FIUVAINIA -- REVIEW



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On the cover: Fluco Girls Volleyball. Photo by Fluvanna Sports Photography. Cover design by Amelia McConnell.

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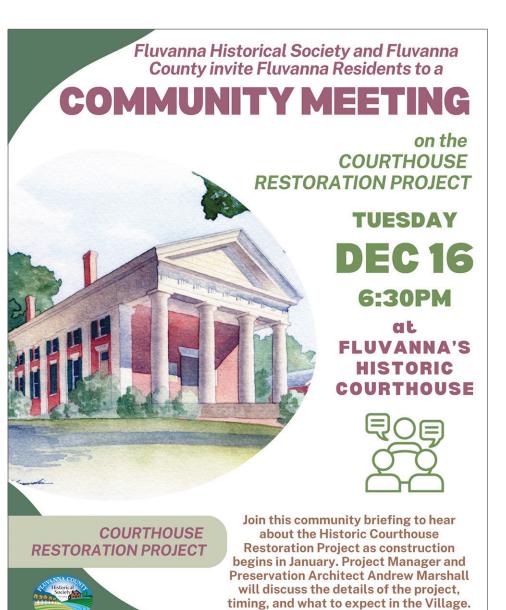
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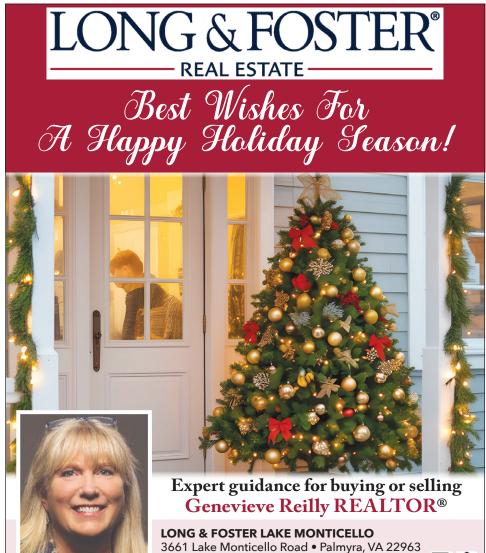
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Fluco volleyball ends year with a win a loss and multiple honors

BY DUNCAN NIXON CORRESPONDENT

The Fluvanna County High School volleyball team had an excellent season, finishing 20-5. In the Region 3C quarterfinal they topped fourth seeded Broadway High 3-2. In the Region semi-final they fell to Liberty Christian Academy (LCA) 3-0. LCA



went on to win the Region title.

Against Broadway, standout senior Molly McCall recorded 20 kill shots, six blocks and 17 digs, a very impressive stat line. Senior Ellie Garret also had an impressive match with 19 assists and five service aces. Also contributing were Norah Ferrell, 10 assists, Kayia Wrigley 13 digs and Mariah Quinn five kills and two blocks.

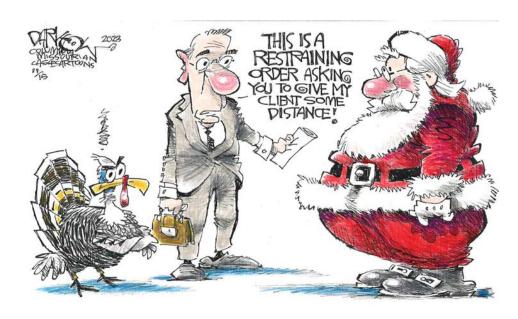
In their semi-finals loss to LCA, McCall was again a stand-out. She had 13 kill shots and one block. Garrett had four kills, 13 assists and one block. Ferrell had 11 assists, while Carson Joohnston, Alyssa Lewis and Quinn all had three kills.

Fluco Coach Christi Harlowe said that many of her players garnered some post-season honor. Leading the way was McCall. She was Jefferson District player of the year and first team All-Jefferson District, and All-Region 3C first team.

Garrett was first team All-Jefferson District, as was Ferrell. Garrett was also second team All-Region 3C. Wrigley was second team All-Jefferson District, as a libero. Johnston and Lewis were both Honorable Mention in

the Jefferson District.

Ferrell and Lewis are under classmen and will return next season.



Letters to the Editor

Money to firehouse

I just finished reading the Nov. Fluvanna Review about the Monticello Community Foundation making nearly \$35,000 in contributions this year, including to the firehouse. That is absolutely amazing and wonderful what that group has done! I also read the letter to the editor recommending denying the proposed gift of a pavilion to

the Lake. I agree with Peggy and Brian Flick's review of the proposed pavilion and recommendation that the foundation's donation could better be put to use by going to the firehouse. To me, the additional money to the firehouse would be a better benefit than a pavilion.

-Wayland Moore, Lake Monticello

Obituary

Lowell Calvin Vaught November 14, 1938 - November 25, 2025



Lowell Calvin Vaught, 86, of Woodbridge, Virginia, passed peacefully into the presence of his Lord on November 25, 2025, at 2:30 a.m., surrounded by the love and prayers of his family. Born on November 14, 1938, to Lowell Palmer Vaught and Grace Jewel Vaught, he was raised in a home grounded in faith, integrity, and service—values that shaped his remarkable life.

Lowell lived a purpose-filled life devoted to God, his family, and the many lives he touched. He was the beloved husband of Alice Eileen Vaught, his faithful partner in life and ministry.

A dedicated servant of the Gospel, Lowell pastored numerous churches throughout the years, ministering with compassion, humility, and a true shepherd's heart. He also served as Chaplain at Fork Union Military Academy, where his steady guidance and Christlike mentorship shaped and strengthened countless young men. His ministry left a legacy of hope and encouragement that will continue for generations.

Before entering full-time ministry, Lowell achieved a remarkable distinction: he played professional football and took the field in the first-ever Super Bowl as a member of the Kansas City Chiefs. His discipline, determination, and competitive spirit remained defining traits throughout his life.

Lowell is survived by his wife, Alice Eileen Vaught; his children, David H. Vaught and Laura Lee Simmons; his siblings, Evelena, Randall, and Romie; and numerous grandchildren and great-grandchildren. He also leaves behind many friends, church members, and young men whose lives were uplifted by his kindness, guidance, and gentle strength.

A Celebration of Life will be held in Fork Union, Virginia, with details to be announced. Interment will follow at a later date. In lieu of flowers, the family requests donations be made to local charity or church in his memory.

Dictatorship in America: It is possible

About 500 miles from the southern coast of Florida is the island of Hispaniola. Hispaniola is divided into two countries: Haiti and the Dominican Republic. In the early 1930s, Rafael Trujillo became president after a series of previous dictators had been overthrown. He was quick to establish himself as a dictator, exercising one of the longest reigns of dictatorship in the Western world. Dissent and disloyalty to his regime were often responded to with arrest, torture, disappearance, or death. Trujillo, was a strongman in the sense that he had people who expressed absolute loyalty and were willing to commit criminal atrocities in his behalf. Trujillo was once quoted as saying that he wished God had placed him in a country like Germany so that he could demonstrate what a real dictator was capable of.

In the psychiatric world, sociopaths are people with no moral compass other than the satisfaction of their own whims. Trujillo's regime closed schools, the free press, and libraries. Dissenters were murdered or

disappeared. His reach extended beyond the Dominican Republic to the streets of New York where spies pursued immigrant dissenters, even threatening a U.S. senator. Despite their power, dictators or strongmen throughout history seldom seem to live to retirement status. Trujillo's reign of terror lasted 33 years, ending in an ambush by rebels in 1961.

It is fantasy for Americans to go on believing that such things can never happen here. It happens when ignorance and apathy are allowed to occur in any nation. Complacency is the natural fertilizer for anarchy and subversion of democratic societies. Destruction of the norms and values that nourish our democratic form of government and lifestyle is the first step, followed by the control of our free press and institutions of law, education, science, and healthcare until finally the dictator emerges as the only source of information and justice. Register, think, vote to save our republic!

-Andrew M. Leon, BSN, MS, Palmyra

Farming in Virginia, the perks and challenges

BY PAGE H. GIFFORD CORRESPONDENT

Overall, the economic outlook for farmers in Virginia in 2025 is a mix of positive and negative factors. While there are forecasts for a record-high corn yield and various state and federal support programs, farmers continue to face significant challenges, including rising costs, market volatility, and the effects of climate change.

The agricultural industry remains a crucial part of Virginia's economy, with annual farm sales generating an estimated \$6.1 billion. According to national forecasts, the outlook for farm businesses specializing in animal products is generally more positive than for those specializing in crops. A notable positive for Virginia is the forecast for a new all-time high corn yield of 175 bushels per acre for 2025.

However, the median farm income for U.S. farm households is forecast to be negative, indicating that many farm households primarily rely on off-farm income. Farmers have always faced challenges, mostly unpredictable environmental factors. Climate change and unpredictable weather patterns, including drought conditions in Northern Virginia and the potential for hurricanes like Helene to cause damage, present ongoing risks.

Farmers have always struggled with pests destroying crops. Virginia is handling the detection and potential treatment of invasive pests, such as the box tree moth and imported fire ants. This is a constant challenge for growers: how to eradicate non-native invasive species.

Farmers are facing increasing operational costs for expenses such as equipment, livestock, crop inputs, animal feed, and labor. Market volatility, including tariffs, has been cited as a potential threat, as they can reduce demand for American goods in key markets like Canada and China, cutting into farm revenues and making small farms especially vulnerable.

Farmers in Virginia, particularly in Fluvanna, insist on sticking it out. Not only have farms and farming been passed through generations and become a way of life, but the expectations of success and failure has always been part of agribusiness.

There is government and industry support. The state government has announced several initiatives and grants to support Virginia farmers in 2025. Some deadlines have passed, but others will be taking applications for various farming needs in the coming year. To search for grants and other links, visit https://virginia.thegrantportal.com/agriculture-and-farming.

Although the number of farms is decreasing, agricultural output is increasing, thanks in large part to efficiencies and advances in agricultural science.

In Fluvanna, other than the traditional farming, many have turned to specific products such as vineyards, apiaries, eggs, and American-made wool. Between 2017 and 2022, when the number of Virginia farms decreased by 10 percent, sales of products sourced from Virginia farms grew from about \$4 billion to about \$5.5 billion.

Furthermore, the variety of agricultural jobs is growing. "More than 300 careers are now considered agricultural," said Andy Seibel of the Virginia Future Farmers of America (FFA), which provides leadership skills for students in grades seven through 12. "Students today can pursue careers in biotechnology, veterinary science, sports turf management, and a variety of other fields," Seibel said. "The careers that these kids are going to have the opportunity for are endless. It's just trying to make sure that everybody understands that that's still a component of agriculture."

Because of tariffs imposed by the U.S. on imports from Canada, Mexico, and China, Virginia farms could face both immediate and long-term economic consequences from those countries in return.

Virginia Tech assistant professor of agriculture and applied economics and agricultural trade policy analyst Xi He, discussed the challenges Virginia's agricultural industry could expect and

"With tariffs raising the price of potash, a vital fertilizer component sourced largely from Canada, which supplies over 85 percent of U.S. needs, the strain on Virginia's agricultural industry would particularly impact production costs of tobacco, corn, soybeans, wheat, and barley," Xi He said. A key point he makes is, "Retaliatory tariffs from Mexico, Canada, and China in response to U.S. tariffs would particularly affect Virginia soybeans, poultry, pork, and tobacco, as these face significant economic threats tied to disrupted trade with key partners," Retaliatory tariffs make it more costly for foreign countries to purchase U.S. agricultural products compared to products from other origins, which could reduce demand for U.S. products and depress prices."

He added that Virginia's agricultural production will face significant uncertainty, especially during the critical planting season. Farmers would have to decide whether to plant soybeans, expand poultry, or adjust rotations, with markets like China and Canada in a state of flux.

Before the U.S. tariffs on Mexico, Canada, and China, Virginia's agricultural industry was a robust economic force, contributing \$3 billion in agricultural exports in 2024 and \$3.2 billion in 2023, with China accounting for \$171 million, Canada with \$338 million, and Mexico \$179 million. The state ranked high nationally for poultry and leaned heavily on exports.

"Small farms, over 90 percent of Virginia's around 40,000 operations, will be especially vulnerable, as they often lack the financial cushion to absorb these shocks. Faced with rising input costs and declining export opportunities, many could struggle to stay afloat," said Xi He.

In the future, the good news is that as farmers find other ways to sell their crops for other uses, including soybeans being used in tires or soles of shoes. Farming has been the backbone of America for centuries, and as

the need for certain crops evolves and markets change, farmers always find ways to adapt.

In short, while the Fluvanna farming community is active and resilient, the individual farmers' success largely depends on their specific business model and their ability to maneuver these complex economic and environmental factors.

RUDY TALKS TAXES

BY RUDY GARCIA, OWNER, RIVANNA WOODS FINANCIAL / TAX SERVICES

Credits, Custody, and Capital Gains: Tax Tips to Wrap Up the Year Right

As the year winds down, it's a smart time now, but avoiding them later. This move to take stock of your finances and make a few tax moves that can pay off come April. Here are several practical tips to help you wrap up the year on solid financial footing.

- Kids, credits, and custody. If you have children, make sure you're claiming all the tax breaks you're eligible for, including the Child Tax Credit and Child and Dependent Care Credit. If you share custody, confirm who's claiming each child this year. The IRS doesn't allow doubleclaiming, and mistakes here can delay vour refund.
- Gifts, giving, and generosity. Donating to charity before the end of the year can help reduce your tax bill if you itemize. You might also want to look into giving directly from your IRA if you're over 70½ using a Qualified Charitable Distribution. And remember, you can give up to \$19,000 per person (\$38,000 if married) without triggering gift taxes. It's a smart way to support loved ones and lower your taxable estate.
- Deferrals, deductions, and deadlines. Timing matters. If your income will be lower in 2026, think about deferring bonuses or freelance payments until January. If you itemize deductions, it might make sense to pay certain 2026 bills now, like medical expenses or property taxes, to claim them on your 2025 tax return. Also, keep track of key deadlines for retirement contributions, HSAs, and FSAs.
- Stocks, sales, and strategy. Check your investments before year-end, as selling losing stocks to offset gains can lower your tax bill. Just don't repurchase the same investment within 30 days, or you'll lose the writeoff. If you're thinking about selling winning investments, decide if it's better to sell now or hold for future tax years.
- Roths, rollovers, and recharacterizations. Converting money from a traditional IRA to a Roth IRA means paying taxes you may have!

can make sense in a low-income year. If you've switched jobs, you might want to roll over your old 401(k) to an IRA for more control over what you can invest in. And if you made a Roth contribution but your income ended up too high, talk to your advisor about fixing it through recharacterization.

- Business, bonuses, and buybacks. If you're self-employed or run a small business, you can make equipment purchases or issue bonuses to lower your taxable income. Investors should also pay attention to end-of-vear dividends or stock buybacks, which can add to your income even if you reinvest them.
- Medical, mileage, and miscellaneous. Medical expenses that exceed 7.5% of your income can be deducted if you itemize, so it's worth tallying up your out-of-pocket costs. Keep track of any mileage for medical visits or charitable work. And if you're a teacher or self-employed, you may still qualify for some smaller deductions.
- Insurance, income, and inflation. Now's a good time to review your health insurance, especially if you get help through the marketplace. Make sure your income estimate is accurate to avoid giving back credits at tax time. Also, inflation affects things like deduction phaseouts and tax brackets starting in January, so factor them into your planning.
- Accounts, audits, and adjustments. Take a few minutes to double-check your accounts and make sure your paperwork is in order. Fix errors before tax season hits. If anything major changed this year, such as marriage, divorce, or a new job, make sure your tax plan reflects it. A little prep now can prevent bigger issues later.

Time is running out to make your year end adjustments! Please feel free to call us at 434-442-4044 or email: info@ rwftaxservices.com with any questions

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THIS WEEK'S PET Dui

Meet Duncan! Duncan is a brave, handsome tripod who has been in our care for over two years, patiently waiting for the right person to see how special he truly is. Despite having three legs, nothing slows him down! He's active, playful, and full of personality. Duncan can be hesitant when meeting new people, but once he has time to get comfortable, he forms strong, loyal bonds. He would truly thrive in a home that can offer routine, structure, and slow, positive introductions to new faces. Once he trusts you, his affectionate, goofy side shines. Duncan must be the only dog in the home. He has had incidents with other dogs in the past, so he needs a committed adopter who can keep him safe, managed, and set up for success. Duncan must be the only dog in the home. He has had incidents with other dogs in the past, so he needs a committed adopter who can keep him safe, managed, and set up for success.

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Dominion energy bills to rise in 2026 after SCC ruling

BY HEATHER MICHON CORRESPONDENT

Call it the holiday gift nobody wanted. State regulators announced last week they are partially approving Dominion Energy's request to raise residential base rates, a decision that will permanently push monthly electric bills higher beginning next year.

The ruling translates to an \$11.24 jump in the typical residential bill beginning in 2026, followed by an additional \$2.36 increase in 2027 as Dominion phases in the higher base rates.

That works out to a \$565.7 million revenue boost for Dominion in 2026 and another \$209.9 million in 2027.

While those aren't small potatoes, the totals are far below what the company initially sought. The SCC trimmed Dominion's proposed 15 percent increase down to roughly nine percent, citing insufficient justification for a larger increase.

Dominion, which serves 2.5 million residential customers statewide and about 13,600 in Fluvanna County, requested the increase earlier this year, pointing to rising costs for everything from utility poles and wire to transformers and broader grid infrastructure. It's the first base-rate hike the company has sought since 1990.

Virginia's surging electricity demand,

driven in large part by the state's data-center boom, also factored into Dominion's request. Regulators approved the company's proposal to create a new rate class for these high-energy users.

Under the new structure, data-center operators must enter into 14-year contracts with energy providers and could face steep penalties if a project fails or shuts down early. The requirement protects both Dominion and its residential customers, who might otherwise absorb the costs when large users exit the market.

With data centers now driving the majority of Virginia's energy use, the SCC also directed Dominion to study how its rates are allocated to these customers and report back within the next two years.





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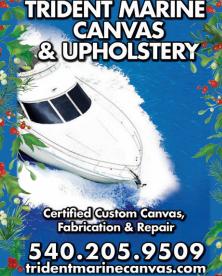






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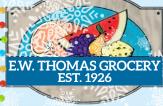
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TJPDC wants to talk trash — and they want your input

Survey open until Dec 15

BY HEATHER MICHON CORRESPONDENT

The Thomas Jefferson Planning District Commission wants to talk trash.

Literally.

The agency is beginning a regional review of how seven Central Virginia localities collect, process, and ultimately dispose of the stuff residents throw away.

Residents of Fluvanna and the other counties in the TJPDC's service area

have until Dec. 15 to take a short survey on trash and recycling. The responses will shape the commission's update of its five-year Solid Waste Management Plan.

The online survey takes about five minutes, and the commission is urging residents to go beyond the checkboxes and offer ideas for improving trash and recycling services across the region.

A 2021 survey found that Fluvanna County led the Thomas Jefferson Solid Waste District in recycling, topping 60 percent — far above Virginia's statewide average of 43 percent.

Fluvanna also boasted the lowest per-capita waste generation in the region — just 0.13 tons per person, compared with 0.53 tons in Charlottesville/ Albemarle and a whopping 2.15 tons in Greene County.

Virginia requires planning districts to update their solid waste plan every five

years. The results of the survey will help guide regional waste and recycling decisions through 2030.

Visit https://tjpdc.org/our-work/solid-waste/ to learn more and take the survey, or access the survey on the Fluvanna County website at https://www.fluvannacounty.org/comm-dev/page/thomas-jefferson-planning-district-commission-tjpdc-solid-waste-management-plan-survey

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EVENTS

BINGO!! at Lake Monticello Volunteer Fire & Rescue, 10 Slice Road, every Friday. Doors open at 5 p.m. First game at 6:30 p.m. Cash only. No one under 16 allowed. All others welcome! Come join in some fun! CLOSING November 28 to December 26, 2025. We'll see you again on January 2, 2026!

THE FROSTY 5K: Come and run or walk 3.1 miles in support of Fluvanna Young Life in the area, on December 6, 2025 at 8 a.m. at Pleasant Grove Park. You must register by November 20th. Rewards for top finishers. All receive T-shirts, snacks. https://flucoyl.link/frosty5k-25

PANCAKE BREAKFAST & PHOTO WITH SANTA: Join us at the Lake Monticello Firehouse, 10 Slice Road, Palmyra, breakfast & photos with Santa and enjoy pancakes / syrup / eggs / sausage & juice, coffee or tea on Saturday Dec. 6th. Starting at 8:30 -10:30 a.m. Children under 4 -free. Ages 5 to 9 -\$10, and 10 and up - \$15. Sponsored by LM Fire & Rescue Auxiliary.

THE FLUVANNA COMMUNITY SINGERS PRESENT 'A Call to Christmas' concert at Sts. Pete & Paul Catholic Church, Parish Hall, 4309 Thomas Jefferson Pkwy., Palmyra, VA 22963, on Friday, Dec. 5 at 7 p.m. and Saturday, Dec. 6 at 3 p.m. Donations to MACAA/ Fluvanna Food Pantry welcomed!

JOIN PLEASANT GROVE PARK'S COMMUNITY of LIGHTS CELEBRATION: 271 Pleasant Grove Drive, Palmyra, VA 22963. We are looking for businesses, organizations, groups, clubs, scout troops, churches, families or anyone who would like to set up a family-friendly holiday light display. FCPR will supply electricity! Space – 15'X15'. Registration deadline is Dec. 5th. Questions? Call (434) 589-2016 for more info.

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MAPLE ROOM AT LAKE MONTICELLO FIRE HOUSE: The Maple Room is located at the LM Volunteer Fire House, 10 Slice Road, Palmyra, Va. It is the perfect location to host meetings, birthday parties, wedding receptions, anniversaries and other events in a comfortable setting. The facility can accommodate parties of 100 or more. Call Eileen Monahan at (434) 962-4656. Email: mapleroomrentals@lmvfr.org.

FIRST VIRGINIA HOMES: We provide Property Management services in Central Virginia Region. Also House Watch services. Call us at 434-589-3958. Look us up: www. firstvirginahomes.com

MONTICELLO PROPERTIES MANAGEMENT: Long and Foster office at 3661 Lake Monticello Road, Palmyra, VA. For current home rentals: contact Genevieve at (434) 589-7653 or email: Monticello Properties Mgt@gmail.com

SERVICES

HANDYMAN: 20 years of experience in carpentry, siding, trim work, painting, landscaping and leaf removal. New flooring and repairs. Roof repairs and gutter cleaning. Reasonable rates. Call Todd at (434) 996-2254.

HELP WITH YOUR TRASH BINS: Serving Lake Monticello and Charlottesville. Our service takes your tote to the curb for local garbage pickup and brings it back to your home. We offer payment plans/ options – including discounts for senior & disabled persons.* We also provide JUNK REMOVAL. Contact us @(540) 556-8890, tyler@trashMasterServices.com, online > TrashMasterServices.com

REASONABLE TREE SERVICE: Professional tree removal, trimming, and MORE! Flexible service options. Quotes may be negotiated to fit your budget. We are insured and local! Call Wilber Tree Service for fast, safe results> (434) 308-TREE

SEW WHAT? Alterations for Wedding gowns, Bridesmaids, Groomsmen attire, etc. and other Bridal Party attendees. Alterations for Prom dresses. Regular clothing alterations: dresses, pants, jackets, etc. Pillows. Call Ms. Wallace for appointment at (434) 842-2860.

YOUR LAKE MONTICELLO REALTOR: Offering 20 + years experience, with over 650 homes sold. Providing free market analysis and expert advice on listing your home. Call your local Realtor: IRIS HELFRICH, 434-981-9956.

serenity computers: Onsite computer repair for your home or business. Wireless setup, networking, troubleshooting. Phone and Tablet help, Tutoring, data backup & more. Reasonable rates. Over 15 years' experience. Call (434) 825-2743

CARPENTER: Over 40 years' experience! Furniture Repair work. Table legs wobbly? Chair back/seats need reinforcement? Dresser drawers not closing? Call me for FREE estimates. Tom Maschi (434) 981-3707.

PEGGY SHANKLIN REALTOR: Your lady at the Lake. Proudly serving Lake Monticello and surrounding areas. Contact for a FREE Comparative Market Analysis of your home's value! Local, Dedicated, Knowledgeable, Dependable. (434) 962-2762 or email: peggy.shanklin@longandfoster.com, or https://www.facebook.com/Peggy-Shanklin-Realtor.

climate controlled self storage: at Lake Monticello across from Food Lion Grocery Store. Jefferson Centre Self Storage features 24/7 Access, On-Site Kiosk, Security Cameras and Month-to-Month Availability. Call (434) 906-4030, email: Jeffersoncentre@cbsrentals.com, or visit: jeffersoncentreselfstorage.com today!

SPECIAL NOTICES

VIRGINIA DEPT. OF VETERANS SERVICES: Need Help? Attention Veterans and Dependents! Visit us at the Fluvanna Community Center, 5725 James Madison Highway > by appointment only. Call Jeannette Flint at (434) 529-6431 to schedule your appointment. www.dvs.virginia.gov

WANTED

2026 FSPCA SPONSORS: If you would like to sponsor a Pet of the Week photo, email edee@fluvannareview.com or call (434) 207-0221 no texts accepted. The pet photos are sent to us from the Fluvanna shelter each week. The photos help find forever homes for our four legged furry friends. You may place your business, special occasion, memorial narrative, etc. at the bottom of each pet picture.

VOLUNTEERS FOR MACAA FOOD PANTRY: We are seeking enthusiastic volunteers to help support MACAA's work in the Fluvanna community. Tasks: food pickups, sorting donations, stocking, packing boxes, checking in visitors, and other minor tasks. Volunteer hours: 9 a.m. to 2 p.m., M-F. No prior experience needed – training will be provided. Call (434) 987-9887 or email foodpantry@macaa.org.

MEALS ON WHEELS: Drivers needed, regular and substitute positions available – Kidds Store & Fork Union. Apply online www.mealsonwheelsfluvanna.org. or phone our volunteer, coordinator at 434.589.1685.

HELP WANTED

PART TIME **ASSISTANT FOR** FINANCIAL FIRM: Financial Planning firm seeks professional assistant for client meeting note taking, client intake tracking, scheduling, and data entry. Must have computer. In-office until remote approved. Part time-10 hrs/ week. Pay based on ability. Background check required. Contact Bruce Arnold: 434.962.2505 or bruce.arnold@ adviserfocus.com

• HOME SERVICES DIRECTORY•

TODAY, MORE THAN EVER, OUR HOMES MEAN EVERYTHING TO US. THESE LOCAL BUSINESSES ARE HERE TO HELP US KEEP THEM IN TIP TOP SHAPE. EMAIL SALES@FLUVANNAREVIEW.COM TO ADD YOUR SERVICE TO THIS PAGE.









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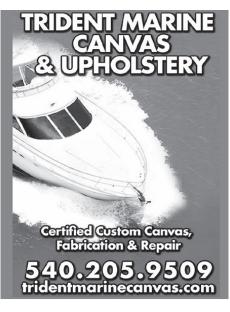
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GENERAC

The Weekly Crossword by Margie E. Burke **ACROSS** 1 Carb or fat unit 5 "Gilligan's Island" actor 9 Reduce drastically 14 Glorified gofer 15 German auto 16 Suggest 17 Spa feature 19 Rubbernecked

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- 23 Self-doubting
- 25 Ike's WWII command

20 Putting in a corral 21 Medal giver

- 26 Swiss capital
- 29 Irregular
- **31** Leaped forward
- 33 VA time zone
- 34 Shaver's bane
- 37 Snowman in "Frozen"
- 38 Muse of love poetry
- 40 Kind of package 41 Andean land
- 42 Do lacework
- 43 Tear gas target
- 45 Splits in two
- 48 Like some lingerie
- 49 Shade of blonde
- **51** Heartbeat phase
- 53 Attacking, as the fridge
- 55 Middle bit of a Venn diagram
- **59** Some downloads
- **60** Uncomfortable
- 62 Group of eight
- **63** Yuletide song
- 64 TV's Nick at
- **65** Musical intervals
- 66 Bulgy biceps, slangily
- 67 Sink pipe

DOWN

1 Struggle for air

- Confirmation. for one
- 3 Yemeni city
- 4 Having
- significance 5 Trumpet and trombone
- 6 Highest point
- 7 DiCaprio, to fans
- 8 Chicago suburb
- 9 Document seal 10 ROFL relative
- 11 Increase in
- value 12 Cold shower?
- 13 Prefix with plane or electric
- 18 Chop finely
- 22 Loud speaker
- 24 Fashions
- 26 Broadway
- disaster
- of thumb
- 28 Opponents of government
- 30 Hard to follow
- 32 Keep in custody

35 Canadian tribe

63

- 36 "An Affair to Remember" co-star
- **39** Wreaking havoc upon
- 44 Speck in the sea
- **46** Official orders
- 47 Hot, as in goods
- 49 Jousting gear
- 50 Lasagna layer
 - 52 Track shapes
 - 54 Paleo, for one
 - 56 Animal shelter
 - 57 Dog in "The Thin Man"
 - 58 Chick's chirp
 - 61 Rawls or Reed

Answers to Previous Crossword:

М	Α	R	С		М	Α	N	Е		Α	Т	Т	Α	R
0	L	Ι	0		0	L	Τ	Ν		N	0	R	S	Ε
Т	Α	В	L	Е	S	Α	L	Т		Α	G	Α	Р	Ε
Е	N	S	U	R	Е	S		0	С	Т	Α	٧	Ε	S
			М	Α	Υ		L	М	Α	0		Е	N	Ε
Р	R	Ι	Ν	Т		G	0	В	В	L	Е	R		
R	Α	D	Ι	0	Τ	Ν	G		L	Ε	S	S	0	R
0	М	Ε	N		S	U	Τ	Т	Ε		S	Α	G	0
W	Τ	Ν	С	Е	S		С	0	S	Т	Е	L	L	0
		Т	Н	R	U	W	Α	Υ		0	N	S	Ε	Т
Р	Н	Ι		М	Е	Α	L		R	Α	Т			
L	Е	F	Т	Τ	S	Т		В	Е	S	Τ	D	Ε	S
Α	N	Ι	0	N		S	0	L	Ι	Т	Α	Ι	R	Ε
Ι	R	Ε	N	Е		0	W	Ε	Ν		L	Α	Ι	N
Т	Τ	D	Е	S		Ν	Е	W	S		S	L	Е	D

SUDOKU

Edited by Margie E. Burke

Difficu	ılty: Me	dium 1						
9	3				8			5
9 8			2			6	3	
	8							
			9			8		3
6		5	1					
7		9						1
1	2	6				7		
				6				

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HOW TO SOLVE: Each row must contain the numbers 1 to 9; each column must

contain the numbers 1 to 9; and each set of 3 by 3 boxes must contain the numbers 1 to 9.

Answer to Previous Sudoku:

1	7	9	2	3	6	8	5	4
2	5	3	9	4	8	1	7	6
6	4	8	1	7	5	3	9	2
3	9	2	8	6	1	5	4	7
4	6	5	3	9	7	2	8	1
8	1	7	4	5	2	6	3	9
5	3	6	7	1	9	4	2	8
9	2	1	5	8	4	7	6	3
7	8	4	6	2	3	9	1	5

DEC 4 - 10, 2025 | *FLUVANNA REVIEW* |









Fluvanna Women **N**Business

- First Thursday
- 8:30 WIB Coffee break at Cuppa Joes
- Monthly Luncheons & After Hours Location & times vary. Find our list of upcoming events on Facebook.

FluvannaWomeninBusiness.org

SCAN ME

To place an ad here contact sales@fluvannareview.com or call 434-207-0223





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YOU ARE INVITED TO THE FLUVANNA WOMEN IN BUSINESS ANNUAL



WEDNESDAY

4PM - 7PM

Hardware Hills Vineyard 5199 W River Rd. Scottsville, VA 24590

JOIN WOMEN IN BUSINESS FOR OUR FAVORITE FUN-FILLED **CHRISTMAS GATHERING!**

- Bring your holiday cheer and a wrapped gift under \$25.00 Value to participate in the white elephant gift exchange.
- Light fingerfoods will be provided.
- Please RSVP

https://www.facebook.com/share/1CvyEWyvWs/



Hardware Hills Vineyard is hosting a wreath making class after the event. if you are interested in staying later and registering for that class, visit their website.





Nails Gifts & More Reiki

94 Joshua Lane Palmyra, VA 22963

Fluvanna County is a wonderful place to call home! If you're looking to buy or sell, Sarah can help! SarahSellsCville@gmail.com

Community Calendar

FLUVANNA



QR Code provided by the Fluvanna Leadership Development Program

Visit Santa

Visit Santa and see all the trees (and prizes) at the free Festival of Trees, Saturday, Dec. 6, 9 a.m.-4 p.m., at the Lake clubhouse. Check out the two dozen beautifully decorated Christmas trees. Buy raffle tickets to win those trees. All proceeds benefit the community service projects of the Lake Monticello Community Foundation.

HUGE Garage Sale

HUGE indoor heated Garage Sale on Saturday, December 6, from 8 to 2 p.m. at 2704 Lake Monticello Road (next to LMOA Main Gate) New items, household, furniture, decorative and holiday decor, tools, & so much more! Something for everyone!

MACAA 5K Run/Walk

MACAA Fluvanna's Food Pantry having 5K Run/ Walk Benefit on Saturday, December 13, 2025 at Hardware Hills, 5199 W. River Rd., Scottsville. Event dedicated to supporting Fluvanna Food Pantry. Beginning at 10:30 a.m.

Cash, food accepted

Fluvanna Leaders for Race & Diversity (FLRD) is located at 14455 James Madison Highway in Palmyra. It is open on Tuesdays and Thursdays from 10 a.m. to 2 p.m. It accepts cash and food donations. (434) 987-1938.

Food Pantry

Fluvanna MACAA / FCSS Food Pantry is located at the old Carysbrook High School. To receive food from the food pantry bring a photo ID as proof of residency in Fluvanna. Open: Monday - Friday, 11 a.m. to 1 p.m. To donate directly to the food bank call 434.842.2521. Cash and food donations gratefully accepted.

PUBLIC NOTICES

PUBLIC HEARING

Fluvanna County Board of Supervisors Wednesday December 17, 2025 at 7:00 p.m.

Pursuant to Virginia Code Section 15.2-2204, a Public Hearing will be held in the Fluvanna County Circuit Court, at 72 Main Street, Palmyra, VA 22963 for citizens of the County to have the opportunity to appear before and be heard by the Board of Supervisors for the following items:

ZTA 25-10: Ordinance to amend the "Code of the County of Fluvanna, Virginia," by amending §§ 22-11-2.1, 22-11-2.2, 22-12-2.1, 22-12-2.2, and 22-22-1 to change data centers from a by-right use to a use allowed by Special Use Permit in the Industrial, Limited I-1 and Industrial, General I-2 Districts, and to modify the definition of "data center."

ZMP 25:03 – Zion South LLC: Rezone from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District 182.586 +/- acres of tax parcel 11–A-93 and tax parcel 11-A-88. The subject properties are generally located on the east side of James Madison Highway (U.S. 15) approximately 0.95-mile south of the intersection with Three Notch Road (U.S. 250). The parcels are located in the Zion Crossroads Community Planning Area (CPA) and the Zion Crossroads Urban Development Area (UDA), and in the Columbia **Election District.**

ZMP 25:04 - NVA Properties LLC: Rezone 5.809 +/- acres of tax parcel 17-A-10 from R-3 Residential, Planned Community to B-1 Business, General. This rezoning is necessary in order for Goodson's Auto Repair to construct an automobile repair service establishment on the parcel. This parcel is located in the Cunningham Election District and the Rivanna Community Planning Area. The parcel was rezoned to R-3 as part of the Villages at Nahor Planned Community in 2004.

Copies of the complete text of the above ordinances are available for public review at https://www.fluvannacounty.org/ and at the Office of the Fluvanna County Administrator during normal business hours. Questions may be directed to the Planning and Zoning Department, at (434) 591-1910. All interested persons wishing to be heard are invited to attend the public hearing.



RE/MAX 434.974.1500

Realty Specialists 943 GLENWOOD STATION LANE, SUITE 203 CHARLOTTESVILLE VA 22901







\$399,900

60 Chippewa Ln



- 3 Bedrooms, 2 Full Baths, 2 Half Baths
- 1,568 Fin. Sq. Ft. Custom Built in 2000
- Scenic Rivanna River & Pastoral Views
- New Roof in 2025, Move-in Condition
- Privacy Like No Other in Lake Monticello!

8 Loblolly Road



- 3 bedrooms, 1.5 baths, 1238 fin sq ft
- Bamboo floors throughout / Plantation blinds
- Gourmet kitchen w/ white cabinets / Stainless apps
- Level fenced rear yard with deck and patio
- Oversized 1-car garage w/ work bench & storage

TBD W Eighth St., Mineral, VA 804-840-3648

- Kathleen Pender
- Four lots totaling 0.68 AC, Gently rolling land with mature hardwoods
- Zoned Residential
- Public Water & Sewer available
- Close to Louisa County Schools & Shopping
- \$30,000

\$759,900 6505 Gordonsville Rd. Keswick



- Horse and winery country custom home
- Over 2,200 sf, 3 bedrooms, 2 baths, basement
- Oak floors, masonry fireplace, granite counters
- Light filled sunroom, vaulted ceilings, metal roof
- Garage with studio apartment above

\$491,714 4398 Thomas Jefferson PKWY/Palmyra



- BRAND NEW * Move-In Ready * \$7,500 Closing Incentives
- •1 Acre, 4BR, Fireplace, Garage, Well & Septic, No HOA
- Brick Porch, Double Doors, Siding & Window Upgrades
 Open GR-DR-K layout, Main level Laminate floors, Oak Stairs
- 8' Granite Island, Upgraded Lighting & Trim, Tile Shower
- 529 Manchester Rd
 - Lori Click
- Well Maintained home for a relaxing retreat.

434.326.7593

- One Level
- 3 Bedrooms, 2 Baths
- 12 x 20 Storage Building/Workshop with electric
- No HOA
- Hot Tub is negotiable

\$699,000

3375 Preddy Creek Rd



- 4 Bedrooms, 2 Full & 2 Half Baths, Albemarle Co • 3,172 Finished Sq. Ft. with Walkout Basement
- Multiple HVAC Sources, Whole House Generator
- 7.15 Acres Features a Pond, Garden Space & Privacy •Two-Bay Detached Garage with Workshop plus a Shed

87 DeRosa Court/Palmyra



- The Avery is Bright & Open w/ 4 Large Bedrooms
- \$7,500 Closing Incentives Available, MOVE-IN READY
- 1st Floor Primary Suite, Mudroom, Large Pantry, Island
- Laminate Floors, High Speed Internet Available
- Easy access to Palmyra, Zion XRds, schools, shopping



Dan Corbin 434 531-6155

- Ready to Build? Looking For Privacy?
- 12+ ac Wooded Homesite in Piney Mountain
- Close to Fluvanna County Schools and Shopping
- Gorgeous Land, No HOA, Well + Septic = No Water Bills
- 20 Mlnutes to Charlottesville, Zion Crossroads MLS 622822

WE'VE GOT YOU COVERED IN ALBEMARLE, FLUVANNA, LOUISA AND MORE!



Stargazing in Fluvanna

BY PAT BEERS BLOCK

Welcome Star Gazers to this month's highlights of celestial events visible in Fluvanna County!

Fun events to view in December

This month starts off with an exciting full moon that will fill the horizon with light, and continues with the spectacular Geminid meteor shower which is always predicted to be one of the most prolific showers each December, and the appearance of another meteor shower, the Ursid meteor shower, another Class I Major shower. We can witness other exciting events including noteworthy planetary and lunar conjunctions (remote objects visually appear close to one another), learn interesting facts about this month's full moon, and experience the annual winter solstice. Hopefully some of these events capture your interest and motivate you to spend time observing the night and early morning dark sky this month.

So let's get ready to engage in observing these events by setting up your star gazing equipment, charging your cell phones and linking to Sky Guide, Sky View Lite, or any other star gazing applications that you find useful, and settling into your favorite viewing spot to witness the magic of the night and early morning skies!

Weeks 1 and 2 (December 1-13)

On December 3, the moon will be in conjunction with the star cluster Pleiades (aka the Seven Sister or Messier 45) within the constellation Taurus.

A full moon appears on December 4 near the constellation Tauris. This full moon is the last Supermoon to occur in 2025. This Supermoon looks larger and brighter than other full and Supermoons this year because it is actually closest to Earth this time of the year. This full moon is known colloquially as the Cold Moon by Native Americans and early Colonists for good reason; this is a very cold time of the year and

the sky is darkest because of the winter solstice. This month's moon is also known as the Long Nights Moon, and the Moon Before Yule.

Mercury might be visible in the morning southwestern sky on December 7 when this planet appears in the sky.

In the evening of December 7, the planet Jupiter will be in conjunction with the stars Pollux and Caster within the constellation Gemini. Later in the evening, the moon will join this constellation resulting in a close collection of four celestial objects.

On December 8, the moon will be in conjunction with the Beehive star cluster (Messier 44) within the constellation Crab

On December 10, the moon will be in conjunction with star Regulus within the constellation Leo in the late evening sky.

On December 11, the moon will be in its last quarter, illuminated on the left side of the surface that faces Earth.

Week 3 (December 14-20)

Throughout the month of December, with the maximum intensity happening between December 13 through December 14, is the probable viewing of meteors from the Geminids meteor shower, the highlight of meteor showers this year (Class I Major meteor shower). This meteor shower emanates from the constellation Gemini, near the star Caster, and can be best seen in the late evening on December 13 throughout the early morning, until around 3am. on December 14th. Approximately 120-150 meteors per hour will flash through the late evening and morning sky on these dates. The moon will be a waning crescent (very small sliver) so the even less glorious meteors will be visible with the naked eye. Let's hope for clear skies with no possibility of clouds or rain!

Also on December 14, the moon will

be in conjunction with the star Spica within the constellation Virao.

> On December 17, the planet Jupiter and the star Pollux within the constellation Gemini.

December From through December 21, with the highlight on 19, it may be possible to view Mercury in conjunction with the star Antares in the con-

Also on December 19 the new moon phase will occur, a time when the moon will no longer be visible except as a ghostly sphere in the sky. This moon phase gives us the opportunity to better view the night sky since there will be no moonlight to obstruct views of stars and

stellation Scorpius.

planets.

Weeks 4 and 5 (December 21-31)

The longest night and the shortest day will occur on December 21 when the winter solstice occurs. This event happens because Earth, with its tilted axis, is positioned with the northern half of the planet tilted away from the Sun, making our climate colder and the evening sky darker longer. This is our first day of winter.

Between December 21 and 22 we have another opportunity to witness a major meteor shower from the Ursid meteor shower (Class I Major meteor shower). This meteor shower emanates from the constellation Ursa Minor (the Little Dipper) and can generate about 10 meteors per hour.

On December 26, the moon will be in conjunction with the planet Saturn within the constellation Pisces.

The final event in December is the presence of a first quarter moon on December 27. The right side of its face will be illuminated.

In Summary...

So as our 2025 celestial and calen-

dar years end, we should take time to reflect on all of the amazing star gazing experiences we had this year. The Supermoons were definitely pleasant highlights, as were both the routine and special meteor showers that occurred throughout 2025.

A final story of interest this month is NASA's continued tracking of the travels of the comet 3i/Atlas that comes from far outside of our solar system. NASA expects to have another view of this comet on December 19. You might want to visit NASA's website for updates on our space agency's observations and conclusions about the comet that visits our solar system!

For information about noteworthy events, visit NASA's homepage; the ISS phone app that tracks ISS movements; the aurora borealis website where flare-ups are noted that might be visible in Fluvanna county; and other space related websites noted below that provide information about rocket and satellite launches.

With the perpetual motion of planets and stars, the daily changing sky promises to entertain you for a lifetime! Until next month, keep your eyes facing the morning and evening sky to see the wonders of our universe as we Earthlings travel

[information has been extracted from Astronomy Calendar of Celestial Events 2025 - Sea and Sky (seasky.org); https://eclispe.gsfc. nasa.gov; https://highpointscientific. com/astronomy-hub; https://amsmeteors.org/meteor-showers; https:// starwalk.space; https://spacetourismguide.com; Wikipedia; https:// SkyatNightMagazine.com; theskylive.com; the Farmers' Almanac; https://www.timeanddate.com;

https://www.aianta.org/native-american-moon-names/]

July Property Transfers

PROPERTY TRANSFER DEEDS ARE PROVIDED BY THE FLUVANNA COUNTY CIRCUIT COURT.

7/01/2025

Stanley Martin Homes ... to Henley, Shelby Jean. See documentation for full description.

Chen, John TR to Tomac, Mikky and John F. Bernardi Jr. Lot 199 Phase 4 LM .\$50,000.

Heller, Leighton Jame ... to Porter, Teddy M. and Patricia W. Porter. \$700,000.

McDaniels Roofing Co ... to Beck, Michael A. and Bernita G. Beck. \$376,000.

7/07/2025

Blue Owl Aub VA Owne ... to Samuel Rozay Trust Agreement and Samuel Rozay TR. \$1,335,543.

Young, McKenzie Marie to Sisk, Jeffrey . See document for full description. \$240,000.

7/08/2025

Ivywood, John to Hinds, Caleb. Lot 390 Phase 5 Tufton Addition 1 LM. \$290,000.

Van Der Heide Escobe ... to Keating, William Lawrence and Andrea Marie Keating. Lot 31 Phase 4 Fairway Section LM. \$519,000.

Smith, Sharon A to Charow, Paul W. TR and Paul Charow Revocable Trust, Hamilton, Ellen P. TR, Ellen Hamilton Revocable TR. Lot 79 Phase 4 Fairway LM. \$415,000.

Cumbee, Kolten to Ivywood, Hohn and Jeffifer Ivywood. Lot 254 Phase 12 Edgewood LM. \$390,000.

7/09/2025

Beuchert, Carl E., III, TR to Hood, James E. Jr and Shelly S. Werner Hood. 21.65 Acres. \$915.000.

Cantrell, Donna Gail M. to Vigil Galvan, Nora A. and Felix a. Cerrato Ardon. See document for full description. \$430,000.

ALG Trustees LLC to FFC Properties LLC. \$186,441.

7/10/2025

Via, Bertha S to Stribling, Jeffrey Scott and Kendra Lynn Stribling. 2.23 Acres. \$340,000.

7/11/2025

Dew, Evelyn Chancery to Clark, Michael Joseph and Riley Lamar Beynon. 2.960 Acres. \$300,000.

Stanley Martin Homes ... to Ellenberger, Mason and Madison Ellenberger. \$349,789.

Brown, Jay D. W. to Hinkle, Jordan and Katrina Hinkle Lot 155 Phase 4 LM Fairway. \$419,000.

Hall, Deborah A. to Taylor, Eric d. 20.719 Acres. \$280,000.

Ickes, Jeffrey James to Cialkowski, Wendy R. and Rachel. Lot 58 Phase 7 Crofton LM. \$269,000

Velke, Tammy to Searcy, Judson Willare and Nicole Sercy. 6.803 Acres. \$300,000.

Loving, Robert N. to Arnold, Archie and Kimberly Mabe. \$140,000.

7/15/2025

Kittell, Richard C to Rickabaugh, Dean L and Linda R Rickabaugh. Lot 143 Colonial Circle. \$369,900.

Gaines, Peter B to Rigby, Catherine F. Lot 111 Phase 3 Montpelier LM. \$335,000.

7/16/2025

Knight, Terrence to Holley, Barrett and Kelly Marie Croonquist. Lot 297 Phase 5 Addition 1 Tufton Section LM. \$325,000.

Brownell, Suzanne to Aaron Nicholas and Kari Ann M..., Justin Pittman, Sommer Pittman, Aaron Nicholas Fischer, TR and Kari Ann Mc-Spadden Fischer TR. 2.00 Acres. \$145,000.

Grubbs, Steven to Courtial, Alison. Lot 205 Phase 10 Cherokee LM. \$370,000.

Monteiro, Richard E to McCracken, Richard

S and Karen L Riley. Lot 196 Phase 8 Nahor Section LM. \$385.000.

Drumheller, Bambie A to Roundhill Construction LLC. 2.0 Acres. \$60,000.

Guill, Paul R to Thompson, Tyler and Katie Thompson. Lot 340 Phase 5 Tufton LM. \$490,000.

Switzer, Gregory M to Babich, Jennifer Merin and Micheal Jason Babich. Lot 430 Phase 12 Edgewood LM. \$514,900.

Guske, Julie to Fairway Project LLC. Lot 256 Phase 4 Addition 1 Fairway Section LM. \$385,000

McGlynn, Laurell A to Kennedy, Tara Lynn. 5.103 Acres. \$725,000.

Gelbman, Doris SP Comm .. to Grose Realestate Investment ... 1 Acres. \$95,000.

FFC Properties LLC to Sheldon, Kimberly and Steven Dillard Fields II. Lot 319 Part 2 Section 1 Ashlawn LM. \$460,000.

Diaz, Cristian to Amos, Larissa. Lot 461 Phase 4 Fairway Addition 1 LM. \$345,000.

7/22/2025

Carter, Rodney W to Pruiett, Jefferson Quentin and Charlotte Elizabeth Dryden. See document for description. \$68,000.

Pearson Properties LLC to Papa Family Trust and Donna Papa TR. See document for full description, \$145,000.

Good Buy Real Estate... to KC Renovations LLC. 2.0 Acres. \$120,000.

Everett, Jason Lee to Lewis, Rachanee See document for full description. \$207,000.

Graves, Jamie. Lot 390 Phase 8 Nahor LM. \$42,000

McGuire, Donna Critzer to Purviance, Dylan Clarke, 4.591 Acres, \$270,000.

7/24/2025Trujillo, Jorge L. Olguin to Perez, Francisco X Diaz and Yanly M. Reunew Venereo. 1.39 Acres. \$320,000.

7/25/2025

Stanley Martin Homes ... to Borja, Dan Reynald Reutotar and Darlene Joy Datiles. See document for full description. \$404,289.

Stanley Martin Homes ... to Budzinski, lan and Maleigha Emma Budzinski. See document for full description. \$319,585.

7/28/2025

Liberty Homes VA Inc. to Weaver, Sydney and Christian Alexander Weaver. See document for full description. \$442,856.

Liberty Homes VA Inc to Gurubatham, Kevin and Tatiana Gurubatham , Juanita Gurubatham. 9.721 Acres. \$411,135.

Daniel, Carrie A to McNeil, Patrick J. ad Lauen Mc Neil Abh. Lot 168 Phase 4 Addition One Fairway LM. \$387,500.

7/29/2025

Gallo, Michael F. TR to Bronson, Timothy A. and Teresa M. Bronson. Lot 389 Phase 8 Nahor LM. \$400,000.

7/30/2025

Stanley Martin Homes ... to Torkornoo, Gifty . See document for full description. \$439,340.

Catlett Land Company ... to Via, Mark Wayne and Ingrid Marie Via. 20.668 Acres. \$200,000.

7/31/2025

Ramm, David Chatfield ... to Smith, Nicole Elizabeth and Aizeleia Olvviga Seguerra. Lot 313 Phase 10 Cherokee LM. \$288,000.

Clark Elizabeth W. to Faust, John M. and Catherine E. Stetson. 22.532 Acres. \$1,250,000.

Douglas, Brian to Liberty Homes VA Inc. 6.756 Acres. \$92,000.

PUBLIC NOTICES

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

COUNTY OF FLUVANNA, VIRGINIA,

a Political Subdivision of the Commonwealth of Virginia, Complainant,

SAM WILLIAMS A/KIA SAMUEL WILLIAMS, ETAL

Respondent(s).

ORDER OF PUBLICATION

Case No.: CL25-781

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

Tax Map No. 58-A-65 Account No. 35251

All that certain lot, piece, or parcel of real property, lying and being situate near Fork Union, Fluvanna County, Virginia, containing seven (7) acres more or less, known as Tax Map Number 58-A-65.

And being the same real property conveyed to Sam Williams from Wesley W. Hughes, Attorney for J.l. Tisdale by Deed dated May 22, 1907 and recorded August 10, 1907 among the records of the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 3 at Page 17.

This description is made subject to all easements, conditions, agreements, restrictions, and reservations of record which affect the property herein described.

> Tax Map No. 58-A-72 Account No. 35252

All that certain lot, piece, or parcel of real property, lying and being situate in Fluvanna County, Virginia, adjoining the lands now or formerly of Henry K. Smith, Pleasant Smith, Louise Henly and the old Vowles tract, containing three (3) acres, more or less.

And being the same real property conveyed to Samuel Williams from Martha Smith Bowles and Malvin Bowles, her husband, by Deed dated May 7, 1927 and recorded November 11, 1927 among the records of the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 17 at Page 265.

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 17 at Page 266.

Tax Map No. 50-A-84 Account No. 35252

All that certain lot, piece, or parcel of real property, lying and being situate in the Fork Union Magisterial District, Fluvanna County, Virginia and containing five (5) acres more or less, according to survey and plat thereof bearing a date of September 28, 1939, by C. E. Watkins, S. F. C., and adjoining the lands now or formerly of Winfred Smith, A. L. Cobb, Daisy Dudley Creasy, and Capt. C. G. Snead's estate.

And being the same real property conveyed to Samuel Williams from-Snead and Harriett L. Snead by Deed dated October 3, 1939 and recorded November 28, 1939 among the reords of the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 27 at Page 405.

This description is made subject to all easements, conditions, agreements, restrictions, and reservations of record which affect the property herein described Page-406, Deed Book 42 at Page 37, Deed Book 58 at Page 290, Deed Book 69 at Page 450.

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: Sam Williams a/k/a Samuel Williams, who is believed to be deceased and whose last known address is c/o Marjorie Davis, 5111 Estonian Drive, Fairburn, Georgia 30213; George Edward Williams, who is believed to be deceased and whose last known address is unknown; Herman Williams a/k/a Herman Bowden, whose last known address is unknown; Mary Williams Diggs, whose last known address is unknown; Clara Jean Toney-Davis, who is believed to be deceased and whose last known address is unknown; Jordan Taylor, who is believed to be deceased and whose last known address is unknown; George Davis Jr., whose last known address is unknown; Lindsey Toney, who is believed to be deceased and whose last known address is unknown; Pauline Toney Ellis, whose last known address is unknown; Janet Toney King, whose last known address is unknown; Bertha Williams Roberson a/k/a Linda Hayes, who is believed to be deceased and whose last known address is unknown; Harriett Gaskin, whose last known address is unknown; Linda Corum, who is believed to be deceased and whose last known address is unknown; Arthur Hogan, whose last known address is unknown; Lucille "Lucia" Williams Rogers, whose last known address is unknown; Florence Edna Williams, who is believed to be deceased and whose last known address is unknown; Marcella White, whose last known address is unknown; Samuel Edward "Tony" Williams, who is believed to be deceased and whose last known address is unknown; Helen Williams, whose last known address is unknown; George Williams Jr., whose last known address is unknown: Sarah Williams Jackson, whose last known address is unknown: 'Ollie Louise Williams Washington Hewins, who is believed to be deceased and 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 tile parties herein and all Parties Unknown and/or whose location cannot be ascertained appear on or before January 16, 2026 in the Clerk's Office of the Circuit Court of the County of Fluvanna, Virginia, and do what may be necessary to protect their interests in this cause.

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)
Gragory L. Haynes, Esq. (VSB No. 37158)

Gregory L. Haynes, Esq. (VSB No. 91009)
Gregory L. Haynes, Esq. (VSB No. 37158)
Seth R. Konopasek, Esq. (VSB No. 97065)
Garrett W. Patton, Esq. (VSB No. 98345)
Michelle W. Clayton, Esq. (VSB No. 81365)
Lauralei K. Singsank, Esq. (VPS No. 100611)
Taxing Authority Consulting Services

Entered on the 10th day of November, 2025

Thistana & Theadway, Club

Taxing Authority Consulting Services, PC P.O. Box 31800, Henrico, Virginia 23294-1800 • Phone: (804) 864-0080 • Facsimile: (804) 545-2378 • TACS No.: 1082890

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FLUVANNA COUNTY

LMOA Ashlawn Clubhouse 41 Ashlawn Blvd. LMOA Fairway Clubhouse Both Entrances 51 Bunker Blvd. LMOA Pool House
Summer 35 Edgewater Dr.

LMOA Lafayette Park 19 Lafayette Dr. LMOA Bunker Park 14 Bunker Blvd. LMOA Marina 962 Jefferson Drive

Fluvanna Review Office (inside & outside) Long & Foster Realtors Monticello Country Realtors Fluvanna Ace Hardware BP Gas Station Detail Me Now Orme Fitness Center

Meals On Wheels Shell Gas Station/Dunkin Donuts Tractor Supply Tucker Griffin Barnes Mailbox Express Mailboxes/Jefferson Center Jefferson Pharmacy Salon DeShano & Sna Gia Italian Restaurant T-Mobile Food Lion Pleasant Grove House Fluvanna Sheriff's Office Fluvanna County Library E.W. Thomas Grocery El Vaquero West

Danny's Bar & Grill Beautiful Gate Church Broken Island Mailboxes Wahoo BBQ Kidds Store & Deli Route 6 Market Family Dollar Raceway Gas Town & Country Comm. Market Sal's Italian Restaurant, Fork Union Fork Union Pharmacy
Fork Union Village Shopping Center Fork Union Post Office Fluvanna Community Center Columbia Store Columbia Post Office

Central Elementary School Fluvanna Middle Śchool Fluvanna High School Carvsbrook Elementary Fluvanna Courthouse Fluvanna Chamber of Commerce Fluvanna School Board Office Campbell Tire Troy Post Office Royals of Troy Green Dogs Unleashed RFMAX Kents Store Kents Store Post Office

ALBEMARLE COUNTY Keswick Post Office Tip Top Restaurant, Pantops

Rivanna Gear & Apparel Bodo's Bagels, Emmett St. Bus Station/Water St., C'ville Bus Station 3rd. St./Water St. Trailway Station UVA Hospital Bus Stop/JPJ

Post Office Whiskey Jar Landmark Hotel Firefish Gallery Hamiltons **Bus Station** Timberlakes LaTaza Restaurant Belmont Lee Park Market Street

C'ville Water St. Parking Garage Food Lion

C'VILLE DOWNTOWN MALL

Dollar General

LOUISA COUNTY

Louisa Post Office Spring Creek Subdivision Spring Creek Dentistry Burger King/Exxon Beaver Dam Market Zion Crossroads Laundry Zion Crossroads Store Burruss Store Ferncliff Exxon Ferncliff Market, Rte. 250

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PUBLIC NOTICES

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

COUNTY OF FLUVANNA, VIRGINIA,

a Political Subdivision of the Commonwealth of Virginia, Complainant,

Cuppa Joe

Lake Centre Mailboxes

ROBERT LEE OPIE, ET AL Respondent(s).

Case No.: CL25-691

ORDER OF PUBLICATION

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

> Tax Map No. 60-A-52A Account No. 312927

All that certain lot, piece, or parcel of land, together with the improvements there on and the appurtenances thereunto belonging, lying and being situate in the Fork Union Magisterial District, Fluvanna County, Virginia, containing 1.18 acres, more or less, according to a plat of survey prepared by A.G. Harocopas, C.L.S., dated May 6, 1971, and recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 82, at Page 567 to which reference is hereby made for a more particular description of the property herein described.

And being the same property conveyed to Robert Lee Opie, single, from Edgar Opie and Mary Ann Opie, his wife, by Deed dated May 6, 1971, and recorded July 2, 1971, in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 82, at Page 565.

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 34, at Page 411 and Deed Book 51, at Page 10.

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: Robert Lee Opie, who is believed to be deceased and whose last known address is 131 Terrace Lane, Bremo Bluff, Virginia 23022; Crystal Brown, 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 January 12, 2026 in the Clerk's Office of the Circuit Court of the County of Fluvanna, Virginia, and do what may be necessary to protect their interests in this cause.

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. 2/409)
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. 98345)
Michelle W. Patton, Esq. (VSB No. 81365)
Lauralei K. Singsank, Esq. (VSB No. 81365) Lauralei K. Singsank, Esq. (VSB No. 100611) Taxing Authority Consulting Services, PC P.O. Box 31800,

Henrico, Virginia 23294-1800 Phone: (804) 864-0080 Facsimile: (804) 545-2378 TACS No.: 1082616

Tustana P Theodoray Club

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

COUNTY OF FLUVANNA, VIRGINIA,

a Political Subdivision of the Commonwealth of Virginia, Complainant,

LEROY HEDGEMAN, ET AL Respondent(s).

Case No.: CL25-732

ORDER OF PUBLICATION

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

> Tax Map No. 52-12-2 Account No. 2646

All that certain lot, piece, or parcel of real property, lying and being situate in Fluvanna County, Virginia containing 3.80 acres, more or less, being known and designated as Lot No. 2 on plat entitled "THOMAS, ANDERSON, DEC. TRACT 25.91 A+/-" of record in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 82 at Page 189.

And being the same real property conveyed to Leroy Hedgeman from Dora Anderson, Queen James, Dorothy Armstrong, Harriet Gray, Eugene Anderson, Berkley Anderson, Andrew Anderson, Clarence Anderson and Louisiana Palmer by Partition Deed dated October 26, 1970 and recorded May 26, 1971 among the records of the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 82 at Page 183.

This description is made subject to all easements, conditions, agreement, restrictions, and reservations of record which affect the property herein described including but not limited to those recorded in Deed Book 60 at Page 146, Deed Book 81 at Page 097, Deed Book 82

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: Leroy Hedgeman, who is believed to be deceased and whose last known address is c/o Patricia L. LaCore Green, 133-18 161 Street, Jamaica, New York 11434; Oscar Hedgeman, whose last known address is unknown; Florence Hedgeman LaCore, who is believed to be deceased and whose last known address is unknown; Percy Latimore LaCore Jr., who is believed to be deceased and 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 <u>January 15, 2026</u> in the Clerk's Office of the Circuit Court of the County of Fluvanna, Virginia, and do what may be necessary to protect their interests in this cause.

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. 97065)
Seth R. Konopasek, Esq. (VSB No. 97065)
Garrett W. Patton, Esq. (VSB No. 98345)
Michelle W. Clayton, Esq. (VSB No. 100611)
Taxing Authority Consulting Services.

Taxing Authority Consulting Services, PC P.O. Box 31800, Henrico, Virginia 23294-1800 Phone: (804) 864-0080 Facsimile: (804) 545-2377 TACS No.: 1082322

Entered on the 10th day of November, 2025

Thistana P Theoduray, Club



FLUVANNA COUNTY TAXPAYERS

Fluvanna County Real Estate and Personal Property taxes for the second half of 2025 are due December 5, 2025. Taxes need to be paid in full by midnight December 5, 2025 to avoid penalty.

FOR YOUR CONVENIENCE VARIOUS PAYMENT OPTIONS ARE AVAILABLE:

- By mail postmarked by December 5, 2025
- Drop Box Location: 34 Palmyra Way, Palmyra VA.

Located by the steps across from Palmyra Methodist Church, this is a brown drop box.

with credit card online: www.officialpayments.com **Office Hours:** Monday thru Friday 8am to 4:30pm

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

COUNTY OF FLUVANNA, VIRGINIA, a Political Subdivision of the Commonwealth of Virginia, Complainant,

EMMETT JACKSON, ET AL. Respondent(s).

Case No.: CL25-785

ORDER OF PUBLICATION

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

> Tax Map No. 57-1-3 Account No. 2664

All that certain tract or parcel of land, lying and being situate in the Fork Union Magisterial District of Fluvanna County, Virginia, fronting on Shores Road, containing 4.33 acres, more or less, and designated as Lot Three, as shown on a survey made by Emmett D. Gillispie, Surveyor, made February 1950, and of record in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 44, at Page 270.

And being the same property conveyed to Emmett Jackson from the Heirs at-Law of Lucy V. Jackson, deceased, by Deed of Partition dated October 9, 1950, and recorded March 28, 1952, in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 44, at Page 265.

This description 1 is made subject to all easements, conditions, agreements, restrictions, described including but not limited to those recorded in Deed Book 47, at Page 403.

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: Emmett Jackson, who is believed to be deceased and whose last known address is unknown; William L. Jackson, who is believed to be deceased and whose last known address is 2501 E Broad Street, Apt.1004, Richmond, Virginia 23223; Harry C. Jackson, who is believed to be deceased and whose last known address is unknown; Harry C. Jackson, who is believed to be deceased and whose last known address is unknown; Nelson F. Jackson, who is believed to be deceased and whose last known address is 60 Leslie Street, Uniontown, Pennsylvania 15401; Allen Jackson, whose last known address is unknown; Howard Jackson, whose last known address is unknown; Regina Jones, whose last known address is unknown; Donald V. Jackson, who is believed to be deceased and whose last known address is 501 Industry Street, Pittsburgh, Pennsylvania 15210; Lawrence V. Jackson, who is believed to be deceased and whose last known address is 1400 Port Court, Oakley, California 94561; Dean A. Jackson, whose last known address is unknown; Pearl J. Arnold, who is believed to be deceased and whose last known address is 245 Oak Hill Lane, Palmyra, Virginia 22963; Alvin Jackson, who is believed to be deceased and 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 <u>January 16, 2026</u> in the Clerk's Office of the Circuit Court of the County of Fluvanna, Virginia, and do what may be necessary to protect their interests in this cause.

The John A. Rife, Esq. (VSB No. 45805)

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)
Michelle W. Clayton, Esq. (VSB No. 81365)
Lauralei K. Singsank, Esq. (VPS No. 100611)
Taxing Authority Consulting Services,
PC P.O. Box 31800,
Henrico, Virginia 23294-1800 • Phone: (804) 8t

Thistana P Theodway Club

Henrico, Virginia 23294-1800 • Phone: (804) 864-0080 • Facsimile: (804) 545-2377 •TACS No.: 1082802

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

COUNTY OF FLUVANNA, VIRGINIA.

a Political Subdivision of the Commonwealth of Virginia, Complainant,

ODAS BREEDEN AKA OTIS ELDON BREEDEN, ET AL.

Respondent(s).

Case No.: CL25-824

ORDER OF PUBLICATION

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

Tax Map No. 28-A-18 Account No. 2256

All that certain tract or parcel of land, lying, situate, and being in the Fork Union (formerly Cunningham) Magisterial District of Fluvanna County, Virginia, adjoining the lands now or formerly owned by the late Landy' Mayo, W.W. Thomas, G.S. Glass, Samuel Kidd Estate, and others, containing 153.125 acres, more or less, as shown by plat and survey thereof made by William H. Talley, S.F.C., dated April 18, 1889, and recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 26, at Page 227.

Less and except that 68 acre, more or less, tract of land conveyed to Rennie-Haislip from Odas Breeden and Gaynell Breeden, his wife, by, Deed dated April 11, 1947, of record in the aforementioned Clerk's Office in Deed Book 36, at Page 483.

Less and except that 21 acre, more or less, tract of land conveyed Hogue from Odas Breeden and Gaynell Breeden, his wife, by Deed dated May 21, 1947, of record in the aforementioned Clerk's Office in Deed

Less and except that 32 acre, more or less, tract of land conveyed to Coleman Kirby from Odas Breeden and Gaynell Breeden, his wife by Deed dated May 3, 1951, of record in the aforementioned Clerk's Office in Deed Book 43, at Page 108.

 $Less\ and\ except\ that\ 2\ acre,\ more\ or\ less,\ tract\ of\ land\ conveyed\ to\ Ruth\ M.\ Gardner,\ Rebecca\ Williams.$ and Pearl Hogue from Odas Breeden and Gaynell Breeden, his wife, by Deed dated December 14, 1956, of record in the aforementioned Clerk's Office in Deed Book 51, at Page 418.

Less and except that 28.9 acre, more or less, tract of land conveyed to Coleman C. Kirby and Effie G. Kirby, his wife, from Odas Breeden and Gaynell Breeden, his wife, by Deed dated November 30, 1959, of record in the aforementioned Clerk's Office in Deed Book 56, at Page 445.

And being the remaining portion of the same property, assessed as being 1.6 acres, more or less, conveyed to Odas Breeden aka Otis Eldon Breeden from S.P. Loyd and Grace L. Loyd, his wife, by Deed dated November 27, 1946, and recorded December 3, 1946, in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 36, at Page 280.

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 60, at Page 169 and Deed Book 711, at Page 358.

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: Odas Breeden aka Otis Eldon Breeden, who is believed to be deceased and whose last known address is unknown; Gaynell Virginia Breeden aka Gaynell B. Evans, who is believed to be deceased and whose last known address is 2374 Long Acre Road, Palmyra, Virginia 22963; Pauline B. Grubbs aka P.E. Breeden, who is believed to be deceased and whose last known address is 2985 Cumberland Road, Cumberland, Virginia 23040; Darlene Breeden aka Darlene G. Dumas, 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 January 12, 2026 in the Clerk's Office of the Circuit Court of the County of Fluvanna, Virginia, and do what may be necessary to protect their interests in this cause.

Entered on the 10th day of November, 2025

Thistana & Thenduray, Club

John A. Rife, Esq. (VSB No. 45805)

Joffrey 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)

Michelle W. Clayton, Esq. (VSB No. 81365) Lauralei K. Singsank, Esq. (VPS No. 100611)

Taxing Authority Consulting Services,

PC P.O. Box 31800,

I Ask For This:

Henrico, Virginia 23294-1800 Phone: (804) 864-0080

Facsimile: (804) 545-2378 TACS No.: 1082137

PUBLIC NOTICES



PUBLIC HEARING Fluvanna County Planning Commission Tuesday, December 9, 2025, at 7:00 p.m.

Pursuant to Virginia Code Section 15.2-2204, a Public Hearing will be held in the Morris Room in the County Administration Building at 132 Main Street, Palmyra, Virginia 22963 for citizens of the County to have the opportunity to appear before and be heard by the Planning Commission for the following items:

FY 2027-2031 Capital Improvement Plan – Public review and recommendation of the Capital Improvement Plan (CIP) for fiscal years 2027 through 2031 (FY2027 – FY2031) which is to be submitted in conjunction with the fiscal year 2027 (FY2027) Fluvanna County Budget. The CIP lists the major construction and acquisition efforts planned for the next five (5) fiscal years and it describes proposed methods of financing for CIP projects as is prescribed in Virginia State Code.

ZMP 25:05 Kevin and Ashley Wright – A request to rezone from A-1, Agricultural, General, to R-1, Residential, Limited 7 +/- acres of Tax Map 50-A-129D. The subject property is generally located on the west side of Gold Mine Road (Route 671) approximately 0.1 mile north of West River Road (Route 6). The parcel is located within Fork Union Election District and the Rural Residential Planning Area.

A copy of the complete text of the above ordinance is available for public review at https://www.fluvannacounty.org/ and at the Fluvanna County Planning and Zoning Department during normal business hours. Questions may be directed to the Planning and Zoning Department, at (434) 591-1910. All interested persons wishing to be heard are invited to attend the public hearing.

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

COUNTY OF FLUVANNA, VIRGINIA,

a Political Subdivision of the Commonwealth of Virginia, Complainant,

DAVID HAROLD NICHOLAS, SR., ET Respondent(s).

Case No.: CL25-825

ORDER OF PUBLICATION

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

> Tax Map No. 53-A-22 Account No. 312170

All that certain tract or parcel of land, lying and being in the Fork Union Magisterial District of Fluvanna County, Virginia, lying on the northwest side of and adjoining Virginia State Route No. 656, containing 2.12 acres, more or less, being known on the tax rolls of Fluvanna County, Virginia, as Tax Map Number 53-A-22, Account Number

And being the same property conveyed to David Harold Nicholas, Sr. from Annie N. Creasy, unmarried, by Deed of Gift dated April 3,1997, and recorded December 1, 1997, in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 329, at Page 99.

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 57, at Page 463, Deed Book 66, at Page 311, Deed Book 56, at Page 360, and Deed Book 96, at Page 38.

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: David Harold Nicholas, Sr., who is believed to be deceased and whose last known address is 1270 Brown Road, Apt. C2, Columbus, Ohio 43223; 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 <u>January 20, 2026</u> in the Clerk's Office of the Circuit Court of the County of Fluvanna, Virginia, and do what may be necessary to protect their interests in this cause.

I Ask For This:

Entered on the 17th day of November, 2025

Thistana P Theoduray, Club

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) Michelle W. Clayton, Esq. (VSB No. 81365) Lauralei K. Singsank, Esq. (VPS No. 100611)

Taxing Authority Consulting Services, PC P.O. Box 31800.

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PUBLIC NOTICES

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

COUNTY OF FLUVANNA, VIRGINIA, a Political Subdivision of

> the Commonwealth of Virginia, Complainant,

LEWTON CARTER, ET AL Respondent(s).

Case No.: CL25-731

ORDER OF PUBLICATION

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

> Tax Map No. 51-A-170B Account No. 3527

All that certain lot, piece, or parcel of real property, together with any improvements thereon and appurtenances thereunto belonging, lying and being situate in the Fork Union Magisterial District of Fluvanna County, Virginia, containing two (2) acres, more or less, by survey, as shown on plat, of survey made by Robert L. Lum, C. L. S., dated February 22, 1984, said plat of record in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 155 at Page 700.

And being the same real property conveyed to Lewton Carter and Clover E. Carter, husband and wife, as tenants by the entireties, from Joseph S. Smith and Viola H. Smith, husband and wife, by Deed of Gift dated June 12, 1984 and recorded July 2, 1984 among the records of the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 155 at Page 698.

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 155 at Page 699, Deed Book 155 at Page 700, Deed Book 197 at Page 536, Deed Book 39 at Page 492, Deed Book 155 at Page 689.

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: Lewton Carter, who is believed to be deceased and whose last known address is 1430 Amsterdam Avenue, New York, New York 10027; Clover E. Carter, who is believed to be deceased and whose last known address is 1430 Amsterdam Avenue, New York, New York 10027; Ditech Financial, LLC flk/a Gree Tree Servicing flk/a Green Tree Acceptance Inc., 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. January 8, 2026 in the Clerk's Office of the Circuit Court of the County of Fluvanna, Virginia, and do what may be necessary to protect their interests in this cause.

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. 96372)
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)
Michelle W. Clayton, Esq. (VSB No. 81365)
Taxing Authority Consulting Services,
PC P.O. Box 31800,
Henrico, Virginia 23294-1800
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Case No.: 25CL-931

PUBLIC NOTICES

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

COUNTY OF FLUVANNA, VIRGINIA, a Political Subdivision of the Commonwealth of Virginia, Complainant,

SUSAN JENKINS, ET AL. Respondent(s).

Case No.: CL25-792

ORDER OF PUBLICATION

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

> Tax Map No. 59-A-30 Account No. 2890

All that certain tract or parcel of land, lying and being situate in the Fork Union Magisterial District of Fluvanna County, containing 5 acres, more or less, and known as part of the Spring Garden Farm.

And being the same property conveyed to Susan Jenkins from B.W. Ancell and Gertrude Ancell, his wife, by Deed dated March 30, 1922, and recorded May 22, 1922, in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 13, at Page 201.

This description is made subject to all easements, conditions, agreements, restrictions, and reservations of record which affect the property herein described.

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: Susan Jenkins, who is believed to be deceased and 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 <u>January 8, 2026</u> in the Clerk's Office of the Circuit Court of the County of Fluvanna, Virginia, and do what may be necessary to protect their interests in this cause.

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) Michelle W. Clayton, Esq. (VSB No. 81365) Taxing Authority Consulting Services, PC P.O. Box 31800,

Henrico, Virginia 23294-1800 **Phone: (804) 864-0080** Facsimile: (804) 545-2378 TACS No.: 1082318

Thistana & The duray Club

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

REGINA A. WRIGHT, Plaintiff,

GERALDINE TYLER, et al.,

Defendants.

ORDER OF PUBLICATION

The object of this suit is to effect partition and sale of certain real property, Tax Map 33- A-13, and 33-A-13A, of which William Henry Key died seized and possessed on July 28, 1958. The legal description of this property is:

ALL THAT certain tract or parcel of land situate and being in Fluvanna County, Virginia, and bounded and described as follows: all that certain lot being on the road leading from Columbia to Kents Store, adjoining W.O. and E.H. McGehee, Emma L. Banks and others, containing (5) acres, according to a survey made by C.E. Watkins, S.F.C. on the 16th, day of Jan. 1915; and reference is hereby made to a plat of said survey for a more detailed description of the said land...

ALSO BEING a portion of the property conveyed to William Henry Key by deed from Vergilia F. Argyle dated March 15, 1915, recorded in the Fluvanna Circuit Court Clerk's office in Deed Book 9, Page 8, and being part of what was known as, "Haden's Old Field," located about two miles from Kent's Store, Virginia, near Byrd Grove Church, containing ten and three quarter acres (10-3/4) as described in said Deed.

An affidavit having been filed stating that there are or may be persons, whose names or addresses are unknown, interested in the subject property who are potential heirs, descendants, or successors in interest to William Henry Key, and such persons have been made defendants by the general description of "parties unknown."

It is hereby ORDERED:

That such parties unknown do appear on or before January 22, 2026 and do what is necessary to protect their interests.

Entered on the 20th day of October, 2025

NHM.S

David M. Barredo, Judge

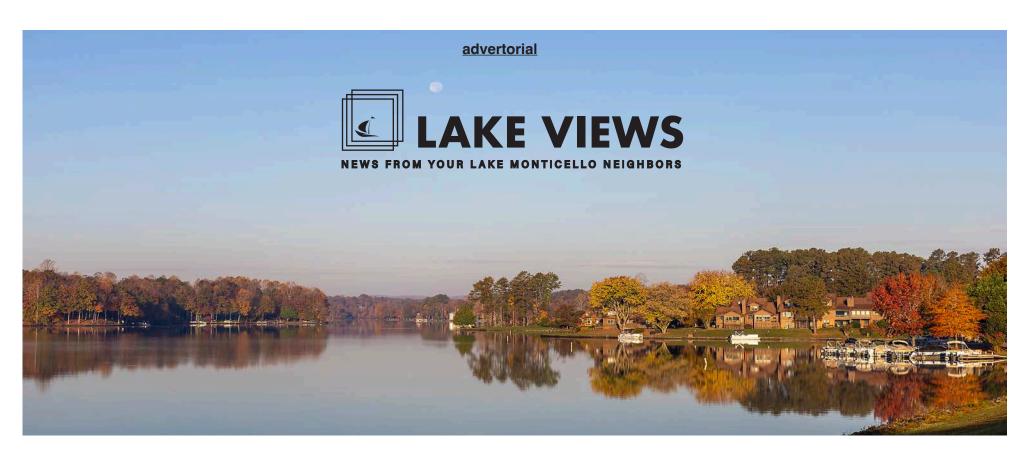
I ASK FOR THIS:

Kelly G. Roberts, VA State Bar 74190

Tucker Griffin Barnes 307 West Rio Road

Charlottesville, Virginia 22901

Main: 434-973-7474 Fax: 434-951-0876 KRoberts@tgblaw.com



Organizational Changes

The Lake Monticello Owners' Association (LMOA) warmly bids farewell to Golf Course Supervisor Jim Prucnal (Troon) and Facilities & **Operations Director Tracy Chandler** (LMOA). Jim's dedication to maintaining the course over the past decade has truly contributed to the standard we enjoy today. We send our best wishes to Jim as he looks forward to a happy retirement later this month. Jim will be succeeded by Will Searcy, a seasoned Troon team member. We also extend our heartfelt good luck to Tracy Chandler as he embarks on exciting new ventures before the New Year. Over the past two years, Tracy has done an outstanding job in his field. If you are interested in the F&O position, please feel free to reach out to HR at rmathews@Imoa.org.

External Audits and LMOA's 2026 Budget Approved

LMOA's external auditors provided positive reports to the Board on November 20, 2025, for both 2023 and 2024. These audits are now complete and were approved by the Board. LMOA reduced its significant deficiencies from four to zero and received praise for Finance Director Laura Payne's hard work. Their report highlighted her efforts in strengthening processes and internal controls, noting that she and her team made the process smooth through teamwork and her diligent, detailed work. This resulted in clean audits. Over the past 1.5 years, LMOA has caught up on three audits, eliminated all delays, and is back on track for 2025. Great job, LMOA Finance Team!

LMOA Holiday Reminders

Please keep in mind that LMOA's administrative offices will be closed on Thanksgiving Day and Black Friday. If you live at Lake Monticello, be sure to email the Main Gate with your guest list as soon as possible.

- Bunker Bistro will be closed on Thanksgiving Day.
- Trash Service will be on Friday and Saturday this week. If your normal trash and recycling day is Thursday, your totes will be emptied on Friday, November 28. If your normal day is Friday, your totes will be emptied on Saturday, November 29. You can also expect delays during Christmas week & New Year's week
- There will be no GM Corner on November 28, 2025.

Events at Lake Monticello Dec 4: Jingle Mingle I 3-5 PM I Fairway Golf Shop. If you have Golf Shop credit, this is the time to spend it, but it's also a great opportunity for Lake residents to discover our little store at the Fairway Clubhouse. Come sip and snack, shop exclusive discounts on LMOA merchandise. and meet neighbors. Everyone is welcome, even if you don't play golf. Please remember that all Pro Shop Credit must be used by 12/31/2025.

Dec 6: Festival of Trees I 9 AM - 4 PM I Ashlawn Clubhouse Lake Room. There is no entrance fee to enjoy this fun event. Instead, visitors can buy raffle tickets to win a decorated tree, including its decorations, prizes, and gifts. Visitors can also tour the trees and see Santa and Mrs. Claus. Winners

pick up trees on December 7, 9 AM - 12 PM at the Ashlawn Clubhouse.

Dec 13: Santa Parade I 2 PM I Starting at Ashlawn, around Jefferson Drive. Gather along Ashlawn Blvd. or wait at Jefferson Dr. intersections to wave at Santa! The Annual Santa Parade kicks off at 2:00 PM sharp, starting at the Ashlawn Clubhouse, traveling up Ashlawn Blvd., turning right onto Jefferson, and looping all the way around the Lake to finish at the clubhouse. The parade lasts about 45 minutes and features local first responders in police vehicles, firetrucks, ambulances, and more! LMOA's own Facilities and Ops team will feature a couple of their vehicles. Please don't be alarmed by the sirens!

Dec 31: Red Cross Blood Drive I 9 AM - 2 PM I Ashlawn Terrace Rooms A&B. Give the gift of life this holiday season. Donors will receive an exclusive Red Cross long-sleeved T-shirt, while supplies last. To make an appointment, visit RedCrossBlood.org or call 1-800-733-2767.

News from Bunker Bistro

- If you are looking for a small venue for your office Christmas party or luncheon, call the bistro for a great deal in November or December.
- On November 22nd, The Invasion, a Beatles (and other English musicians) Tribute Band, is playing at the Bunker Bistro from 6-8 PM.
- The Free 'Foodstock' Concert is on November 29 from 5 - 8

PM. Fluvanna food banks are struggling, and local musicians want to help with a benefit concert that will feature local performers, including Lost Beach Band, To Be Fare, Carl DeTroia, Jerry Cappa, Jon Zlock, Jen Tal, and Ken Herrington. Though the 'Foodstock' festival is free, organizers are asking for donations to the food bank, suggesting at least \$10 per attendee. Food and drinks are available for purchase from the bistro. Due to SNAP benefit delays, food banks face increased demand and can use all the help they can get.

Pavilion Survey Indicated Support for Donation

The community survey on Members' support for the pavilion donation from the Lake Monticello Community Foundation closed on Monday, November 17, 2025. Results were announced in the General Manager's report at the LMOA November Board Meeting:

- 646 residents chose YES, in support of accepting the donation
- 269 residents chose NO, they do not support accepting the donation

Community participation in the survey was widespread. LMOA will share additional details soon. During the Board meeting, Vice President Gary Sellick mentioned that after receiving a turnkey plan from the Lake Monticello Community Foundation, they will proceed with discussions to finalize the donation.

Soybeans many uses are so surprising

VIRGINIA FARM BUREAU PRESS RELEASE

Soybeans and soybean meal are Virginia's No. 1 export, earning the state over \$1.4 billion in 2023.

Surprisingly, soybeans are so much more than edible foods like tofu and edamame. Soybean oil is an essential ingredient in hundreds of food products including margarine, salad dressings, breads, cakes, pies and cookies.

"If you look at the labels on Duke's mayonnaise or Chick-fil-A sauces, soybean oil is one of the first ingredients," said Rachel Gresham, executive director of the Virginia Soybean Association, which raises public awareness of soy's uses and potential.

"In conjunction with the United Soybean Board, we work to support market development and end-uses for soybeans grown in Virginia," Gresham continued. "For example, Goodyear utilizes U.S. soybeans into some of their tires. Skechers picked up that technology for the soles in the shoes

I'm wearing right now!"

About 600,000 acres of soybeans are harvested annually in Virginia. Accomack County leads the pack at 29,000 harvested acres, followed by Mecklenburg, Sussex, Caroline, Essex and Northampton counties.

"Most of our soybeans are used for our poultry and livestock feed, so it ends up on our dinner tables one way or another," said Robert Harper, grain marketing specialist at Virginia Farm Bureau Federation. "They're little protein pills incorporated into a ration. But you can't feed them to livestock or poultry without processing at some level."

Perdue Agribusiness brings together grain trucks, barges and rail to load bulk vessels with soybeans and soybean products at its deepwater port in Chesapeake. They send bulk vessels and containers of soybeans and soybean products to the Port of Virginia for international trade. Perdue's facilities

crush beans for soybean oil, meal and soyhull pellets. These products are used in cooking oils, livestock and poultry feed, and biodiesels.

"My favorite thing about soybeans is how many unexpected products you can make with them," Gresham shared. "SoyFoam® is one of those end-use initiatives."

SoyFoam's founder Alan Snipes of Cross Plains Solutions in Georgia has been working with the USB for almost 30 years, developing products with soy proteins.

An industry associate was working on a soy-based adhesive that had a problem with foaming. Meanwhile, a New York fire department was seeking a firefighter training foam that is non-toxic and biodegradable.

Snipes saw an innovative opportunity—mixing soy flour with water.

"All I know about firefighting is the red, shiny truck coming down the road," he said. "But they asked to try the foam, which seemed to work pretty

The product passed extensive testing for toxicity, soil and aquatic biodegradability, and sewer safety. For decades, "forever chemicals" like PFAS, or polyfluoroalkyl substances, have been used in firefighting foams. But with more awareness of PFAS' environmental and health impacts, researchers sought safer alternatives like SoyFoam.

Gresham said her team has met firefighting families touched by cancer.

"It's the safest product we could put together available on the market," Snipes said. "We're currently active in over 100 U.S. fire departments, picking up more every day."

The company is currently working with the U.S. Forestry Service on certification to use SoyFoam in controlled



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7 Riverside Drive Lake Monticello VA MLS# 666785 3 BR, 2 Bath/1,248 Sq. Ft. \$320,000 **Outside of the Main Gate!**



9 Amethyst Road Lake Monticello VA MLS# 671137 4 BR, 3 Bath/2,021 Sq. ft. \$250,000 2 Car Garage!



281 Manor Boulevard Palmyra VA/ River Oaks MLS# 665388 4 BR, 3 Bath/ 2,642 Sq. Ft. \$572,900 **River Oaks Subdivision!**

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