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 Bill Wellener (VMRC #2026-2146) is requesting a permit from the Virginia Marine Resources Commission to install an 156-foot QuickReef Defender sill with sand and native wetland plantings for the construction of a living shoreline adjacent to 143 Hills Lane, situated along the Corrotoman River in Lancaster County.

You may provide comments on this application (VMRC #2026-2146) 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-25-1t)

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)

TOWN OF KILMARNOCK
PUBLIC HEARING
REZONING

The following public hearing will be conducted by the Kilmarnock Town Council on **December 14, 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.

11/25-2t

NORTHUMBERLAND COUNTY
OFFICE OF BUILDING & ZONING
PUBLIC NOTICE

Notice is hereby given pursuant to Article XIV, Section 148-151, of the Northumberland County Zoning Ordinance that the following application for a Boathouse Permit has been submitted for approval:

- A request by Magnolia Real Estate Holdings, LLC, owner, and Seth Manheim, applicant, (V.M.R.C. #26-2529) to construct a 666 square foot open-sided boathouse alongside a proposed pier extending from the shoreline of Prentice Creek and 1841 Ditchley Road, Tax Map Parcel #52-(1)-19.

The application requesting the proposed permit is on file in the Office of Building and Zoning at the Old Courthouse in Heathsville, VA, where all interested parties may view and inspect the project. Comments, questions and/or objections may be written, faxed to (804) 580-8082, or e-mailed to (pmarston@co.northumberland.va.us) and must be received within 15 days of the date of publication of this notice.

Northumberland County Board of Supervisors
By: Philip Marston, Zoning Administrator

11/25-1t

TOWN OF KILMARNOCK
PUBLIC HEARING
CONDITIONAL USE

The following public hearing will be conducted by the Kilmarnock Town Council on **December 14, 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.

11/25-2t

PUBLIC NOTICE

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, December 10, 2026 at 7:00 p.m.**, will consider the following items:

1. Application for Special Exception by Matthew and Jessica McClain, 4801 Rodney Road, Richmond, VA 23230, 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 381 Dawson Lane, White Stone, VA 22578 (Tax Map# 29-86I) in District 3.
2. Application for Special Exception by Rose B. Wood, Trustee, 439 Yankee Point Road, Lancaster, VA 22503, 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 377 Yankee Point Road, Lancaster, VA 22503 (Tax Map# 26J-1-31) in District 1.
3. Proposed amendments to the following articles of the Lancaster County Land Development Code – Part I – Zoning Ordinance in order to conform with recently adopted state code:

- Article 1. – Definitions. Amendment to the definitions of "Dwelling," "Manufactured Home," and, "Manufactured Home Park or Subdivision. "
- Article 3. – Agricultural, Limited, District A-1. Amendment to the existing permitted use of Individual manufactured homes.
- Article 4. – Agricultural, General, District A-2. Amendment to the existing permitted use of Individual manufactured homes.
- Article 5. – Residential, General, District R-1. Amendment to the existing permitted use of Individual manufactured homes.
- Article 6. – Legacy Residential District, LR-2. Amendment to add the permitted use of Individual manufactured homes.
- Article 6A. – Residential Community, R-4. Amendment to a) add the permitted use of Individual manufactured homes, and b) revise the existing permitted use of Two-family dwelling units.
- Article 7. – Residential, Medium General, District R-3. Amendment to add the permitted use of Individual manufactured homes.
- Article 18. – Waterfront Residential Overlay, All Districts, W-1. Amendment to the existing permitted use of Individual manufactured homes.
- Article 21 – Rural Village Overlay, All District, RV-1. Amendment to add the permitted use of Individual manufactured homes.

4. Proposed amendments to the Lancaster County Land Development Code – Part I – Zoning Ordinance, Article 1. – Definitions, to add the definitions of "Battery Energy Storage System (BESS)," "Accessory Battery Energy Storage System (Accessory BESS)," and, "Stand-Alone Battery Energy Storage System (Stand-Alone BESS)," and amendments to Part I – Zoning Ordinance, Article 28 – Utility Scale Solar Energy Facilities, 28-5. – Utility Scale Solar, in order to conform with recently adopted state code.
5. Application for Special Exception by Dave Moody, 42071 Fremont Preserve Sq., Aldie, VA 20105, for disposal of dredge material, as required by Article 5-1-30 of the Lancaster County Zoning Ordinance. This property is zoned, R-1, Residential, General and is located at 397 Flowering Field, White Stone, VA 22578 (Tax Map #29-74C1) in District 3.
6. Application for change of zoning district classification from Residential, General, District R-1 to Commercial, District C-1, conditional, by Eric Christianson Cornwell, P.O. 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.

Documentation is available for examination by interested members of the public in the Planning and Zoning Office. Individuals requiring additional information or clarification regarding items 1, 2, 3, 4 and 6 should contact Andrea Pruett, Director of Planning and Zoning at (804) 462-5220, apruett@lancova.com and for item 5 contact Olivia Hall, Director of Environmental Codes at (804) 462-5081, ohall@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.

11/25-2t

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