

PUBLIC NOTICES

NOTICE OF SUBSTITUTE TRUSTEE SALE 87 Columbine Drive Hartfield, VA 23071

By virtue of the power and authority contained in a Deed of Trust dated May 18, 2018 and recorded at May 21, 2018 in Instrument Number 180001359 in the Clerk's Office for the Middlesex County Virginia Circuit Court, Virginia, securing a loan which was originally \$80,000.00. 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.

description as to the metes and bounds of the herein described lots or parcels of land, as well as to the other hereinabove mentioned lots and road, reference is made to a plat of survey entitled "Piankatank Shores Section B," prepared by Frank E. Miner, C.L.S., dated October 23, 1962, whereon said lots or parcels of land are designated as Lot No. 93 and Lot No. 94, Section B, which plat of survey is recorded in the Clerk's Office of the Circuit Court of Middlesex County, Virginia, in Deed Book "81", Page 290. Also shown on plat recorded in Deed Book 214 page 214. AND as more fully described in the aforesaid Deed of Trust.

February 14, 2025 at 1:00 PM improved real property, with an abbreviated legal description of the following described property, to wit: **All those two (2) certain lots or parcels of land, together with all ways, easements, rights, privileges and appurtenances to the same belonging, or in any way appertaining, located in Pinetop Magisterial District, Middlesex County, Virginia, near Hartfield, substantially bounded as follows: on the North by Lot #81 and #82 as set forth on the hereinafter mentioned plat of survey; on the East by Lot #92 as set forth on said plat; on the South by Cedar Drive, as shown on said plat; and, on the West by Lot #95, as set forth on said plat. For a more accurate and particular**

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
(1/16, 1/23, 2025)

1453D19-2152, D20-440

Tax Map No. 39-96A

THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

TERMS OF SALE: ALL CASH. A bidder's deposit of 10% of the sale price, will be required in cash, certified or cashier's check. Settlement within fifteen (15) days of sale, otherwise Trustees may forfeit deposit. Additional terms to be announced at sale. Loan type: FHA. Reference Number 24-297758.

PROFESSIONAL FORECLOSURE CORPORATION OF VIRGINIA, Substitute Trustees, C/O LOGS LEGAL GROUP LLP, Mailing Address: 10130 Perimeter Parkway, Suite 400, Charlotte, North Carolina 28216 (703) 449-5800. (12-31, 2024, 1-23, 1-30, 2025)

VIRGINIA: IN THE CIRCUIT COURT FOR THE COUNTY OF MIDDLESEX
HOWARD REGGIE FIELDS, TRUSTEE OF THE FIELDS FAMILY TRUST UNDER TRUST AGREEMENT DATED MAY 31, 1997,
Plaintiff,

v.
Case No. CL24000316-00
CHRISTOPHER FIELDS, et als.,
Defendants.

ORDER OF PUBLICATION

Commonwealth of Virginia
VA. CODE § 8.01-316
MIDDLESEX COUNTY
Juvenile and Domestic Relations
District Court
Case No. JJ003906-03-00:04-00

The object of this suit is to partition by sale certain real property located in Middlesex County, Virginia acquired by John H. Fields by deeds recorded in the Clerk's Office of this Court in Deed Book Deed Book 27 at page 429 and in Deed Book 34 at page 298, which real property is identified by Tax Map Number 8-54.

Commonwealth of Virginia, in re WINGFIELD, AMIYA MIRACLE WINGFIELD, PATRICIA /v. UNKNOWN FATHER
The object of this suit is to: DETERMINE CUSTODY AND VISITATION OF AMIYA WINGFIELD (DOB 6/12/2012).
It is ORDERED that the UNKNOWN FATHER appear at the above-named Court and protect his or her interests on or before 03/07/2025, 10:00 A.M.
(1-23, 1-30, 2-6, 2-13, 2025)

It appears from an Affidavit in due form previously filed that there are persons whose names are unknown interested in the above described real property and the proceeds therefrom to be divided or disposed of in this civil action by virtue of being heirs, devisees, successors or assigns of Evelyn Tyree Kidd, Alvin Fields, Jr., Geraldine Fields Burrell, John H. Fields, Christopher Fields, Howard Fields, Harry Fields, Walter Fields, Ada Fields Boyd, Millie Fields Brown, Gertie Fields Shelton, Christopher Fields, Jr., Marjorie Fields Albright, Dorothy Fields Green, Shirley A. Fields, Evelyn Fields Brown, Catherine Fields Kidd, Alvin D. Fields, and Mary Alice Fields South and other persons who previously owned interests in said property, and there may be other unknown persons interested in said property, all such persons having been made parties defendant in this action by the general description of "PARTIES UNKNOWN". It further appears from said Affidavit that due diligence has been used without effect to ascertain the location of defendant Cynthia Fields.

PUBLIC NOTICE

Notice is hereby given that Mr. Charles Dickemann Jr. (MRC #2024-2693) is requesting a permit from the Virginia Marine Resources Commission to construct a 10 linear-foot stone sill with clean sand fill and plantings for the construction of a living shoreline adjacent to the property serving 960 Browns Lane situated along Robinson Creek in Middlesex County.
You may provide comments on this application (VMRC #2024-2693) 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.(1-23-1t)

It is, therefore, ORDERED that Cynthia Fields and all persons who are heirs, devisees, successors or assigns of Evelyn Tyree Kidd, Alvin Fields, Jr., Geraldine Fields Burrell, John H. Fields, Christopher Fields, Howard Fields, Harry Fields, Walter Fields, Ada Fields Boyd, Millie Fields Brown, Gertie Fields Shelton, Christopher Fields, Jr., Marjorie Fields Albright, Dorothy Fields Green, Shirley A. Fields, Evelyn Fields Brown, Catherine Fields Kidd, Alvin D. Fields, and Mary Alice Fields South and other persons who previously owned interests in the above described property or persons that may have an interest in said property, all of whom are made parties defendant in this action by the general description "PARTIES UNKNOWN", appear on or before March 20, 2025 and do what is necessary to protect their interests herein.

**TRUSTEE'S SALE
OF 14799 GENERAL
PULLER HIGHWAY
HARDYVILLE, VA 23070**

In execution of a Deed of Trust in the original principal amount of \$191,468.00, with an annual interest rate of 3.875000% dated August 14, 2020, recorded among the land records of the Circuit Court for the Middlesex County as Deed Instrument Number 201509, the undersigned appointed Substitute Trustee will offer for sale at public auction all that property located in the Middlesex County, at the front of the Circuit Court building for the County of Middlesex located on 73 Bowden Street, Saluda, Virginia on February 24, 2025 at 10:00 AM, the property with improvements to wit:

TOWELLS STORE
1,000 AC
D13-2207,S46-9,D13-2208,D15-

ENTERED THIS
2nd day of January, 2025
Hon. Joshua P. DeFord, Judge
(1-16, 1-23, 1-30, 2-6, 2025)



URBANNA PLANNING COMMISSION

NOTICE OF PUBLIC HEARING ON PROPOSED BUDGET AMENDMENT

Pursuant to Section 15.2-2507 of the Code of Virginia of 1950, as amended, the Council of the Town of Urbanna, Virginia hereby gives notice of a public hearing to consider amendment of the Town budget in order to reflect the prior obligation of revenue replacement funds under the American Rescue Plan Act (ARPA) and the proceeds of the sale of the old Town Hall to acquisition of a permanent property for the Town administrative offices. The Council may amend the Town budget to increase the annual revenue and expenditures for fiscal year 2025 in the approximate amount of \$472,000. Because this amendment exceeds 1% of the total appropriated budget for fiscal year 2025, a public hearing is required.

The public hearing, which may be continued or adjourned, and at which persons may appear and present their views on the proposed budget amendment, will be held at 6:00 p.m., or as soon thereafter as the matter may be heard, on Thursday, February 13, 2025, before the Council in the Town Council Chambers, 390 Virginia Street, Suite B, Urbanna, Virginia.

A copy of the full text of the proposed budget amendment is on file in the Office of the Town Clerk, at 390 Virginia Street, Suite B, Urbanna, VA 23175 and is also available on the Town website – urbannava.gov.

If you have a disability for which you require a reasonable accommodation, please contact the Town Clerk at c.branch@urbannava.gov or 804-758-2613 x.201 no later than 24 hours prior to the public hearing.

By order of the Town Council of the Town of Urbanna,
Virginia.