PUBLIC NOTICES

IN THE OFFICE OF THE COMMISSIONER OF ACCOUNTS

CIRCUIT COURT OF THE COUNTY OF LANCASTER, VIRGINA

IN RE:
Estate of Julian Anthony Studds
Fiduciary No. CWF26-41

NOTICE

At the request of Sue Gilman Studds, Executrix for the Estate of Julian Anthony Studds, I have fixed Monday, November 16, 2026, 11:00 a.m. as the time, and my office at 1026 Jessie DuPont Memorial Highway, Burgess, VA 22432, as the place for receiving proof of debts and demands against Julian Anthony Studds or the Estate.

Given under my hand as Commissioner of Accounts this 5th Day of October, 2026
Jessica Haynie Bowis
Circuit Court of Lancaster County, Virginia

(Nov-05-1t)

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 Circuity 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 pro rated 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
FloranceGordonBrown, PC
901 East Cary Street, Suite 1900
Richmond, VA 23219
Direct Telephone:
804-697-5118

(Oct-29-2t)

NOTICE OF TRUSTEE'S SALE

109 Brookvale Lane
Lancaster, VA 22503

In execution of that certain deed of trust in the original principal amount of $47,000.00, dated April 11, 1986, and recorded among the land records of Lancaster County, in Deed Book 256, Page 641 and subsequent modifications or re-recordings, if any, as amended by an instrument appointing the undersigned as Substituted Trustee dated in the land records of Lancaster County, Virginia, default having been made in the payment of the indebtedness thereby secured and having been requested to do so by the holder of the note evidencing the said indebtedness, the undersigned Substituted Trustee will offer for sale at public auction at the Front Entrance of the Circuit Court of Lancaster County located at 8265 Mary Ball Road, Lancaster, VA 22503, on:

December 2, 2026 at 11:15 AM

The property described in said deed of trust located at the above street address, and more particularly described as:

All that certain lot or parcel of land lying and being in Mantua Magisterial District, Lancaster County, Virginia, containing 0.801 of an acre, more or less, according to a Plat of Survey dated March 12, 1979 and recorded in the Clerk's Office of the Circuit Court, Lancaster County, Virginia in Deed Book 217, Page 382, to which reference is made for a more particular description of the land hereby conveyed.

Terms of Sale: Cash or certified funds. A non-refundable deposit of ten percent (10%) of the successful bid price, payable in cash or by certified or cashier's check to the undersigned will be required of the successful bidder at time of sale. Terms of sale to be complied with within 30 days from date of sale or deposit will be forfeit and property will be resold at costs of defaulting purchaser. All real estate taxes to be adjusted as of date of sale. Seller shall not be responsible for any costs incurred by the purchaser in connection with their purchase or settlement, including, without limitation, state and local recording fees, title insurance or research, or any other costs of purchaser's acquisition. The property and the improvements thereon will be sold as is, without representations or warranties of any kind. The sale is subject to all other liens, encumbrances, conditions, easements, and restrictions, if any, superior to the aforesaid deed of trust and lawfully affecting the property. Trustees shall have no duty to obtain possession for purchaser. All risks of casualty pass to successful bidder at conclusion of bidding. Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan servicer including, but not limited to, determination of whether the borrower(s) entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the Purchaser's deposit without interest. Additional terms to be announced at the sale.

For Information Contact:

Terra Abstract Virginia, Inc.
1581 Main St., Suite 200
Warrington, PA 18976
(215) 572-8111
M-F Between 8:00 AM – 5 PM
(VA202500000049)

In the event of postponement of the sale, which may be done at the discretion of the trustee, the date of the postponed sale will be announced at the sale. No new or additional notice will be provided other than the announcement at the sale.

(Nov-5-4t)

PUBLIC NOTICE

Notice is hereby given that Mobile On The Go N-EMT LLC, 407 Campbell Road, Lancaster, Virginia 22503, 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 Charlottesville, Chesapeake, Colonial Heights, Franklin, Fredericksburg, Hampton, Harrisonburg, Hopewell, Newport News, Norfolk, Petersburg, Poquoson, Portsmouth, Richmond, Staunton, Suffolk, Virginia Beach, Waynesboro, and Williamsburg, Virginia, and the Counties of Albemarle, Augusta, Buckingham, Caroline, Charles City, Chesterfield, Culpeper, Cumberland, Dinwiddie, Essex, Fluvanna, Gloucester, Goochland, Greene, Hanover, Henrico, Isle of Wight, James City, King and Queen, King George, King William, Lancaster, Louisa, Madison, Middlesex, Nelson, New Kent, Northumberland, Orange, Powhatan, Prince George, Richmond, Rockingham, Southampton, Spotsylvania, Stafford, 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 MC2600753BW.

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 30, 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.

(Nov-5-1t)

PUBLIC NOTICE

Approval of a Categorical Exclusion from an Environmental Assessment for a Project Funded through the Virginia Water Supply Revolving Fund

Public Notice No.: BIL 016S-26
First Publication Date: 11/05/2026

The Virginia Department of Health has under consideration a request for a Categorical Exclusion from an Environmental Assessment for a waterworks project proposed to be funded through the Virginia Water Supply Revolving Fund, which administers funding through the Bipartisan Infrastructure Law. The applicant is Laurel Point Property Owner's Association.

The proposed project consists of replacement of approximately 9,000 linear feet of 2 ½-inch and smaller waterlines along Laurel Point Road, Stony Point Drive, Owings Court, within utility easements, and along otherwise undeveloped existing waterline routes in the Laurel Point community near Lancaster, VA. This project also proposes to install water meters at each household, refurbish existing hydro-pneumatic tanks, and increase the water storage capacity of the system to conform with Virginia Water Works Regulations. These waterlines are at the end of their useful life and waterline breaks have occurred in the area. Waterlines are proposed to be replaced with the same size pipe along the same route—lines are undersized for fire protection and are only sized for residential use. A 6,000 gallon hydro-pneumatic tank is proposed to be installed at each of the two well sites. Much of the existing waterline is in undeveloped wooded areas, and some appears to be within undelineated wetlands. Construction past these potential wetlands is proposed to use approximately 800 linear feet of directional drilling from Stony Point Dr to Laurel Point Rd. Some work at the pump houses, through wooded areas, and along roadside will require tree cutting. Approximately 2,000 linear feet of waterline replacement will occur within a utility easement formerly used for powerlines but has continued to be maintained. No permanent stream crossings are proposed, but replacement will occur above existing culverts to facilitate seasonal runoff. Project activities will be in coordination with the Virginia Department of Wildlife Resources, the Virginia Department of Conservation and Recreation, and the Virginia Department of Historic Resources.

The project meets the following exclusion categories established by the Department:

•Water line replacement/rehabilitation to correct exfiltration water loss problems or problems associated with inadequate water pressure. Rehabilitation of drinking water facilities such as reservoirs and storage facilities.

•An upgrade in level of treatment or facility improvements of an existing treatment works on the existing site of the works. The proposed action will result in a modest change in size, use, capacity, or purpose of the original location and is being designed predominately to serve residential users.

Documentation supporting this request includes:

•Preliminary Engineering Report by ARM Group dated 1/13/2023 and revised 8/19/2024.

•Financial and Construction Assistance Programs Environmental Review site visit memorandum dated 9/22/2026.

On the basis of a review of the request and support documentation, the Virginia Department of Health proposes to approve the request.

Persons may comment in writing to the Department on the proposed approval of the Categorical Exclusion within 30 days from the first publication date. Comments shall include the name, address, and telephone number of the writer and shall contain a complete, concise statement of the factual basis for the comments. Only those comments received within this period will be considered by the Department. Following the comment period, the Department will make its determination regarding the approval.

All comments should be addressed to:
Anthony Hess c/o Theresa Hewlett
Virginia Department of Health
Office of Drinking Water
109 Governor Street, 6th Floor
Richmond, VA 23219

(Nov-5-2t)

PUBLIC NOTICE

Notice is hereby given that Alyson

Continued on the next page

LANCASTER COUNTY SCHOOL BOARD
will hold a
SCHOOL BOARD MEETING
Monday, November 9th, 2026
at 5:30 pm at
Lancaster High School
100 Visionary Way, Irvington

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.

1. 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.
2. 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

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

COUNTY OF LANCASTER
BOARD OF SUPERVISORS
PUBLIC HEARING

Notice is hereby given pursuant to Section 15.2-2204 of the Code of Virginia that the Lancaster County Board of Supervisors at its meeting in the Board Meeting Room of the Lancaster County Administration Building, 8311 Mary Ball Road, Lancaster, VA 22503, on **Thursday, November 19, 2026 at 7:00 p.m.**, will consider the following items:

1. Application for Special Exception by Regal Moments LLC, 6712 White Post Road, Centreville, VA 20121, to operate an unhosted short-term rental as required by Article 29 of the Lancaster County Zoning Ordinance. This property is zoned R-1, Residential, General, and is located at 501 Doggett Lane, Lancaster, VA 22503 (Tax Map# 20-67) in District 1.
2. Application for Special Exception by JHPL LLC, 10401 Hobby Hill Road, Richmond, VA 23235, to operate an unhosted short-term rental as required by Article 29 of the Lancaster County Zoning Ordinance. This property is zoned R-1, Residential, General, and is located at 1280 Kelley Neck Road, Lancaster, VA 22503 (Tax Map# 20-160G) in District 2.
3. Application for Special Exception by Kim Ryan Jensen and Amy Jensen, 16237 Maple Hall Drive, Midlothian, VA 23113, to operate an unhosted short-term rental as required by Article 29 of the Lancaster County Zoning Ordinance. This property is zoned R-1, Residential, General, and is located at 265 Oyster House Road, White Stone, VA 22578 (Tax Map# 39-23D) in District 3.
4. Application for Special Exception by Bright Properties, LLC, 9351 John Wickham Way, Ashland, VA 23005, to operate an unhosted short-term rental as required by Article 29 of the Lancaster County Zoning Ordinance. This property is zoned R-1, Residential, General, and is located at 1822 Rocky Neck Road, Lancaster, VA 22503 (Tax Map# 19C-2-4) in District 1.
5. Application for Special Exception by Jonathan Melnick, owner, and William and Jennifer Kimmins, contract buyers, for an Equestrian Academy and Kennel, as required by Article 4 of the Lancaster County Zoning Ordinance, to operate an animal-assisted wellness and therapeutic facility and clinical therapy office on a 40.444-ac. parcel of property, known as Tax Map# 31-28A, located on VSH 354 (River Road), in District 1.

Documentation is available for examination by interested members of the public in the Planning and Zoning Office. Individuals requiring additional information or clarification regarding these items should contact Andrea Pruett, Director of Planning and Zoning at (804) 462-5220, apruett@lancova.com.

Interested members of the public will also be able to participate in the meeting from their computer, tablet, smartphone 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.

11/5-2t

PUBLIC NOTICES

Continued from the previous page

Schlobohm (VMRC #2026-2103) is requesting a permit from the Virginia Marine Resources Commission to relocate an osprey nesting pole and platform adjacent to 158 Pops Lane, situated along the Rappahannock River in Essex County.

You may provide comments on this application (VMRC #2026-2103) at https://webapps.mrc.virginia.gov/public/habitat/comments/ We will accept comments by the USPS provided they are received within l5 days of this notice to: Marine Resources Commission, Habitat Management Division, 380 Fenwick Road, Bldg. 96, Hampton, VA 23651.

(Nov-5-1t)

TRUSTEE'S SALE

211 Sycamore Lane
Lancaster, VA 22503

In execution of a Deed of Trust in the original principal amount of $105,496.00 dated September 26, 2025 recorded among the land records of the Circuit Court for Lancaster County on October 3, 2025 as Instrument Number: 250002148, the undersigned appointed Substitute Trustee will offer for sale at public auction, at the Main entrance of the courthouse for the Circuit Court of Lancaster County, 8265 Mary Ball Rd, Lancaster, VA 22503 on January 13, 2027 at 03:30 PM the property described in said deed of trust, located at the above address and briefly described as:

All that certain lot, tract, piece or parcel of land, together with all buildings and improvements thereon and all appurtenances thereunto appertaining, situate, lying and being in White Chapel Magisterial District, Lancaster County, Virginia, and being described as Lot 15 Sycamore Lane on a certain plat of survey entitled, "Edgewater" dated July 8, 1997, revised October 15, 1997, made by Tomlin and Keyser, a copy of the plat of survey being duly recorded in the Clerk's Office of the Circuit Court of Lancaster County, Virginia in Plat Book 5 at Page 57 (the "plat"). Such property is conveyed in gross and not by the acre. Reference is made to the plat for a more complete and accurate description of the property. Tax ID: 543N.

TERMS OF SALE: A bidder's deposit of $10,000.00 or 10% of the sale price, whichever is lower, will be required in the form of a certified or cashier's check. Cash will not be accepted as a deposit. Settlement within fifteen (15) days of sale, otherwise Trustee may forfeit deposit. FinCEN reporting will be required of all successful purchasers, absent a lawful exemption. Additional terms to be announced at sale.

This is a communication from a debt collector.

This notice is an attempt to collect on a debt and any information obtained will be used for that purpose.

(Trustee # 26-009513)
Substitute Trustee: ALG Trustee, LLC C/O Orlans Law Group PLLC
PO Box 2548
Leesburg, VA 20177
(703) 777-7101
Website: www.Orlans.com

(Nov-5-7t)

TRUSTEE'S SALE

75 Cypress Lane
White Stone, VA 22578

In execution of a Deed of Trust in the original amount of $76,500.00, dated November 23, 2012, recorded as Instrument No. 120002381 in the land records of the County of Lancaster, Virginia, default having been made in the payments of indebtedness thereby secured, the undersigned will on:

November 16, 2026 @ 1:00 PM

at the front entrance of the Lancaster County Circuit Courthouse, 8265 Mary Ball Rd., Lancaster, VA 22503, offer for sale at public auction the property and improvements hereon, described as follows:

All that certain lot or parcel of land, together with all rights, ways, privileges and appurtenances thereunto being and lying northwesterly of the intersection of Virginia State Highways 695 and 738 in Christ Church Magisterial District, formerly White Stine Magisterial District, Lancaster County, Virginia, comprising 1.906 acres as shown on a certain plat of survey captioned "Lot Location Survey – Mary Frances Robertson" dated July 19, 1977, made by Tomlin & Keyser, C.L.S., a copy of which is recorded in the Clerk's Office of the Circuit Court of Lancaster County in Deed Book 204, Page 232.

Less and except a strip or parcel of land conveyed to the Commonwealth of Virginia of record in the aforesaid Clerk's Office in Deed Book 256, Page 505.

Terms of Sale: Cash

This sale is subject to all matters of record in the chain of title to the above property, and also subject to mechanics' and materialmen's liens of record and not of record, if any such liens exist.

A bidder's deposit of 10% of bid amount, in cash, certified or cashier's check, is required at the time of sale, with the balance due at settlement, to be held within 30 days from the sale date at the office of the Trustee. The property and improvements thereon shall be sold in "as is" condition. All costs of conveyance, by special warranty deed, will be at the cost of the purchaser. Real estate taxes shall be prorated to date of sale. Additional terms of sale shall be announced at the time of sale and contained in a memorandum of sale which the successful bidder shall be required to sign.

Samuel M. Pender
Trustee

For more information please contact:
Samuel M. Pender, Esquire
Franklin, Denney, Ward & Strosnider PLC
129 N. Wayne Avenue
Waynesboro, Virginia 22980
540-946-4412
email: spender@fdwslaw.com

(Nov-5-2t)

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)

LANCASTER COUNTY DOG LICENSES ARE NOW ON SALE FOR 2027

TREASURER'S OFFICE
LANCASTER, VIRGINIA
OFFICE HOURS: 9:00 – 5:00
MONDAY THROUGH FRIDAY

Please Note:
MALE TAGS----------$8.00
FEMALE TAGS----------$8.00
Unsexed (Spayed or Neutered)----------$4.00
Kennel (up to 20 tags)----------$50.00

TAGS MUST BE PURCHASED ON OR BEFORE JANUARY 31, 2027

Written proof from the Veterinarian must be presented to the Treasurer's Office on all unsexed dogs. **A valid rabies certificate must be presented when purchasing your dog tag.** Owners of dogs over four (4) months of age must have tags for same and all dogs that roam or run at large must have their license tags fastened to a substantial collar on the dog or be subject to a fine upon conviction in court. Your dog tag(s) may be purchased by mail by sending a copy of a valid rabies certificate. A self-addressed, stamped envelope would be appreciated.

All stray or unknown dogs should be reported to James Abbott, Animal Warden, 462-7175

Bonnie J. Dickson, Master Governmental Treasurer

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:

1. 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

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, November 19, 2026 at 7:00 p.m.** in the Northumberland County Courts Building (220 Judicial Place) in Heathsville in order to consider the following request.

1. Request by Roger Clark, owner, for a Conditional Use Permit to allow farming with livestock (horses) on property zoned R-2, Residential Waterfront. The property is shown as Tax Map Parcel # 29-(1)-83 and is located at 55 Waterside Ln.

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

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