

# PUBLIC NOTICES

## NOTICE OF SUBSTITUTE TRUSTEE SALE

135 Pineview Drive  
Hartfield, VA 23071

By virtue of the power and authority contained in a Deed of Trust dated July 21, 2010 and recorded July 27, 2010 in Instrument Number 100001260 and a Loan Modification recorded on May 10, 2019 in Instrument Number 190000664 in the Clerk's Office for the Middlesex County Virginia Circuit Court, Virginia, securing a loan which was originally \$135,000.00. The appointed SUBSTITUTE TRUSTEE, Commonwealth Trustees, LLC will offer for sale at public auction at the courthouse steps Middlesex County Circuit Court located at 73 Bowden Street, Saluda, VA 23149.

**September 27, 2024 at 1:00 PM** improved real property, with an abbreviated legal description of the following described property,

to wit:

**All that certain lot or parcel of land, situate in Pinetop Magisterial District, Middlesex County, Virginia, near Hartfield, lying in Piankatank Shores Subdivision, shown and described as Lot 53, Section H on a plat of survey by Frank E. Miner, C.L.S., dated May 19, 1966, entitled "Piankatank Shores - Section H," recorded in the Clerk's Office, Circuit Court, Middlesex County, Virginia in Deed Book 86, Page 171, to which plat reference is hereby made for a more particular description of the property herein conveyed. AND as more fully described in the aforesaid Deed of Trust.**

**TERMS OF SALE:** The property will be sold "AS IS," WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND AND SUBJECT TO conditions, restrictions, reservations, easements, rights of

way, and all other matters of record taking priority over the Deed of Trust to be announced at the time of sale. A deposit of \$20,000 or 10% of the sale price, whichever is lower, will be required at the time of sale, in the form of certified check, cashier's check or money order by the purchaser. The balance of the purchase price, with interest at the rate contained in the Deed of Trust Note from the date of sale to the date said funds are received in the office of the SUBSTITUTE TRUSTEE, will be due within fifteen (15) days of sale. In the event of default by the successful bidder, the entire deposit shall be forfeited and applied to the costs and expenses of sale and Substitute Trustee's fee. All other public charges or assessments, including water/sewer charges, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. In

the event taxes, any other public charges have been advanced, a credit will be due to the seller, to be adjusted from the date of sale at the time of settlement. Purchaser agrees to pay the seller's attorneys at settlement, a fee of \$470.00 for review of the settlement documents.

Additional terms will be announced at the time of sale and the successful bidder will be required to execute and deliver to the Substitute Trustees a memorandum or contract of the sale at the conclusion of bidding.

**FOR INFORMATION CONTACT**  
Rosenberg & Associates, LLC  
(Attorney for the Secured Party)  
4340 East West Highway,  
Suite 600  
Bethesda, MD 20814  
301-907-8000  
www.rosenberg-assoc.com  
(8-29, 9-5, 2024)

## PUBLIC NOTICE

Notice is hereby given that Harbor House Association (VMRC #2024-1389) is requesting a permit from the Virginia Marine Resources Commission to install fifteen (15) boat lifts along Harbor House Association community pier at 499 Jackson Creek Road along Jackson Creek in Middlesex County. You may provide comments on this application (VMRC #2024-1389) 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. (8-29-1t)

## PUBLIC NOTICE

Notice is hereby given that Raymond Moyer (VMRC #2024-1796) is requesting a permit from the Virginia Marine Resources Commission to install a living shoreline consisting of an 82-linear foot Natrx sill with associated clean sand backfill and native wetlands plantings serving 1027 Robins Point Avenue situated along Hunton Creek in Middlesex County.

You may provide comments on this application (VMRC #2024-1796) 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. (8-29-1t)



## 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, September 10, 2024 at 10:00 AM** to consider the following:

- 1. Wetlands Application # 2024-1540** submitted by MAC Bros LLC on behalf of Charles Arnett. This request is to construct a 160'X10'X5' Riprap revetment within the Wetlands Board's jurisdiction. The proposed project is located on Bush Park Creek, at Tax Map Parcel # 39(14)23. 833 Belle Aire Dr
- 2. Wetlands Application # 2024-1592** submitted by Scott Fath. This request is to construct a 60'X8' marsh toe within the Wetlands Board's jurisdiction. The proposed project is located on Robinson Creek, at Tax Map Parcel # 19C(5)37. 228 Kilmer Dr
- 3. Wetlands Application # 2024-1613** submitted by Curt Angstadt. This request is to construct an 8'X110' Marsh Toe within the Wetlands Board's jurisdiction. The proposed project is located on Robinson Creek, at Tax Map Parcel # 19C(5)38. 224 Kilmer Dr

Site visits will be held by the Board & Staff on Tuesday, September 3, 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; our telephone number is (804) 758-3382.

08.29&09.05.24



## MIDDLESEX WATER AUTHORITY

### NOTICE OF PUBLIC HEARING CONCERNING PROPOSED WATER RATES FEES AND CHARGES CHANGES

The Board of Directors of the Middlesex Water Authority (the "Authority") will hold a public hearing on Wednesday, September 18, 2024, at 6:00 p.m. in the Board Room on the Second Floor of the Historic Courthouse, 865 General Puller Highway, Saluda, VA 23149 to give the public an opportunity to be heard concerning the adoption of proposed revisions to certain of the Authority's rates, fees and charges. The proposed changes to the rates, fees and charges to be effective October 1, 2024, are as follows:

1. The addition on an installment payment option for connection fees for new individual residential  $\frac{3}{4}$ " water services.
2. The addition of a new charge (\$55.00 per month for small accounts; \$0.01 per gallon for large accounts) for bulk water sales.
3. The addition of a new charge for connection fees for direct water main connections of building fire protection systems.

A copy of the proposed changes can be viewed on our website at <https://www.co.middlesex.va.us/336/Middlesex-Water-Authority>.

08.29&09.06.24



## URBANNA HISTORIC AND ARCHITECTURAL REVIEW BOARD URBANNA VIRGINIA

### NOTICE OF PUBLIC HEARING

Please take notice that the Historic and Architectural Review Board of Urbanna Virginia will hold a public hearing on Tuesday, September 10, 2024 beginning at 6:00 PM in the Council Chambers, 390 Virginia Street, Suite B, Urbanna, VA 23175 to consider the following:

- A Certificate of Appropriateness Application by the Middlesex County Woman's Club for a 45-inch diameter sign to be installed over the entrance to 210 Virginia Street.
- A Certificate of Appropriateness by A. B. Gravatt for a wood fence to be installed parallel to Virginia Street with short runs along each side at 271 Virginia Street.
- A Certificate of Appropriateness by Daniel and Tammy Caskie for multiple improvements to and about 281 Virginia Street.

The applications and other relevant documents are available for review at the Town Office, 390 Virginia Street, Suite B, Urbanna VA 23175, or by contacting Ted Costin at (804) 758-2613 or [t.costin@urbannava.gov](mailto:t.costin@urbannava.gov). All persons are invited to attend and express their views. Any person requiring assistance in order to participate in the public hearing is asked to contact the Urbanna Town Clerk, Martha Rodenburg, at (804) 758-2613 or [m.rodenburg@urbannava.gov](mailto:m.rodenburg@urbannava.gov) prior to the public hearing so that appropriate arrangements may be made.

08.22&08.29.24