VMRC #26-1520 & NAO-2026-00353.
6. Harold Stein, c/o SalTerra Solutions, LLC, PO Box 1744, Kilmarnock, VA 22482; requests permission to install 30' of rip rap revetment (Class A1 stone) and repair 160' of existing rip rap revetment along the eroded shoreline of Johnson Cove. Located off VSH 650 (Fleets Bay Rd.) on Coppedge Farm Rd. Tax Map #29-64A. VMRC #2026-1533 & NAO-2026-01461.
7. Alexandria Police Boys Camp, c/o Bryan McDearmon, Mac Bros, LLC, 388 Scoggins Creek Trail, Hartfield, VA 23071; requests permission to replace the 42' x 6' main dock stem and 118' long x 6' wide wrap around piers in the same footprint along the shoreline of Indian Creek. Located off VSH 3 (Mary Ball Rd) on Boys Camp Rd. Tax Map # 29-14. VMRC #26-1523 & NAO-2026-01443.
8. Daniel Guenther, c/o Alyson Schlobohm, Marine Permits, LLC., P.O. Box 15852, Richmond, VA 23227; requests permission to install 300 linear feet of rip rap revetment along the eroded shoreline of Myer Creek. Located off VSH 604 (Ottoman Ferry Rd.) on Levelgreen Rd. Tax Map #26-331. VMRC #2026-1025 & NAO-2026-00990.

The public hearing will convene at **9:30 a.m. on August 13, 2026** in the Board of Supervisors Meeting Room. Interested members of the public will be able to participate in the meeting from their computer, tablet, smartphone, regular phone or in person. The weblink, phone number and access code will be published on the county website, [www.lancova.com](http://www.lancova.com) at least three days prior to the meeting as required.

Wetlands Board members will inspect the site on August 11, 2026 sometime between 9:00 a.m. and noon. Information on the above action is on file in the Building/Land Use Office at the County Administration Office. All interested parties will be afforded the opportunity to be heard and are requested to submit a concise written statement prior to the meeting to the Planning and Land Use Office at 8311 Mary Ball Road, Lancaster, VA 22503, faxed to (804) 462-0031 or email [ohall@lancova.com](mailto:ohall@lancova.com).

8/6-1t