

PUBLIC NOTICES

Auction at WWW.STORAGE AUCTIONS.COM starting July 11, at 8a.m. for default of rental agreement. All contents in units C1023 and 20043 at Brookvale Mini Storage, Kilmarnock will be sold. (7-3-1t)RR

TRUSTEE'S SALE 1062 TWIGGS FERRY RD. HARTFIELD, VA 23071

In execution of the Deed of Trust in the original principal amount of \$52,000.00, dated March 14, 2008, and recorded as Instrument Number 080716 in Middlesex County land records, the appointed Substitute Trustee will offer for sale at public auction in front of the Circuit Court building for Middlesex County, Routes 17 and 33, Saluda, VA 23149 on August 01, 2024 at 11:00AM, the property described in said deed of trust, located at the above address and more particularly described as follows:

ALL OF THAT CERTAIN PIECE OR PARCEL OF LAND WITH ALL IMPROVEMENTS THEREON ALL RIGHTS, WAYS, APPERTAINING, SITUATED IN PINETOP MAGISTERIAL DISTRICT, MIDDLESEX COUNTY, VIRGINIA NEAR HARTFIELD, AND CONTAINING, 1.040ACRES. FOR A MORE ACCURATE AND PARTICULAR DESCRIPTION AS TO THE METES AND BOUNDS OF THE PROPERTY HEREBY CONVEYED, REFERENCE IS MADE TO A PLAT OF SURVEY PREPARED BY CHARLES E. TOMLIN JR. C.L.S., DATED NOVEMBER 15, 1978, ATTACHED HERETO, MADE A PART HEREOF AND RECORDED HERewith, SAID PROPERTY IS BOUNDED ON THE NORTH BY THE LAND OF GERALD L. BALLANTYNE, ET UX; ON THE SOUTH AND WEST BY OTHER LAND OF THE GRANTOR HEREIN; AND, ON THE EAST BY THE LAND OF JOHN A. PUCELL JR. ALL AS SHOWN ON THE HEREIN ABOVE MENTIONED PLAT OF SURVEY. TAX ID: 27 1.

The property and improvements will be sold in "as is" physical condition without warranty of any kind.

TERMS OF SALE: A non-refundable bidder's deposit of 10% of the sale price or 10% of the original principal amount of the subject Deed of Trust, whichever is lower, by cashier's or certified check required at time of sale except for the party secured by the Deed of Trust. Risk of loss on purchaser from date and time of auction. Balance of the purchase price must be paid by cashier's check within

15 days from sale date. Except for Virginia Grantor tax, all settlement costs and expenses are purchaser's responsibility. Taxes are pro-rated to the date of sale. Purchaser is responsible for obtaining possession of the property. If purchaser defaults, deposit may be forfeited and property resold at the risk and cost of the defaulting purchaser who shall be liable for any deficiency in the purchase price and all costs, expenses and attorney's fees of both sales. If Trustee does not convey title for any reason, purchaser's sole remedy is return of deposit without interest. This sale is subject to post-sale audit of the status of the loan secured by the Deed of Trust including but not limited to determining whether prior to sale a bankruptcy was filed, a forbearance, repayment or other agreement was entered into or the loan was reinstated or paid off; in any such event this sale shall be null and void and purchaser's sole remedy shall be return of deposit without interest. This communication is from a debt collector and is an attempt to collect a debt and any information obtained will be used for that purpose.

SUBSTITUTE TRUSTEE:
RAS Trustee Services, LLC
4012 Raintree Road, Suite 100A,
Chesapeake, Virginia 23321
FOR INFORMATION CONTACT:
RAS Trustee Services, LLC,
Substitute Trustee
c/o Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
11350 McCormick Road,
Executive Plaza I, Suite 302
Hunt Valley, Maryland 21031
(844) 442-2150
(470) 321-7112
(6-27, 7-3, 2024)

VA ABC RETAIL
LICENSE APPLICATION
The Urban Oyster LLC

Trading as:
The Urban Oyster
161 Cross Street
Urbanna, Virginia 23175
Middlesex County, Virginia
The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a Wine and Beer On and Off Premises license to sell or manufacture alcoholic beverages.

Shawn Pickett, Owner
NOTE: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or (800)552-3200.(6-27-2t)



MIDDLESEX COUNTY PLANNING COMMISSION

County of Middlesex

NOTICE OF PUBLIC HEARING

Notice is hereby given pursuant to Section 15.2-2204 of the Code of Virginia that a public hearing will be held by the Middlesex County Planning Commission on **Thursday, July 11, 2024, at 7:00 PM** to consider the following:

- 1. Ordinance Amendment #2024-04**, initiated by the Middlesex County Planning Commission. The application requests to amend Article 10 (Waterfront Commercial), Section 10-2.17 (Campgrounds) by relocating the currently permitted use to the newly created Section 10-2A (Special Exceptions.), as Section 10-2A.1 (Campgrounds).

The public hearing will be held in the **Boardroom** of the **Historic Courthouse**, 865 General Puller Highway, Saluda, VA 23149 on Thursday, July 11, 2024, at 7:00 PM. Copies of this application are available for public inspection during normal business hours at the Department of Planning and Community Development, 865 General Puller Highway, Saluda, VA 23149, or for additional questions you may contact Planning and Community Development staff at telephone number (804) 758-3382. All interested persons are encouraged to submit written comments or attend the meeting to present their views on the matters described in this public notice.

06.27&07.03.24



MIDDLESEX COUNTY WETLANDS BOARD

County of Middlesex

NOTICE OF PUBLIC HEARING

Notice is hereby given pursuant to Section 28.2-1302.6 of the Code of Virginia that a public hearing will be held by the Middlesex County Wetlands Board on **Tuesday, July 9, 2024 at 10:00 AM** to consider the following:

- 1. Wetlands Application # 2024-0521** submitted by Daniel Corker Jr. This request is to remove 112', 90', and 60' timber groins. Install two 48' groins with 15' spur and a 34' groin within the Wetlands Board's jurisdiction. The proposed project is located on the Rappahannock River, at Tax Map Parcel # 41-15. 156 Piney Point Rd.
- 2. Wetlands Application # 2024-0643** submitted by Dorothy Gallimore. This request is to install a living shoreline using 75 LF of Ready Reef sills, backfilled with sand, and planted with Spartina grasses. Additionally, 60 LF of Shore Sox will be added to protect the scarp at lawn edge within the Wetlands Board's jurisdiction. The proposed project is located on the Piankatank River, at Tax Map Parcel # 37A-7-28. 542 Shore Dr.
- 3. Wetlands Application # 2024-0977** submitted by LayJe LLC C/O Melissa Layfield. This request is for moving existing riprap revetment to create two marsh sill/breakwaters each at 14'X85'X5.5', remove timber bulkhead, backfill with clean sand, and plant spartina alterniflora and spartina patens within the Wetlands Board's jurisdiction. The proposed project is located on Fishing Bay, at Tax Map Parcel # 46-3-E. 869 Stove Point Rd.
- 4. Wetlands Application # 2024-1009** submitted by Bernard Collins. This request is for installing a 12' return and a 40' return on a proposed 150' vinyl bulkhead. Backfill with clean sand and plant Spartina Alterniflora behind Marsh Sill #1 within the Wetlands Board's jurisdiction. The proposed project is located on Jackson Creek, at Tax Map Parcel # 41-128. 18210 General Puller Hwy.
- 5. Wetlands Application # 2024-1054** submitted by Bayshore Design on behalf of Sandra Wright. This request is to construct a 104' armor stone revetment against base of bank and install 200 C.Y. of beach nourishment with 2800 S.F. of wetlands vegetation plantings within the Wetlands Board's jurisdiction. The proposed project is located on Sturgeon Creek, at Tax Map Parcel # 40-104-28. 160 Heritage Point Rd.

Site visits will be held by the Board & Staff on Tuesday, July 2, 2024, starting at 10:00 AM at the properties listed above.

The Wetlands Board meeting will be held in the **Board Room** of the **Historic Courthouse**, 865 General Puller Highway, Saluda, VA 23149. All interested persons are encouraged to attend to present their views concerning this application. A copy of this application is available for public inspection at the Department of Planning and Community Development, Historic Courthouse, Lower Floor, Saluda, VA; (804) 758-3382.

06.27&07.03.24

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