PUBLIC NOTICES

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 Mr. John Coyle (VMRC #26-2179) is requesting a permit from the Virginia Marine Resources Commission to install an approximately 145-foot long Class I riprap sill with weirs an 8-foot base width and 65 cubic yards of associated back fill and plantings, adjacent to property situated along Bells Creek at 248 Bells Creek Lane in Northumberland County.

You may provide comments on this application (VMRC #2026-2179) 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-19-1t)

TRUSTEE'S SALE

12241 Mary Ball Road
Lancaster, VA 22503

In execution of a certain Deed of Trust dated April 28, 2009, in the original principal amount of $103,174.00 recorded in the Clerk's Court, Circuit Court for Lancaster County, Virginia as Instrument No. 090000945. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Lancaster County, 8265 Mary Ball Road, Lancaster, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on January 11, 2027, at 2:15 PM, the property described in said Deed of Trust located at the above address, and more particularly described as follows:

All that certain lot or parcel of land together with all appurtenances thereunto belonging, situate in Mantua Magisterial District, Lancaster County, Virginia, containing 1.241 acres, on that certain plat of survey entitled "Boundary & Family Division of the Land of Frank M. Coleman & Phyllis D. Coleman", made by Charles R. Pruett & Associates, L.S., dated September 9, 2004, revised October 29, 2004 and January 13, 2005, which plat is recorded in the Circuit Court Clerk's Office of Lancaster County, Virginia, as Instrument Number 050000795, referenced to said plat being hereby expressly made for a more complete description of the land herein conveyed.

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. 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. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.aldridgepite.com. Additional terms, if any, to be announced at the sale and the 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.

Substitute Trustee:
Equity Trustees, LLC
8100 Three Chopt Rd., Suite 240
Richmond, VA 23229

If you have any questions or concerns, please contact the Virginia Pre-Sale Department of counsel for Equity Trustees, LLC at 301-961-6555.
Website: www.aldridgepite.com
1221-6537B

(Nov-12-3t)

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

316 Sunset Drive
Weems, VA 22576

In execution of a certain Deed of Trust dated October 30, 2006, in the original principal amount of $240,000.00 recorded in the Clerk's Court, Circuit Court for Lancaster County, Virginia as Instrument No. 060003354. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Lancaster County, 8265 Mary Ball Road, Lancaster, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on January 11, 2027, at 2:15 PM, the property described in said Deed of Trust located at the above address, and more particularly described as follows:

All that certain lot or parcel of land together with all improvements thereon and all appurtenances thereunto appertaining, situate, lying and being in the Town of Weems, Lancaster County, Virginia, containing 0.587 acres, more or less, shown and described on that certain plat of survey entitled "Location Survey for Kenneth Brown", dated September 12, 2000, made by William W. Thompsen, L.S., a copy of which plat is recorded in the Circuit Court Clerk's Office of Lancaster County, Virginia, attached to Instrument Number 060000078.

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. 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. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.aldridgepite.com. Additional terms, if any, to be announced at the sale and the 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.

Substitute Trustee:
Equity Trustees, LLC
8100 Three Chopt Rd., Suite 240
Richmond, VA 23229

If you have any questions or concerns, please contact the Virginia Pre-Sale Department of counsel for Equity Trustees, LLC at 301-961-6555.
Website: www.aldridgepite.com
1221-7084B

(Nov-12-3t)