

# PUBLIC NOTICES

## NOTICE OF TRUSTEE'S SALE OF REAL ESTATE

**85 Martin Lane  
Deltaville, Virginia 23043**  
In execution of a Deed of Trust from Eleanor June Lemmon, dated May 23, 2017 to the undersigned Trustee, recorded in the Clerk's Office of the Circuit Court of Middlesex, Virginia as Instrument No. 17-0808, to secure the payment of a certain Deed of Trust Note of even date therewith in the original amount of \$70,000.00; and default having occurred and been declared; and being instructed to do so by the Noteholder, the undersigned Trustee will sell at public auction, on **Friday, December 6, 2024 at 11:00 AM** on the front steps of the Middlesex County Courthouse, 73 Bowden Street, Saluda, Virginia 23149, the improved property with an abbreviated legal description, as follows:

All of that certain piece or parcel of land, together with all improvements thereon, all rights, ways, easements, and appurtenances, situated in Pinetop Magisterial District, Middlesex County, Virginia, designated as **Lot 4, 1.528 acres**, as the same is shown on a plat of survey by Dalton D. Brownley, Jr., L.S., of record in the Clerk's Office of the Circuit Court of Middlesex County, Virginia in Plat Cabinet 2, Slide 15-8, to which plat reference is made for a more accurate description of the property, and as more fully described in the aforesaid deed of trust. **Tax Map No. 40-108-4.**

**TERMS OF SALE:** The property is sold "As Is", without warranty or representations of any kind, and subject to all conditions, restrictions, easements, and any other matters of

record taking priority over the deed of trust. A successful bidder's deposit of not more than 10% of the sales price will be required; balance due in full at the time of settlement which shall be within twenty days of the date of sale. In the event of default by the successful bidder, the entire deposit shall be forfeited and applied to the expenses of sale and Trustee's fee. All costs incident to settlement shall be borne by purchaser. Additional terms may be announced prior to sale. For more information, contact Robert P. Brooks, Trustee  
P. O. Box 559  
Deltaville, Virginia 23043-0559  
Office: 804.776.9200  
Cell: 804.761.1699  
rbrooks@va.metrocast.net  
(11-7, 11-14, 11-21, 12-5, 2024)

**VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF MIDDLESEX, VIRGINIA, a Political Subdivision of the Commonwealth of Virginia, Complainant,**

**Case No. CL24-216**  
**v. WENDOLYN HAMLIN-SMITH, ET ALS.,**  
**Respondent(s).**

**ORDER OF PUBLICATION**  
The object of this suit is to enforce the lien of the Complainant, County of Middlesex, Virginia, for delinquent real estate taxes against certain real property located in the County of Middlesex, Virginia, described as follows:

Tax Map No. 39-64A  
Account No. 9066  
ALL that certain piece or parcel of

land, with all improvements thereon, all rights, ways, easements, privileges and appurtenances thereunto belonging or in any way appertaining, situated in Pinetop Magisterial District, Middlesex County, Virginia, near Wilton Post Office, formerly known as Blakes Gate, lying on the northern side of State Route #33, but not fronting thereon, and containing 21.80 acres, more or less. Said property is bounded on the North and West by land now or formerly of C. H. Butler, Jr., on the East by land now or formerly of Eva Ransome and the land now or formerly of Bush Park Estates; on the South by the land now or formerly of Randolph F. Payne and the land now or formerly of W. J. Wade, Jr., et ux, et al; and on the West by the land now or formerly of W. J. Wade, Jr., et ux, et al, and the land now or formerly of C. H. Butler, Jr. TOGETHER with an easement of right-of-way, 45 feet in width, until it merges with the newly established public road, known as State Route #710, as the same continues to lead in an easterly direction to State Route #33, said easement being more fully set out on the Deed of Correction dated May 27, 1980, recorded in the Clerk's Office of the Circuit Court of Middlesex County, Virginia, in Deed Book 126, Page 517.

AND BEING the same real Property conveyed to Joseph C. Smith from Joseph C. Smith, INC., by Deed dated July 16, 1993, and recorded on July 20, 1993 in the Clerk's Office of the Circuit Court of Middlesex

County, Virginia in Deed Book 223 at Page 051. This description is made subject to all easements, conditions, agreements, restrictions, and reservations of record which affect the property herein described including but not limited to those recorded in Deed Book 126 at Page 517, Deed Book 109 at Page 616.

**IT APPEARING** that an Affidavit has been made and filed stating that due diligence has been used, without effect, to ascertain the identity and location of certain parties to be served, that the last known addresses for the Respondents herein are as follows: Joseph C. Smith AKA Joseph Calvin Smith, who is believed to be deceased and whose last known address is unknown; J. Keppel Smith, whose last known address is unknown; Brenden Smith, whose last known address is unknown; Lyndon Smith, whose last known address is unknown; and that any officers, heirs, devisees, and successors in title of the Respondent named herein are made parties Respondent to this action individually and/or by the general description of Parties Unknown, it is hereby **ORDERED** that the parties herein and all Parties Unknown and/or whose location cannot be ascertained appear on or before December 18, 2024 in the Clerk's Office of the Circuit Court of the County of Middlesex, Virginia, and do what may be necessary to

protect their interests in this cause. Entered on the 21st day of November, 2024  
Joshua P. DeFord, Judge

I Ask For This:  
John A. Rife, Esq. (VSB No. 45805)  
Jeffrey A. Scharf, Esq. (VSB No. 30591)  
Mark K. Ames, Esq. (VSB No. 27409)  
Andrew M. Neville, Esq. (VSB No. 86372)  
Paul L. LaBarr, Esq. (VSB No. 91609)  
Gregory L. Haynes, Esq. (VSB No. 37158)  
Seth R. Konopasek, Esq. (VSB No. 97065)  
Garrett W. Patton, Esq.

(VSB No. 98345)  
Taxing Authority  
Consulting Services, PC  
P.O. Box 31800  
Henrico, Virginia 23294-1800  
Phone: (804) 545-2500  
Facsimile: (804) 545-2378  
TACS No.: 838987  
(12-5, 12-12, 2024)



## TOWN OF URBANNA

### NOTICE OF PUBLIC HEARING

TO CONSIDER AN AMENDMENT TO THE URBANNA TOWN CHARTER

Pursuant to Virginia Code § 15.2-200, et seq., 1950, as amended, the URBANNA TOWN COUNCIL will hold a Public Hearing on THURSDAY, December 12, 2024, at 6:00 p.m. at the Urbanna Town Hall located at 390 Virginia Street, Urbanna VA 23175, to consider a request to the Virginia General Assembly to amend the Urbanna Town Charter to make it clear that the Mayor is a member of the Town Council and that the Mayor counts toward the establishment of a quorum. All persons desiring to speak will be given an opportunity to do so at this meeting. The charter amendment being considered is available for review at the Town Hall between the hours of 8:30am and 4:30pm weekdays or by calling Ted Costin, Town Administrator at (804) 758-2613 or emailing t.costin@urbannava.gov. Anyone requiring assistance to participate in the public hearing is asked to contact Ted Costin at (804) 758-2613 or t.costin@urbannava.gov in advance so that appropriate arrangements may be made.

11.27&12.05.24



## MIDDLESEX COUNTY BOARD OF ZONING APPEALS

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 Board of Zoning Appeals on Monday, December 16, 2024, at 6:00 PM to consider the following:

- 1. CBPA Exception No. 2024-27** submitted by Blair Wilson, C/O Bay Design Group on behalf of Jamie & Faith Thorn requesting an exception to Zoning Ordinance Article 4A, Section 4A-4-A.4, Chesapeake Bay Preservation (CBP) District for the construction of a pool, pool coping, and pervious paver patio within the 100' buffer. The application requests approximately One Thousand Five Hundred Ninety-Three (1593) square foot of impervious area and a Thirty-Six and Two Tenths (36.2) foot exception from the minimum One Hundred (100) foot Resource Protection Area (RPA) setback requirement of Zoning Ordinance Section 4A-7, Chesapeake Bay Preservation (CBP) District. The property for which the exception is requested is located at 2391 Remlik Drive, Urbanna, VA 23175; it is further identified as Tax Map Parcel # 19C-2-A-13 in the Saluda Magisterial District.
- 2. CBPA Exception No. 2024-28** submitted by Blair Wilson, C/O Bay Design Group on behalf of Massie 898, LLC, requesting an exception to Zoning Ordinance Article 4A, Section 4A-4-A.4, Chesapeake Bay Preservation (CBP) District for the construction of a pool and pool deck within the 100' buffer. The application requests approximately Sixteen Hundred Eighty-Two (1682) square foot of impervious area and a Twenty-Seven and Six Tenths (27.6) foot exception from the minimum One Hundred (100) foot Resource Protection Area (RPA) setback requirement of Zoning Ordinance Section 4A-7, Chesapeake Bay Preservation (CBP) District. The property for which the exception is requested is located at 898 Stove Point Road, Deltaville, VA 23043; it is further identified as Tax Map Parcel # 46-2-10 in the Pinetop Magisterial District.

The Board of Zoning Appeals public hearing will be held in the **Boardroom** of the **Historic Courthouse**, 865 General Puller Highway, Saluda, VA 23149. All interested persons are encouraged to attend and to present their views on these applications. A copy of the application is available for public inspection at the Department of Planning and Community Development, Historic Courthouse – Lower floor, 865 General Puller Highway, Saluda, VA 23149, telephone (804) 758-3382.

12.05&12.12.24

### ATTENTION:

#### School Health Advisory Boards (SHAB) Special Education Advisory Committee (SEAC), and Federal Programs Meeting

**December 5, 2024 at 3:30 p.m.**  
**School Board Office**  
**2911 General Puller Highway, Saluda**



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

- 1. Wetlands Application # 2024-1924** submitted by John Fulton. This request is for replacement of an older timber bulkhead with a new vinyl bulkhead 223' total length within the Wetlands Board's jurisdiction. The proposed project is located on Mill Creek, at Tax Map Parcel # 30C(1)14. 268 The Winding Trail.
- 2. Wetlands Application # 2024-2439** submitted by SalTerra Solutions, LLC on behalf of John Newcomb. This request is to construct 18' of rip rap revetment along shoreline within the Wetlands Board's jurisdiction. The proposed project is located on Robinson Creek, at Tax Map Parcel # 19 (16) 38. 263 Cedar Pointe Dr.
- 3. Wetlands Application # 2024-2529** submitted by Byron Chafin. This request is to construct a 150' stone revetment with associated bank grading and inter-tidal marsh sprigging within the Wetlands Board's jurisdiction. The proposed project is located on Meachims Creek, at Tax Map Parcel # 30(10)1. 484 Mechams Cove Rd.

Site visits will be held by the Board & Staff on Wednesday, December 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.

11.27&12.05.24



## 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, December 12, 2024, at 7:00 PM to consider the following:

- 1. Major Site Plan #2024-06**, submitted by Jonathan L. Yates on behalf of Milestone Towers BTS, INC. The application requests approval to construct a Public Communications Facility which includes installation of a tower and associate facilities. The property for which the application is being made is zoned Low Density Rural and is located adjacent to 2005 Warner Road, Urbanna VA 23175; it is further identified as Tax Map #19-44B in the Jamaica District.
- 2. 2025 Capital Improvements Plan for FY 2026-2030.** The Middlesex County Capital Improvements Plan is strictly advisory. The Plan is intended for use as a Capital Facilities planning document and is not a request for funding allocations or a County Capital Budget. The CIP is intended as a planning tool to assist the Board of Supervisors in the development of the County budget.

The public hearing will be held in the Boardroom of the Historic Courthouse, 865 General Puller Highway, Saluda, VA 23149 on Thursday, December 12, 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.

11.27&12.05.24