

PUBLIC NOTICES

PUBLIC SALE

Contents of storage unit #5.
Sale to be held
12/20/2024, 9a.m.
at 13793 Tidewater Trail,
Saluda, VA

for non-payment of storage fees.
Unit is 20'X40' and FULL! Questions: 804-758-2961. Terms of sale: CASH.(12-12-1t)

TRUSTEE'S SALE

OF 6271 TIDEWATER TRAIL,
CHURCH VIEW, VA 23032

In execution of a certain Deed of Trust dated September 2, 2010, in the original principal amount of \$375,000.00 recorded in the Clerk's Office, Circuit Court for Middlesex County, Virginia as Instrument No. 100001571. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Middlesex County, Route 17 and 33, Saluda, VA 23149, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on January 16, 2025, at 10:30 AM, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: THAT CERTAIN TRACT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON SITUATED NEAR CHURCHVIEW IN JAMAICA MAGISTERIAL DISTRICT, MIDDLESEX COUNTY, VIRGINIA, LYING ON THE EAST SIDE OF HIGHWAY #17, AND FRONTING THEREON A DISTANCE OF SEVENTY (70) YARDS AND EXTENDING BACK BETWEEN PARALLEL LINES SUFFICIENT DISTANCE TO MAKE ONE ACRE. THE SAID LAND IS BOUNDED ON THE WEST BY HIGHWAY #17; NORTH BY THE LAND OF B.H. GAYLES, SOUTH AND EAST BY THE ESTATE OF G.R. NORTHAM. LESS AND EXCEPT THOSE CERTAIN PIECES OR PARCELS OF LAND CONVEYED BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MIDDLESEX COUNTY, VIRGINIA IN DEED BOOK 69, PAGE 298; DEED BOOK 93, PAGE 99 AND IN DEED BOOK 93, PAGE 154. 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.bwwsales.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 Road,
Suite 240,
Richmond, VA 23229

For more information contact:
BWW Law Group, LLC,
attorneys for Equity Trustees, LLC,
6003 Executive Blvd.,
Suite 101,
Rockville, MD 20852,
301-961-6555,
website: www.bwwsales.com.
VA-372646-1
(12-12, 12-19, 2024)

TRUSTEE'S SALE OF 871 GAYLES RD., URBANNA, VA 23175

In execution of a certain Deed of Trust dated May 30, 2013, in the original principal amount of \$96,000.00 recorded in the Clerk's Office, Circuit Court for Middlesex County, Virginia as Instrument No. 130000959. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Middlesex County, Route 17 and 33, Saluda, VA 23149, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on January 16, 2025, at 10:30 AM, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH IMPROVEMENTS, RIGHTS, WAYS AND APPURTENANCES THEREUNTO BELONGING, SITUATE IN JAMAICA MAGISTERIAL DISTRICT, MIDDLESEX COUNTY, VIRGINIA, LYING NEAR REVIS ON THE NORTH SIDE OF STATE ROUTE NO. 609, CONTAINING 4.21 ACRES, MORE OR LESS, THE SAME BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON STATE ROUTE NO. 609 ADJACENT LAND OF GARY L. POWELL, SAID POINT BEING THE SOUTHEASTERN MOST CORNER OF THE LAND HEREBY CONVEYED; THENCE FOLLOWING STATE ROUTE NO. 609 IN A SOUTHWESTERN DIRECTION 100 FEET, MORE OR LESS, TO THE LAND OF R.D. FITCHETT; THENCE FOLLOWING SAID LAND OF FITCHETT N. 22° 05' 40" W. 328.05 FEET TO A POINT; THENCE S. 72° 56' 23" W. 100 FEET TO A POINT (THE NORTHWESTERN CORNER OF THE LAND OF R.D. FITCHETT); THENCE N. 22° 05' 40" W. 793.75 FEET, MORE OR LESS, TO THE LAND NOW OR FORMERLY BELONGING TO J.W. TAYLOR, THENCE FOLLOWING SAID LAND OF J.W. TAYLOR N. 39° 20' 04" E. 170.72 FEET TO A POINT; THENCE N. 55° 24' 32" E. 9.07 FEET TO A POINT ADJACENT LAND OF RICHARD E. MURRAY; THENCE FOLLOWING LAND OF RICHARD E. MURRAY, J.W. RYLAND, AND GARY L. POWELL S. 23° 10' 05" E. 1203.23 FEET TO THE POINT OF BEGINNING. 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.bwwsales.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 Road,
Suite 240,
Richmond, VA 23229

For more information contact:
BWW Law Group, LLC,
attorneys for Equity Trustees, LLC,
6003 Executive Blvd.,
Suite 101,
Rockville, MD 20852,
301-961-6555,
website: www.bwwsales.com.
VA-373061-1
(12-12, 12-19, 2024)

**VIRGINIA: IN THE
CIRCUIT COURT OF THE
COUNTY OF MIDDLESEX
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 pro-

tect 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)

**Support
Local
Journalism!**



County of Middlesex

MIDDLESEX COUNTY BOARD OF ZONING APPEALS

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.