

PUBLIC NOTICES

TRUSTEE'S SALE OF
262 COLUMBINE DR.
HARTFIELD, VA 23071

In execution of a Deed of Trust in the original principal amount of \$154,049.00, with an annual interest rate of 7.250000% dated August 31, 2015, recorded among the land records of the Circuit Court for the County of Middlesex as Deed Instrument Number 150001402, the undersigned appointed Substitute Trustee will offer for sale at public auction all that property located in the County of Middlesex, at the front of the Circuit Court building for the County of Middlesex located on 73 Bowden Street, Saluda, Virginia, on June 6, 2024 at 11:00 AM, the property with improvements to wit:

P SHORES LOT 52 SEC C
Tax Map No. 37A 5 52

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 24-296147.
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.
(4-4, 5-2, 5-9, 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. CL24-68

v.
CANDICE A. SMITH
and
JENNIFER ARMISTEAD
and
MARY K. DEPPE
and
CHRISTOPHER M. ARMISTEAD
and
SENTA MATTERA A/K/A SENTA
MARSOLAIS
and
LINDA M. ARMISTEAD
and
PARTIES UNKNOWN
any heirs, devisees, successors
in title or lien creditors with
an interest, collectively made
Respondents

Respondents.

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. 40-122-A
Account No. 15505

All that certain tract, piece or parcel of land, with improvements thereon, appurtenances thereunto belonging and riparian rights incident thereto, situate, lying and being in Pine-top Magisterial District, Middlesex County, Virginia, containing 17.14 acres, more or less, as shown on a certain plat of survey created by Robert C. Buckley, Jr., Land Surveyor, dated August 8, 1994, revised March 7, 1995, and recorded in the Circuit Court Clerk's Office of Middlesex County, Virginia, in Plat Book 12 at Page 210, and to which plat reference is hereby made for

the metes and bounds description of the tract or parcel of land herein conveyed.

And being the same real property conveyed from Samuel J. T. Moore, III to Claud R. Armistead, Jr. and Linda M. Armistead, as tenants by the entirety with right of survivorship, which was subsequently converted to tenants in common upon the divorce of Claud R. Armistead, Jr. and Linda M. Armistead, by Deed dated March 17, 1995 and recorded March 27, 1995 in the Circuit Court Clerk's Office of Middlesex County, Virginia, in Deed Book 242 at Page 580.

LESS AND EXCEPT that certain piece or parcel of land containing 3.967 acres, more or less, conveyed from Claud R. Armistead, Jr. and Linda M. Armistead to Larry A. Edginton and Susan E. Edginton by Deed dated June 13, 1996 and recorded June 14, 1996 in the aforementioned Clerk's Office in Deed Book 256 at Page 270.

LESS AND EXCEPT that certain piece or parcel of land containing 3.440 acres, more or less, conveyed from Claud R. Armistead, Jr. and Linda M. Armistead to Timothy Earl Ward by Deed dated December 3, 2001 and recorded December 4, 2001 in the aforementioned Clerk's Office in Deed Book 331 at Page 603 as Instrument Number 010002906.

LESS AND EXCEPT that certain piece or parcel of land containing 3.421 acres, more or less, conveyed from Claud R. Armistead, Jr. and

Linda M. Armistead to James G. Douglas and Anne Douglas by Deed dated June 10, 2002 and recorded June 19, 2002 in the aforementioned Clerk's Office in Deed Book 342 at Page 844 as Instrument Number 020001727.

LESS AND EXCEPT that certain piece or parcel of land containing 6.168 acres, more or less, conveyed from Candice A. Smith, Executor of the Estate of Claud R. Armistead, Jr., to Iain Everton by Deed dated September 10, 2018 and recorded September 20, 2018 in the aforementioned Clerk's Office as Instrument Number 180002066.

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 255 at Page 804, Deed Book 255 at Page 491, Deed Book 242 at Page 569, and Deed Book 264 at Page 736.

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: Senta Mattera a/k/a Senta Marsolais, 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 June 20, 2024 at 9:30 a.m. 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
1st day of May, 2024.
Jeffrey W. Shaw, Judge

I Ask For This:

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(VSB No. 45805)
Jeffrey A. Scharf, Esq.
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TACS No.: 838984
(5-9-2024)

MIDDLESEX COUNTY 2024 TAX NOTICE

THE 2024 FIRST INSTALLMENT FOR MIDDLESEX COUNTY REAL ESTATE TAX BILLS WERE MAILED ON MAY 6, 2024.

The due date for payment of these bills is Wednesday, June 5, 2024. By law, payments made in the Treasurer's Office or postmarked with the date of Wednesday, June 5, 2024 or before will be accepted as timely. Accounts remaining unpaid after June 5, 2024 will be subject to additional charges as provided by the Code of Virginia. Please check your bills for completeness upon receipt. By law, failure to receive a bill does not relieve the taxpayer of any additional charges that will accrue for failure to pay by the due date.

The Treasurer's Office is located in the Woodward Building at 877 General Puller Hwy. in Saluda. For your convenience, a drop box for 24 hour payment service is also available at this location. The Treasurer's office will be open Monday through Friday to the public. Staff will be available to collect payments during normal business hours of 8:30 am - 4:30 pm. You may pay your taxes in person with cash, check, money order, debt or credit card (to include a 2.45% convenience fee). For your convenience - Taxes can be paid at any "local - Middlesex" Primis, or C&F Bank before June 5, 2024 and accepted as timely. **TRUIST no longer accepts payments.** You can also pay online at <http://www.co.middlesex.va.us>.

After June 5th payments can only be processed with the Treasurer's office or online with a debit or credit card (to include a 2.45% convenience fee).

Questions: If you have questions, please contact the Treasurer's office at (804) 758-5302 or by email at t.wright@co.middlesex.va.us.

TRACI B. WRIGHT MGT. - TREASURER

05.09.24

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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, May 13, 2024, at 6:00 PM** to consider the following:

1. CBPA Exception No. 2024-10 submitted by Blair Wilson, C/O Bay Design Group on behalf of Steven and Brook DeWalle, 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 apron, and pool equipment pad within the 100' buffer. The application requests approximately Six Hundred Ninety-Five (695) square foot of impervious area and a Sixty-Four and One Tenths (64.1) 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 55 Stone Shores Drive, Urbanna, VA 23175; it is further identified as Tax Map Parcel # 20-2 in the Saluda Magisterial District.

2. CBPA Exception No. 2024-14 submitted by Blair Wilson, C/O Bay Design Group on behalf of William Davis Crockett Revocable Trust, 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 apron within the 100' buffer. The application requests approximately Nine Hundred Sixty-Five (965) square foot of impervious area and a Twenty-Nine and Two Tenths (29.2) 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 419 Jackson Farm Road, Deltaville, VA 23043; it is further identified as Tax Map Parcel # 40-25-2A 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.

05.02&05.09.24



County of Middlesex

MIDDLESEX COUNTY WETLANDS BOARD

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, May 14, 2024 at 10:00 AM** to consider the following:

1. Wetlands Application # 2024-0167 submitted by Bay Design Group on behalf of Sandra Windle. This request is for the replacement of existing bulkhead with 62 L.F. of new vinyl bulkhead within the Wetlands Board's jurisdiction. The proposed project is located on the Piankatank River, at Tax Map Parcel # 37A-6-171. 784 Shore Drive.

2. Wetlands Application # 2024-0364 submitted by Dia Barth & Tracey Edwards. This request is nourishment and sprigging within the Wetlands Board's jurisdiction. The proposed project is located on Robinson Creek, at Tax Map Parcel # 19C-5-7 & 8. 108 Kilmer Dr.

3. Wetlands Application # 2024-0437 submitted by MAC Brothers on behalf of Douglas Mauck. This request is a proposed 150'X6'X10' rip-rap revetment, with 150'X2'X1' splash apron within the Wetlands Board's jurisdiction. The proposed project is located on Meachim Creek, at Tax Map Parcel # 29-139. 355 Windy Creek Dr.

4. Wetlands Application # 2024-0487 submitted by Harry Stebbing. This request is to install 75' of rip-rap revetment within the Wetlands Board's jurisdiction. The proposed project is located on Perkins Creek, at Tax Map Parcel # 20C(1)23. 122 Hampstead Ave.

Site visits will be held by the Board & Staff on Tuesday, May 7, 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.

05.02&05.09.24