

PUBLIC NOTICES

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

420 South Main Street
Kilmarnock, VA 22482
Tax Map Reference No. 23A 31 19

Pursuant to the terms of certain Deed of Trust dated April 7, 2021 and recorded in the Clerk's Office for the Circuit Court of the Lancaster County, Virginia (the "Clerk's Office") on April 8, 2021, as Instrument No. 20210001018 (the "Deed of Trust"), the real property described in the Deed of Trust commonly known 420 South Main Street, Kilmarnock, VA 22482, and all improvements related thereto (collectively, the "Property"), as set forth below and as more specifically described in the Deed of Trust, to which reference is hereby made, will be offered for sale a public auction:

All that certain lot or parcel of land lying, being and situate on the East side of Main Street in the Town of Kilmarnock, Lancaster County, containing by estimation 1.63 acres, but hereby conveyed in gross and not by the acre, the same being more particularly bounded and described as follows:

Bounded on the North by the land now or formerly owned by Olive Kimball and Hatton Avenue, on the East by the land now or formerly owned by Robert G. Dew, on the South by the land now or formerly owned by Richard Lee's Estate, and on the West by Main Street.

Being the same real estate conveyed to F&M Homes, Inc., a Virginia Corporation, and Sao Paulo Properties LLC, a Virginia Limited Liability Company, as tenants in common, by Deed from Kilmarnock Planing Mill, Incorporated dated January 30, 2020 and recorded February 5, 2020 in the Clerk's Office of the Circuit Court of Lancaster County, Virginia as Instrument Number 200000269.

The sale will take place at 420 South Main Street, Kilmarnock, VA 22482 on November 13, 2026 at 12:00 p.m. (prevailing Eastern Time).

Terms: The purchase price in the form of immediately available funds will be due and payable at the closing date. A deposit in the form of immediately available funds in the amount of \$50,000 will be required of the successful bidder at the time of sale. The high bidder will be required to increase the deposit to an amount equal to 10% of the high bid within 2 business days of the sale date. The successful bidder will be required to close within (30) days of the date of sale. Time will be of the essence as to the closing date and the payment of the purchase price. In the event an auctioneer is used in connection with the sale of the Property, there may be included a buyer's premium of 10% added to the highest bid to determine the purchase price that must be paid by the successful bidder. All loss or damage to the Property from the time of sale and before settlement shall be at the risk of the successful bidder.

The Property will be sold subject to all encumbrances that are not extinguished by operation of law by the sale and subject to all easements, equitable servitudes, conditions, rights of way, restrictions, rights of redemption, covenants, declarations, and restrictions of record affecting such Property not otherwise extinguished by the sale. Furthermore, the Property is sold subject to all nuisances, housing code violations, current intended uses, building code violations, zoning code violations, critical area and wetland violations, and environmental problems, conditions and hazards, whether latent or observable, which may exist on or with respect to the Property. In addition, the Property is being sold subject to such state of facts that an accurate survey or physical inspection of such Property might disclose.

The Property will be sold by Trustee's Deed "Where Is" in an "As Is" condition and without any recourse, representation, or warranties, either express or implied, as to its nature, condition, value, use or description. The purchaser of the Property

shall be responsible for obtaining physical possession of following conveyance of the Property by the Substitute Trustee to the purchaser. The purchaser of the Property shall assume the risk of loss for such Property immediately after the sale upon acceptance of the high bid at the sale. The successful bidder shall immediately assume all obligations for utility services to the Property. Potential buyers must perform such independent investigations with respect to the Property as they deem necessary to verify all information necessary for bidding purposes or intended uses. Information provided by the auction company or seller is deemed reliable but not warranted; no liability for its accuracy, error, or omission is assumed.

The purchaser at the sale will be required to pay all closing costs, including the Grantor's recording tax. Real estate taxes will be prorated as of the foreclosure sale date.

Additional terms may be announced at the sale.

Daniel S. Oberski
Substitute Trustee

For information contact:

Asher Walker, Auctioneer
Walker Commercial Services, Inc.
101 Albemarle Avenue SE
Roanoke, VA 24013
Telephone: 540-798-1763

Daniel S. Oberski
Substitute Trustee
Florance Gordon Brown, PC
901 East Cary Street, Suite 1900
Richmond, VA 23219
Direct Telephone:
804-697-5118

(Oct-29-2t)

PUBLIC NOTICE

Notice is hereby given that Love and Loyalty Home Care LLC, 53 West Church St, Kilmarnock, VA 22482, has filed an application for a certificate of public convenience and necessity that would authorize: 1. Passenger transportation as a Common Carrier over Irregular Routes, providing service in the Cities of Chesapeake, Colonial Heights, Franklin, Hampton, Hopewell, Newport News, Norfolk, Petersburg, Poquoson, Portsmouth, Richmond, Suffolk, Virginia Beach, and Williamsburg, Virginia, and the Counties of Charles City, Chesterfield, Dinwiddie, Essex, Gloucester, Hanover, Henrico, Isle of Wight, James City, King and Queen, King William, Lancaster, Mathews, Middlesex, New Kent, Northumberland, Prince George, Richmond, Southampton, Surry, Sussex, Westmoreland, and York, Virginia and; 2. The transportation of Medicaid recipients throughout the Commonwealth of Virginia as a Non-Emergency Medical Transportation Carrier as defined in Section 46.2-2000 et seq. of the Code of Virginia.

Any person who desires to protest the application and be a party to the matter must submit a signed and dated written request setting forth (1) a precise statement of the party's interest and how the party could be aggrieved if the application was granted; (2) a full and clear statement of the facts that the person is prepared to provide by competent evidence; (3) a statement of the specific relief sought; (4) the name of the applicant and case number assigned to the application; and (5) a certification that a copy of the protest was sent to the applicant. The case number assigned to this application is MC2600734TA.

Written protests must be mailed to DMV Motor Carrier Services, Attn: Operating Authority, P.O. Box 27412, Richmond, VA 23269-0001 and must be postmarked on or before November 19, 2026.

Any protest filed with competent evidence will be carefully considered by DMV, however, DMV will have full discretion as to whether a hearing is warranted based on the merits of the protest filed.

(Oct-29-1t)

PUBLIC NOTICE

Notice is hereby given that Chesapeake Beach Civic Club (VMRC

#26-2052) is requesting a permit from the Virginia Marine Resources Commission to construct a 44-foot long (MLW) by 6-foot wide community replacement pier with a 200 square foot T-head and no wet slips, adjacent to community property situated along the Chesapeake Bay on Beach Road at parcel #38-C(3) 1-16 in Northumberland County.

You may provide comments on this application (VMRC #2026-2052) 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.

(Oct-29-1t)

PUBLIC NOTICE

Notice is hereby given that Marsha Sitnik (VMRC #2026-2015) is requesting a permit from the Virginia Marine Resources Commission to construct a new 125-foot living shoreline, to top-dress 42 linear feet of existing stone, and to top-dress an existing 48-foot stone groin adjacent to 4 Youcomico Drive, situated along White House Creek in Lancaster County.

You may provide comments on this application (VMRC #2026-2015) 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.

(Oct-29-1t)

PUBLIC NOTICE

Notice is hereby given that Mr. and Mrs. Charles Biddlecomb (VMRC #26-1923) is requesting a permit from the Virginia Marine Resources Commission to construct a 700 square foot open-sided boathouse addition to an existing pier with boat lift, adjacent to property situated along Cockrell Creek at 134 Crowder Point Drive, in Northumberland County.

You may provide comments on this application (VMRC #2026-1923) 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.

(Oct-29-1t)

PUBLIC NOTICE

Notice is hereby given that Mr. & Mrs. Darryl B. Thomas (VMRC #26-2194) is requesting a permit from the Virginia Marine Resources Commission to install class A1 and class II armor stone over an existing 70 foot long timber groin to create a low profile stone groin with a maximum 16-foot base width, adjacent to property situated along the Potomac River at 357 Pine Shore Lane in Northumberland County.

You may provide comments on this application (VMRC #2026-2194) 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.

(Oct-29-1t)

PUBLIC NOTICE

Notice is hereby given that Tony Leal (VMRC #2026-1740) is requesting a permit from the Virginia Marine Resources Commission to install four (4) stone sills with clean sand and native wetland plantings for the construction of a living shoreline and to construct an 8-foot by 16-foot addition to an existing private pier adjacent to 82 Bellows Drive, situated along Dymer Creek in Lancaster County.

You may provide comments on this application (VMRC #2026-1740) 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.

(Oct-29-1t)

PUBLIC NOTICE

Notice is hereby given that Watermen's Cove Association Inc. (VMRC #26-2117) is requesting a permit from the Virginia Marine Resources Commission to construct a 30-foot long by 3-foot wide finger pier and install a 10K uncovered boat lift at the HOA pier adjacent to 21 Waterfront Lane, situated along Cockrell's Creek in Northumberland County.

You may provide comments on this application (VMRC #2026-2117) 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.

(Oct-29-1t)

TRUSTEE'S SALE

780 Greenvale Road
Lancaster, VA 22503
(Parcel ID: 20G 3 1)

Default having been made in the terms of a certain Deed of Trust dated June 26, 2025, in the original principal amount of \$652,000.00 and recorded in Clerk's Office of the Circuit Court of the County of Lancaster, Virginia on July 1, 2025, as Instrument Number 250001415, the undersigned Substitute Trustees will sell at public auction on December 04, 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 tract, piece or parcel of land, with all appurtenances thereunto appertaining, situate, lying and being in Mantua (formerly White Chapel) Magisterial District, Lancaster County, Virginia, containing according to survey 3.2 acres, more or less, and further and more completely described as Parcel 1, on a certain plat of survey entitled "Greenvale Farm, Parcels 1-4" dated July 27, 1972, made by Tomlin & Keyser, C.L.S., a copy of which plat of survey is recorded in the Clerk's Office of the Circuit Court of Lancaster County, Virginia

("Clerk's Office") in Deed Book 172, at Page 171. Reference to said plat of survey is hereby made for a more complete and accurate description of the land herein conveyed.

Together with an easement of right of way for all purposes connected with the use, occupation and enjoyment of the lands hereby conveyed over the 50 foot road leading to the Virginia State Highway. This easement of way shall be used in common with all others legally entitled thereto. 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 \$65,000.00 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 property is sold subject to all senior liens, easements, restrictions, and encumbrances of record, as well as any applicable federal rights of redemption, including those of the IRS and HUD, which may extend up to 120 days following the foreclosure sale. Purchaser is responsible for conducting its own title investigation. 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. 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
Tel: 804-525-1570
File No. 26-004839-VA

(Oct-29-2t)



NORTHUMBERLAND COUNTY

NOTICE OF PUBLIC HEARING

Notice is hereby given, pursuant to Chapter 11, § 15.2-1427 of the Code of Virginia, as amended, that the Northumberland County Board of Supervisors will hold a public hearing on **November 12, 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, to consider amending the Northumberland County Code, Chapter 68; Fee Schedule, §68-1 Schedule of permit and other fees. The proposed amendment would establish permit and other county fees by ordinance. The proposed language may be viewed on the county web page at www.co.northumberland.va.us.

All interested persons may appear at such time and place to present their views on the matter. All written comments should be received by the County Administrator's Office prior to the meeting. For further information concerning this amendment, contact the County Administrator's Office at the Old Courthouse in Heathsville, VA (804-580-7666 or email ltadlock@co.northumberland.va.us).

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

10/29-2t

Town of Irvington

NOTICE OF PUBLIC HEARINGS

Notice is hereby given pursuant to Va. Code §§15.2-2204 and 15.2-1427 and Town Code §§10.14 and 30.15 that the Town of Irvington's Planning Commission will hold public hearings on **Tuesday, November 3, 2026, at 7:00 p.m.** in the Irvington Center conference room located next to the Town Office (at 4507 Irvington Road, Irvington, VA).

The public hearings concern the following proposed ordinances and ordinance amendments:

- Proposed Ordinance Amendment addressing the Town's zoning permit fee
- Proposed Ordinance Amendment to allow apartments in the B-1 zoning district
- Proposed Ordinance Amendment concerning the use regulations and definitions for hotels and related uses
- Proposed Ordinance Amendment concerning use regulations in the B-2 zoning district, including building size
- Proposed Ordinance Amendment concerning use regulations for farm animals

The purpose of the public hearings is to provide an opportunity for interested persons to appear and present their views concerning the proposed ordinance amendments.

Copies of the proposed ordinance amendments are available for public inspection at the Town Office. Individuals requiring additional information may visit the Town's website or contact the Town Office at (804) 438-6230.

10/22-2t



Town of White Stone

TRICK-OR-TREATING TIMES

PUBLIC NOTICE

Notice is hereby given that Trick-or-Treating in the Town of White Stone is scheduled for **Saturday Evening, October 31st, 2026.**

Please know that **Chapter §130.47, Prohibited Trick-or-Treat Activities**, of the Town's Code of Ordinances states the following:

- It shall be **unlawful for any person over the age of 12 years to engage**, within the town, in the activity commonly known as "trick-or-treat" or any other activity of similar character or nature under any name whatsoever, Nothing in this section shall be construed as prohibiting any parent, guardian, or other responsible person, having lawfully in his or her custody a child 12 years old or younger, from accompanying that child who is playing trick-or-treat for the purpose of caring for, looking after, or protecting the child.
- It shall be unlawful** for any person to engage, within the town, in the activity commonly know as trick-or-treat, or any other activity of similar character or nature under any name whatsoever, **after 9:00 p.m.**

10/22-2t



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, November 12, 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 Rogers & Sons Enterprises, LLC, owner, and NWP Energy, Inc., applicant, for a Conditional Use Permit to allow Bulk Oil/Propane Storage, Commercial with retail sales on property zoned B-1, Business General. The property is shown as Tax Map Parcels # 27-(1)-269 & 270 and is located at 15619 & 15631 Northumberland Highway.
- Request by Kirk and Teresa Vanlandingham, owner, for a Comprehensive Plan Amendment to modify the map in Figure 2.5, Burgess Future Land Use Plan, to remove the portions of Tax Parcel 27(1)237, 27(1)247, and 36(1)74 from the Commercial Hub and Support Growth Areas to facilitate placing the respective tax parcels into a conservation easement. The properties are located on Rt. 200, and on Lampkintown 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

10/29-2t

PUBLIC NOTICES



TOWN OF KILMARNOCK PUBLIC HEARING REZONING

The following public hearing will be conducted by the Kilmarnock Planning Commission on **November 9, 2026 at 6 PM** in the Kilmarnock Town Hall, 1 N. Main Street, Kilmarnock, VA:

- This hearing is to solicit public comment of an application submitted by Kilmarnock CSG 1 LLC, property owner Malcom C. Ransone, to rezone properties from R1 Single Family Residential to A1 Agricultural. The properties are located off James B. Jones Hwy. and North of “Springwood” subdivision. The proposed rezoning applies to parcels identified as Tax Map 23-90, 23-78, and 23-78A.

Information can be found at the Town Hall, 1 N. Main Street, Monday - Friday, 9 AM to 5 PM. Inquiries and comments shall be directed to Marshall A. Sebra, Zoning Administrator, msebra@kilmarnockva.com or (804) 435-1552 ext. 2.

10/22-2t



TOWN OF KILMARNOCK PUBLIC HEARING CONDITIONAL USE

The following public hearing will be conducted by the Kilmarnock Planning Commission on **November 9, 2026 at 6 PM** in the Kilmarnock Town Hall, 1 N. Main Street, Kilmarnock, VA:

- This hearing is to solicit public comment of an application submitted by Kilmarnock CSG 1 LLC, property owner Malcom C. Ransone, for a conditional use permit to construct and operate a utility-scale solar energy system, as allowed in Town Code Ch. 54, Art. III, Div. 7, Sec. 54-392(19). The properties are located off James B. Jones Hwy. and North of “Springwood” subdivision. The proposed conditional use permit applies to parcels identified as Tax Map 23-90, 23-78, and 23-78A.

Information can be found at the Town Hall, 1 N. Main Street, Monday - Friday, 9 AM to 5 PM. Inquiries and comments shall be directed to Marshall A. Sebra, Zoning Administrator, msebra@kilmarnockva.com or (804) 435-1552 ext. 2.

10/22-2t



COUNTY OF LANCASTER PLANNING COMMISSION NOTICE OF PUBLIC HEARING

NOTICE is hereby given that Pursuant to Section 15.2-2204 of the Code of Virginia, 1950, as amended, that the Lancaster County Planning Commission will hold a public hearing in the Board Meeting Room in the Lancaster County Administration Building, 8311 Mary Ball Road, Lancaster Virginia, **Thursday, November 12, 2026 at 6:00 p.m.**, to consider the following matter:

- Application for change of zoning district classification from Residential, General, District R-1 to Commercial, District C-1, conditional, by Eric Christianson Cornwell, of PO Box 2257, Kilmarnock, VA 22482, for a 1.5-ac. parcel of property, near the Town of White Stone, known as 71 Ocran Road, White Stone, VA 22578 (Tax Map #34-389A), located on VSH 646 (Ocran Road), in District 3.

Information relating to this matter is also available in the Lancaster County Planning and Land Use Office. Individuals requiring additional information or clarification may contact Andrea Pruett, Director of Planning and Zoning at 804-462-5256 or apruett@lancova.com.

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.

10/29-2t

PUBLIC NOTICE



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 Zoning Appeals will hold a public hearing on **November 4, 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 Gihan & Buddini Martin, owners, for a variance to the Northumberland County Zoning Ordinance, Article II, Sections 148-9 & 10 to construct a dwelling with less than the required 450 feet of minimum frontage and less than the required 125 feet from the center line of the street right-of-way. The property is located on Tax Map Parcel # 54-(1)-54-I on Galway Bay Lane.
- Request by Michael T. Roth, owner, for a variance to the Northumberland County Zoning Ordinance, Article V, Section 148-151 to construct a garage on property with less than the required 60 feet from the center line of the street right-of-way. The property is located on Tax Map Parcel #29-(1)-82 at 273 Oak Lane.
- Request by Matthew R. Covell, owner, and Robert Harper, applicant, for a variance to the Northumberland County Zoning Ordinance, Article III, Section 148-22 to allow a structure less than the required 60 feet from the center line of the street right-of-way. The property is located on Tax Map Parcel #15-(2)-2B at 3219 Northumberland Hwy.
- Request by Motley Lane, LLC, owner, and John McKenney, applicant, for a variance to the Northumberland County Zoning Ordinance, Article III Section 148-22 to allow an addition less than the required 60 feet from the center line of the street right-of-way. The property is located on Tax Map Parcel #13-A-(1)-5 at 14590 Richmond Road.

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 Board of Zoning Appeals
By: Philip Marston, Zoning Administrator

10/22-2t