

Fluvanna

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Correction

Our story in last week's edition regarding Aqua Virginia's proposed rate increase should have stated that a typical residential water bill would increase by about \$73 per month under the proposal, not that the bill itself would total about \$73.

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THIS WEEK'S PET Roucher

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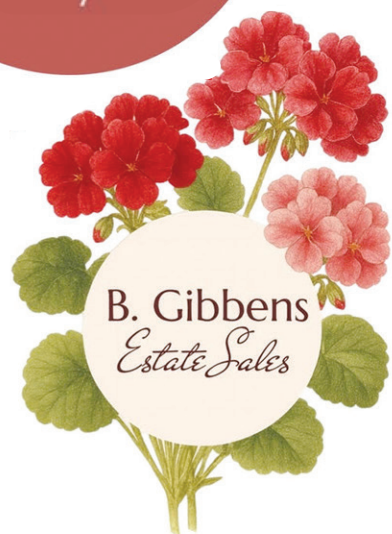


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Controversial Lake intersection work likely delayed

BY MIKE FEAZEL, LAKE MONTICELLO NEWS

Work on the intersection of Lake Monticello Road and South Boston Road probably won't start this year, but widening Route 15 near the new Amazon facility probably will, said Cole Mastin, superintendent of the Fluvanna district for the Virginia Department of Transportation.

Speaking at the Silver and Gold group meeting on Wednesday at the Ashlawn Clubhouse, Mastin said work on the intersection was to have begun in December 2026, "but I think that has changed. ... I think they are revisiting it." Among other things, large projects like that can be "over-ridden" by big events like this year's "bad winter," he said.

VDOT has indicated in the past that work on the Lake Monticello-South Boston intersection, including a new turn lane, could

close Lake Monticello Road and/or South Boston Road to non-emergency traffic for an extended period.

There will be "reconstruction" near the new Amazon facility, to be paid for by Amazon, Mastin said. He said the project will include turn lanes and road widening that will "probably start before the end of the year."

His office doesn't decide on new things like new signs at the Lake Monticello gates to direct non-residents to gates they can enter, Mastin said. The best way to get things like that done is to contact your representative on the county board of supervisors, who then can present it to VDOT, he said.

Persons who spot a new problem with existing road facilities can report it to VDOT by calling 1-800-FOR-ROADS, Mastin said, encouraging attendees to report it as soon as possible.

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Supervisors debate employee bonuses, discuss road safety

BY HEATHER MICHON, EDITOR

The Fluvanna County Board of Supervisors spent much of its May 6 meeting wrestling with employee compensation questions, road safety concerns, and the aftermath of a massive transformer accident connected to the Tenaska power plant site.

One of the evening's lengthiest discussions centered on a proposed 2% bonus for employees in constitutional offices such as the sheriff's office, clerk's office, and Commonwealth's Attorney's office.

County Administrator Eric Dahl explained that the bonus was included in changes to the state budget and would be paid for by the state, but it still required county approval.

The discussion focused on the fact that not every employee in those offices is covered by the state funding program.

In the sheriff's office, for example, 21 deputies are funded through the state Compensation Board and would receive the bonus, while 16 county-funded deputies would not.

Several supervisors said the situation created fairness concerns, especially because the issue surfaced after the county had already finalized its budget. Supervisors also noted that similar state-funded bonuses were approved last year.

Fork Union Supervisor Mike Goad suggested the county consider setting aside funds in future budgets in case the state continues to offer similar bonuses.

"If the state comes down and says, 'We're gonna give 2%, maybe we cap it at 2%,' Goad said. "And if the state doesn't do something, then we don't have to worry about it."

Despite the concerns, the board ultimately voted unanimously to approve the bonuses.

Road safety

The board also discussed whether the county should pursue federal "Safe Streets and Roads for All" grants to accelerate traffic safety improvements at dangerous intersections around the county. The grants would require a 20% county match.

Dahl presented several intersections identified in the county's "Move Safely Fluvanna" study, including the Dixie intersection at Route 15 and Thomas Jefferson Parkway.

Supervisors repeatedly cited fatal crashes and dangerous conditions on county roads while debating whether local tax dollars should be used to speed up projects that might eventually be funded by VDOT.

"VDOT reacts once somebody dies," Columbia Supervisor Mike Sheridan said during the discussion about roadway fatalities at problem intersections.

No action was taken, but supervisors indicated interest in revisiting the issue with more detailed cost information and project priorities.

Tenaska transformer

Supervisors also received an update on the massive transformer that fell from a trailer onto a residential property near the Tenaska Virginia Generating Station last week.

Tenaska spokesperson Leighton Eusebio told the Fluvanna Review that the spare transformer was being transported to the site by Edwards Moving and Rigging, a Kentucky-based company that specializes in heavy industrial loads.

Rivanna Supervisor Tony O'Brien, who visited the site and spoke with the homeowners, said the transformer weighed nearly 600,000 pounds and that trucking officials had indicated the incident was caused by driver error.

According to O'Brien, representatives from Siemens traveled from Brazil to inspect the damaged equipment and determined that much of the transformer could not be salvaged. Crews now plan to dismantle it at the roadside rather than move it intact.

He said fencing and screening would be installed around the site while crews work to cut apart and remove the equipment.

Honors

Earlier in the meeting, supervisors recognized Parks and Recreation Service Specialist Melinda Payne on her retirement after more than 20 years with the county. Payne worked for Fluvanna County from July 2005 through April 2026. Supervisors and staff praised her long service and dedication to county parks and recreation programs.

The board also honored local realtor Peggy Shanklin with the county's Community Service Award, recognizing her extensive volunteer work and civic involvement throughout Fluvanna County.

During the presentation, county officials highlighted Shanklin's leadership with the Fluvanna Farmers Market, Fluvanna Women in Business, and Meals on Wheels. Supervisors also praised her support for veterans outreach efforts and programs assisting first responders.

Officials credited Shanklin with helping turn the farmers market into a major community gathering space and praised her broad involvement in civic and charitable causes across the county.

In other business, supervisors proclaimed May as Older Americans Month and approved an underground utility easement at Pleasant Grove Park to allow the relocation of electric lines near the concert stage.

Sheriff's Office seeks possible additional victims after child abuse arrest

FLUVANNA REVIEW STAFF



Randolph S. Garr WVSP
Booking Photo

The Fluvanna County Sheriff's Office is asking the public to come forward with information after the arrest of a West Virginia man accused of child abuse offenses involving Fluvanna County children more than a decade ago.

Investigators say they believe there may be additional victims connected to Randolph Scott Garr, of Weston, West Virginia, who may have had access to children in multiple states and jurisdictions.

According to the Sheriff's Office, Garr has lived in or spent significant time in Central Virginia, Halifax, North Carolina, and the Buckhannon area of West Virginia.

Anyone with information related to crimes against children or child exploitation involving Garr is urged to contact investigators at 434-589-8211.

The investigation began in July 2025 after the Sheriff's Office received allegations involving physical and sexual abuse of children

Community Calendar



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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.

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Fluvanna MACAA / FCSS Food Pantry is located at the old Carysbrook High School. To receive food from the food pantry bring a photo ID for proof of residency in Fluvanna. WINTER hours> open Monday: 1 pm to 6 pm, Tuesday: No food pick-up, Wednesday: 10 am to 2 pm, Thursday: 1 pm to 6 pm, Friday: 10 am to 2 pm, Saturday: Every 3rd. Saturday of the Month from 10 am to 2 pm. Questions? (434) 842-2521.

who were residents of Fluvanna County approximately 12 years ago.

Investigators identified Garr as the suspect, and in April 2026, a Fluvanna County grand jury returned four indictments charging him with sodomy with a victim younger than 13, strangulation resulting in injury or wounding, and two counts of child cruelty.

On May 8, investigators with the Fluvanna County Sheriff's Office, working with the West Virginia State Police Violent Crimes Task Force and Troop 3 Weston Detachment, arrested Garr at his residence without incident.

Authorities said Garr is being held pending extradition to Virginia.

The Sheriff's Office thanked both the Halifax County Sheriff's Office in North Carolina and the West Virginia State Police for assisting in the investigation.

Officials emphasized that the investigation remains active and ongoing and encouraged anyone with information regarding crimes against children or suspected abuse to report it immediately.

High Court pulls plug on redistricting vote

BY HEATHER MICHON, EDITOR

Weeks after Virginia voters approved a constitutional amendment to redraw the state's congressional maps, the Virginia Supreme Court struck down the results.

In a 4-3 ruling issued Friday, May 8, the court found that the process used to place the amendment on the ballot violated the Constitution of Virginia.

The proposed amendment would have allowed lawmakers to conduct a mid-decade congressional redistricting ahead of the 2026 elections.

Writing for the majority, Justice D. Arthur Kelsey said the amendment process failed to meet constitutional requirements mandating approval by two separately elected sessions of the General Assembly, with a general election for the House of Delegates occurring

between the two votes.

The court found that the first legislative approval came on Oct. 31, 2025, just days before the Nov. 4 election.

However, early voting had already begun in mid-September, with more than 1 million ballots already cast.

The majority concluded the timeline violated the constitutional intent of allowing voters to weigh in through a House of Delegates election between legislative approvals of an amendment.

"This violation irreparably undermines the integrity of the resulting referendum vote and renders it null and void," Kelsey wrote. "For this reason, the congressional district maps issued by this Court in 2021 pursuant to Article II, Section 6-A of the Constitution of Virginia remain the governing maps for the upcoming 2026 congressional elections."

Supporters of the amendment argued the new maps were needed to address partisan imbalances in the current congressional boundaries, which now produce a 6-5 split between Democrats and Republicans in Virginia's congressional delegation.

Opponents argued the proposal was a partisan effort designed to give Democrats a significant advantage in future congressional elections.

For Fluvanna County, the proposal could have brought major changes in congressional representation.

Under draft maps discussed during the campaign, Fluvanna likely would have been shifted into a heavily Democratic "College Town" district linking the county with urban and university-centered localities in Central and Northern Virginia rather than its current rural-based alignment.

Analyses of the proposed maps projected they could have produced a congressional delegation tilted as heavily as 10-1 in favor of Democrats in strong Democratic election years.

Fluvanna voters rejected the amendment in the April 21 special election, even as it nar-

rowly passed statewide.

U.S. Rep. John McGuire, whose 5th District seat likely would have become significantly more difficult for Republicans to hold under the proposed maps, praised the ruling Friday.

"The Redistricting Commission was created to ensure all Virginians' voices are heard, and thanks to the Virginia Supreme Court, that will not change," McGuire said in a statement. "Virginia Democrats' hasty, dishonest, and illegal attempts to

redraw our maps proved how desperate they are to take away our representation. Democrat politicians in Virginia tried to cheat by violating our constitution, but thank God they didn't get away with it."

Democrat Tom Perriello, who had planned to run in a newly configured 6th District, announced after the ruling that he would instead run in the 5th District seat he held for one term beginning in 2008.

RUDY TALKS TAXES

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



Why Employees Stay (It's Not Always the Perks)

spectful culture isn't loud - it's lived in daily interactions, where people feel safe enough to contribute without constantly proving their worth.

Perks and rewards can be a great start, but lasting employee loyalty is often built through trust. A study in Psychological Studies found that employees who have strong relationships with their managers are more likely to trust leadership. And when trust grows, commitment follows naturally. Here are several ideas for strengthening the trust between you and your employees.

- **Steady leadership, real security.** Trust grows when leadership feels steady, not performative. Employees pay attention to the small moments - how decisions are made under pressure, whether standards apply equally, and if promises survive past the meeting where they were spoken. Consistency isn't about rigidity, it's about reliability. Over time, people stop bracing for surprise reversals and start believing the workplace is grounded, which creates loyalty that perks can't manufacture.

- **Clarity without corporate spin.** Transparency isn't a corporate memo, it's an absence of games. When employers communicate with clarity instead of spin, employees feel like adults, not audiences. Even a simple Here's what we know, here's what we don't builds credibility. Trust deepens when people aren't left decoding rumors or guessing motives. The more honest the atmosphere, the less emotional energy employees waste protecting themselves.

- **Respect during the small moments.** Respect shows up most in what employers don't do. Not interrupting, not dismissing, not treating people as replaceable units. Trust builds when employees feel their time is honored, their input isn't decorative, and their humanity isn't an inconvenience. A re-

- **A future that feels real.** Loyalty forms when employees see a future that isn't imaginary. Growth isn't about training programs on a slide deck, it's about real investment such as stretch opportunities, meaningful responsibility, and managers who advocate for people when they're not in the room. Trust grows when advancement feels possible and development feels personal. Employees stay longer when they believe the organization is a place where momentum builds.

- **Integrity when it counts.** Accountability becomes trust's turning point when things go wrong. Employees don't expect perfection, but they do notice who owns mistakes and who hides behind process. When leaders admit missteps quickly and fix them without blame-shifting, it signals integrity. Over time, this creates psychological safety, the sense that truth matters more than saving face, and fairness isn't negotiable.

- **Listening that leads somewhere.** Listening builds trust when it leads somewhere. Employees have seen too many feedback cycles that end in silence. Trust grows when leaders ask real questions, absorb uncomfortable answers, and then act, even in small visible ways. People don't need every suggestion implemented; they need proof they weren't just consulted as a formality. That follow-through turns voices into a partnership.

Employee trust is earned through reliability, honesty, respect, and integrity. When trust becomes the foundation, commitment follows naturally, and employees stay for what truly matters. Take care of you employees and your employees will be more likely to stay and to take care of your business!

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Big fourth quarter gives boys lacrosse 14-7 win

BY DUNCAN NIXON
SPORTS CONTRIBUTOR

The Fluco boys lacrosse team hosted the Hornets from Orange County on Senior Night on May 1. The Hornets looked strong early and led 2-0 after the first quarter.

The Flucos got their act together in the second quarter to take a 5-4 lead at halftime. A nice goal by senior Jack Jeffries on a pass from senior Javier Campos at the seven-minute mark tied the game at 3-3. The goal came only 13 seconds after a Fluco goal by senior Maddox Beaulieu, who scored from close range after a clever spin move.

Jeffries' goal came immediately after he won the faceoff. Jeffries won multiple faceoffs after goals throughout the game.

As time was running down in the half, junior Braddock McCauley fired home a long skip shot to put the Flucos ahead for good. A skip shot is intentionally bounced

off the ground to stay low, often making it difficult for the goalie to track.

The third quarter was closely contested, with the Flucos scoring three goals to Orange County's two. Going into the fourth quarter, the Hornets still appeared to have a chance. However, the fourth quarter belonged to the Flucos.

Two minutes into the period, senior Cooper Tapscott put the Flucos up 9-6. It was the first of the Flucos' six goals in the quarter. Orange quickly responded to cut the lead back to two goals, but that proved to be the Hornets' final goal of the night.

The Flucos' 10th goal was scored by Beaulieu with 8:03 remaining. Campos followed almost immediately, scoring from close range after a long run downfield. McCauley scored the Flucos' 12th goal from point-blank range. Goal No. 13 came from Beaulieu on another skip shot. Seven seconds later, Jeffries scored again after winning the faceoff and running straight down the field for another point-blank goal.

After the game, assistant coach Bill Weisenburger pointed out how many different players scored for the Flucos. In lacrosse, it is not unusual for one or two players to account for nearly all the goals in a 14-goal game.

Weisenburger also praised the play of senior goalie Colton Ball, whom he described as "the rock" of the team.

Many Fluco seniors were honored before the game, but that does not mean the future of Fluco lacrosse is dim. The Fluco JV team defeated Orange County 18-0 in the preliminary game.

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Stone carving a passion for local artists

BY PAGE H. GIFFORD
ARTS & CULTURE CONTRIBUTOR



Duffy Dillinger and Donna Lerner. Photo by Page H. Gifford

When people think of stone carving and sculpture, they often picture the ancient Greeks and Romans or master artists such as

Michelangelo. Today, few artists are willing to trade paintbrushes for stone carving tools.

Transforming a rough stone into a polished work of art takes patience, skill, and countless hours of labor, as artists Donna Lerner and Duffy Dillinger explained during the April meeting of the Fluvanna Art Association.

The two artists learned their craft from a master stone carver who taught them how to shape alabaster and soapstone into decorative works of art.

"It is a long-term commitment and takes hours and hours and months of work, but the result is beautiful patterns in the stone," Dillinger said.

Artists often begin with stones weighing up to 35 pounds. Unlike many other art materials, suitable carving stone is not

always easy to find.

Lerner demonstrated some of the tools used in the process, including carving tools and rifflers, which are used for sanding and creating grooves. She explained that the finishing process helps smooth imperfections before final sanding with sandpaper. Chisels can leave "bruises" in the stone that are difficult to remove.

Members watched as Lerner demonstrated techniques that require both patience and precision, noting that there is little room for error in the process.

"Sometimes we use drills for certain things," she said. "It's a sandy, dusty, messy art."

As she wet the stone she was working on, colors and patterns hidden within the rock began to emerge. Dillinger added that

carvers often place stones on sandbags filled with non-clumping kitty litter to keep them steady and prevent slipping that could damage the piece.

Some members asked how artists develop their designs.

"I was told by my teacher that the stone will speak to you," Lerner said. "It never has."

"You feel your way through a piece," Dillinger added.

For artists accustomed to sketching designs beforehand, the approach seemed unusual, though Dillinger noted that pencil lines can still be used as guides.

To polish a finished piece, Lerner said she uses a Dremel tool for light sanding before applying wax.

"It is beautiful," she said, "but you have to be tough."



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4 BR, 3 Bath/2320 Sq. Ft. \$459,000
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814 Jefferson Drive
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3 BR, 2 Bath/New HVAC and Roof/1,408 Sq. Ft.
\$305,000 **2 car garage, unfinished basement!**



11 Holly Circle
Lake Monticello VA MLS# 674276
4 BR, 3 Bath/2300 Sq. Ft. \$354,900
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281 Manor Boulevard
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Summer 35 Edgewater Dr.
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- Hometown Grill
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- Fork Union Post Office
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- Fluvanna Middle School
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- Campbell Tire
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- UVA Hospital Bus Stop/JPJ

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- Firefish Gallery
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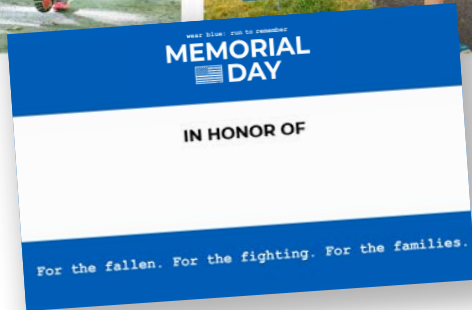
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SUBSCRIPTIONS: Copies mailed for the subscription price of \$150 per year or \$85 per six months. Please mail a check and a note with your name & address to: Subscriptions Dept., P.O. Box 93, Palmyra, VA 22963. For more information email Edee Povol at edee@fluvannareview.com.



'wear blue' movement encourages Americans to honor fallen service members through Memorial Day runs, walks

FLUVANNA REVIEW STAFF

As Memorial Day approaches, the nonprofit *wear blue: run to remember* is encouraging Americans to honor fallen service members through walks, runs, and other acts of remembrance.

At the center of this national effort is a simple but powerful invitation: carry a name, move with purpose, and honor the fallen.

Participants may choose to honor someone personally meaningful to them or receive the name of a fallen service member through the group's Hero Match program.

"Memorial Day is more than a moment," said Ryan Taniguchi, the organization's director of community runs. "It is an opportunity to actively remember. When we carry a name and move with purpose, we ensure that sacrifice is not only acknowl-

edged, but lived and honored in a tangible way."

Events and individual activities will take place nationwide in the weeks leading up to Memorial Day. Many include a "Circle of Remembrance," during which the names of fallen service members are read aloud.

Founded in 2010, *wear blue: run to remember* supports Gold Star and Surviving families, veterans, active-duty military personnel, and civilian supporters through community events centered on remembrance and connection.

Participation is free and open to all fitness levels. People may join organized local events or participate virtually from anywhere.

More information and registration details are available at wearblueruntoremember.org

CLASSIFIEDS \$10 for 2 weeks

Contact – Edee@fluvannareview.com, office at 106 Crofton Plaza, Ste 1, Palmyra, VA. Office (434) 207-0221. 40 word limit. Mail Payment to P.O. Box 93, Palmyra, VA 22963. Visa, Mastercard, Discover accepted – 3% surcharge added. No online payment available. Deadline for print ads is MONDAY by NOON.

BOAT

BAYLINER 195: Has 3.0 Mercury, well maintained & serviced with trailer. New Captain's Chair, Full Bimini, several Life Preservers, Bumpers, Canvas Covers and new winter cover. *\$5000.00. Call 434.207-3780.

EVENTS

LM VOLUNTEER FIRE & RESCUE ANNUAL GOLF TOURNAMENT: Holding their Key Fund Raiser on Saturday, June 20, 2026, 8 am Shotgun start. Raffle Prizes, 50/50. Fee \$110, includes Green fees, cart, breakfast, & buffet lunch at Bunker Bistro. Registration forms at Lake Monticello Pro Golf Shop (434) 589.3075, email golftourn22@gmail.com. Registration ends 6/12/26.

BINGO IS BACK! at Lake Monticello Volunteer Fire & Rescue Squad, 10 Slice Road, every Friday night. Doors open at 5 p.m. First game at 6:30 p.m. Progressives, pull tabs, and a \$1000 jackpot every week! Cash only. No one under 16 allowed. All others welcome!! Join us for a fun & friendly night out.

FOR SALE

KAYAK: 12 foot Necky Santa Cruz Kayak – very stable. Handles waves well. Excellent condition. Includes paddle and Jacket. Asking \$450.00. Phone 434.249-4105.

ODDS & ENDS: lightly used Frigidaire 18 cu.ft. fridge. Excellent condition - \$100. KayaArm kayak launching system. Makes it easy to enter kayak from dock. Virtually new! sells online for \$330 but you can have it for \$75. Contact Steve 703.717.2666 – See both at Lake Monticello.

TWO ELECTRIC BIKES: Large E-Bike \$750.00, small E-Bike \$300.00. Both E-Bikes like new, very low mileage. Will sacrifice due to health issues. Call 434.589.8076. Local Fluvanna County resident.

MINIATURE FIGURINES: Are you a collector of Mrs. P.F.E. Albee figurines – Avon's very first representative? Also miniature figurines to sell. Please call Ina 434-589-3766.

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RENTALS

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.

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: MonticelloPropertiesMgt@gmail.com

SERVICES

SR. COMPANION / HOME HELPER / AND BABYSITTER: I help Lake residents with Elder Care, Cooking, Shopping, Run Errands, Driving to Appointments, Light House Cleaning, Organizing. Offering Care for Babies & Toddlers. EXCELLENT References. My fee is LOWER than most! Call Susanna (Army Mom & Navy Wife!). Lets Chat. 757.955.0589.

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

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SPECIAL NOTICES

MACAA FOOD PANTRY NEW HOURS: Monday: 1 to 6 pm., Tuesday: NO food pick-up, Wednesday: 10 am to 2 pm., Thursday: 1 to 6 pm., Friday: 10 am to 2 pm., Saturday: Every 3rd. Saturday of the Month from 10 am to 2 pm. Location: 8878 James Madison Hwy., Fork Union, VA. Phone (434) 842-2521.

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) 842-2521 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.

YARD / ESTATE SALES

ESTATE SALE THIS WEEKEND at 22 Begum Rd, Palmyra, VA. Everything is priced to move, so don't miss out! The sale includes household and kitchen items, home decor, bedroom furniture, and living room and dining furniture. Dates and Times: Fri, May 15: 10 AM – 5 PM, Sat, May 16: 8 AM – 6 PM Sun, May 17: 11 AM – 3 PM If you have any questions, please contact Daniel Muniz at 540-287-3231.

HELP WANTED

GARDEN MAINTENANCE: Part-time, \$20 /hr. Growing season is here and we need help with weeding, leaf removal as necessary and pruning (no mowing). Local resident. Call 434.589.3715.

TROPIC TAN is looking for *Licensed Estheticians, *Licensed Hair Stylists, *Licensed Nail Technicians to work in a Positive Upbeat Environment. Flexible Hours, Supportive and Professional Setting. Located at 94 Joshua Lane, Palmyra, VA. Call Gina 434.547.2928 C. or email resume to: TropicTanVALLC@gmail.com



Fluvanna County Social Services: HUMAN SERVICES ASSISTANT III

HUMAN SERVICES ASSISTANT III. The Human Services Assistant III screens clients for benefit programs. The full job description can be found at the link below. Salary range is \$29,334 - \$40,000, depending on qualifications and experience.

Applications must be submitted at

https://evqk.fa.us8.oraclecloud.com/hcmUI/CandidateExperience/en/sites/CX_2001/job/5847.

Deadline to apply: May 25, 2026. EOE





advertorial

LAKE VIEWS

NEWS FROM YOUR LAKE MONTICELLO NEIGHBORS



Are You Ready for Summer at Lake Monticello?

May is such an exciting and busy month for LMOA! We're especially looking forward to getting everything ready for the summer season, with the pool opening and voting starting the week of Memorial Day. The month started off great with another successful blood drive. We're really proud of our Fluvanna Community for their incredible generosity on Friday, May 1. Thanks to wonderful people like you, the Red Cross collected a total of 48 lifesaving units of blood, including four Power Red donations that are especially vital for trauma patients and newborns. A big thank you to everyone who helped make this possible — your kindness truly saves lives! We're also excited to welcome neighbor and new team member Jade Gonzalez to our Member Services Team. Please be patient as she gets settled in and learns all about LMOA and the community she just moved to. Be sure to stop by and say hello! Here are a few other updates you might want to know about:

Grab Your LMOA T-Shirt

LMOA is excited to offer new T-shirts online and at the Marina! We are kicking things off with two designs: the President Coves design, available in all adult sizes, and the Monti design, offered in both

adult and youth sizes. While color options are limited for now, we are looking forward to expanding the store with more colors, styles, and merchandise soon. Visit lmoa.org or the Marina for more info!

T-Shirt Design Winners

On the topic of T-Shirts, we're excited to announce and thank the winners of our T-Shirt design contest! Congratulations to Lake Monticello residents Peter Colón, whose designs will be featured on the Swim Across The Lake and Spirit 5K shirts; Scott Rechel, whose design will appear on our T-Shirt sales page celebrating the 250th Anniversary of the United States of America; and Madison Pond, whose design will be showcased on exclusive volunteer shirts and event prize medals. Thank you to everyone who took the time to submit entries and cast votes!

Start Planning for Lake Independence Day Events

The schedule for this year's Independence Day Celebrations is now available at lmoa.org! We're excited to let you know that registration is open for the popular Spirit 5K and Swim Across the Lake. Be sure to order your exclusive event T-Shirt when you sign up. We're also introducing two exciting

new activities: a 3v3 Basketball tournament and a fun free-throw contest. You can check the website or contact Member Services to register—all Lake residents are welcome! Our 4th of July Workgroup has been working hard to create an unforgettable celebration for the USA's 250th Anniversary, and we're looking for enthusiastic volunteers to help us make these festivities extra special. If you can spare at least two hours at any event, please reach out to Member Services to sign up or simply fill out the online form. Our celebrations wouldn't be as amazing without the support of volunteers!

Download the LMOA App

If you live at Lake Monticello and are planning to visit the pool, you'll need the app or a physical ID card for check-in. If you purchased a physical ID last year, it's still valid, and paper punch cards will still be accepted. The LMOA's Public Safety Team also kindly asks that you use the app or website to check in your guests. If you do not yet have the app, log in to lmoa.org and use Visitor Management in the brown toolbar to check in via the website. Using the app or website helps things run smoothly at the Front Gate, as they receive too many emails and phone calls to process in a timely manner. Our Member Services team is happy to assist with downloading the app,

getting an ID card, or registering a guest.

Play Golf to Support LMVFR

The Lake Monticello Volunteer Fire and Rescue will be hosting its 47th Annual Benefit Golf Tournament on Saturday, June 20 with a shotgun start at 8 AM. The \$110 entry fee includes green fees, dual cart, breakfast sandwich with coffee and buffet lunch at the Bunker Bistro. Tickets for Mulligans, 50/50, and Raffle Prizes will be available. For registration forms and more info, call the Pro Shop at 434-589-3075 or email golftourn22@gmail.com. Be sure to register by June 12, 2026!

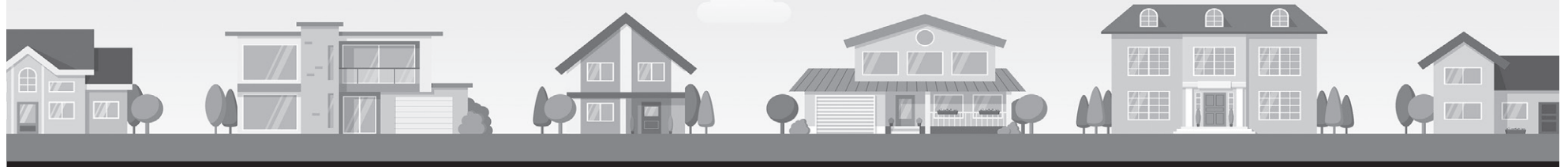
Water Safety Tip of the Week Brought to you by the Volunteer Water Safety Team

Did you know...

There are some trailering best practices to remember when putting your boat in and out of a boat ramp? They include: make sure your drain plug is in and secure, your outboard engine and swimming ladder are up, your parking brake is set, and NEVER use engine power to put your boat back on the trailer. Engine power will dig a hole in the sand and create a pile that other boats and trailers can get stuck in. Always use your winch to pull the boat onto the trailer.

• HOME SERVICES DIRECTORY •

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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,

v.

CALLIE PAYNE, ET AL

Respondent(s).

Case No.: CL25-904

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. 19-A-43
Account No. 42026

All that certain lot, piece, or parcel of real property, lying and being situate in the Palmyra Magisterial District of Fluvanna County, Virginia, containing eight (8) acres, more or less, according to plat and survey thereof made by C. E. Watkins, S. F. C., on the 9th day of February, 1939, said land adjoining the lands now or formerly of Horace Faris, Gilbert Wood, Lou P. Anderson and the Burton Payne Est. and on the Northeast side of Ballenger's Creek.

And being the same real property conveyed to Callie Payne from Burton Payne, Pearl P. Carter, Johnnie Carter, Lou P. Anderson, Albert Payne, Jimmy Payne, Ella P. Vaughan and Mary Payne by Deed dated November 3, 1944, and recorded May 10, 1947 among the records of the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 37 at Page 155.

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

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: Judith Wiles, 170 Union Mills Road, Troy, Virginia 22974; Michael Wiles, 1669 Milton Road, Charlottesville, Virginia 22902; Bonita Branch, 3807 Spring Terrace, Temple Hills, Maryland 20748; Denise Corbett, 3300 Christopher Drive NW, Apt B, Wilson, North Carolina 27896; Deborah M. Williams, 11707 S. Laurel Drive, Apt 1312, Laurel, Maryland 20708; Pleasant Alfonso Payne Jr., 785 Kamehameha Highway, Apt 510, Pearl City, Hawaii 96782; Cynthia P. Henson Johnson, 379 Jefferson Drive, Bybee, Virginia 22963; Dorothy Payne, 811 Glenarvon Drive, Breomo Bluff, Virginia 23022; Fernando Martin, 28 Hords Hill Road, Ruckersville, Virginia 22968; Stephanie Christmas, 958 Loving Road, Zion Crossroads, Virginia 22942; Rhonda Washington, 4000 Massachusetts Avenue NW, Apt 1437, Washington, DC 20016; Herrett Washington Jr., 101 Quince Lane, Charlottesville, Virginia 22902; Derrick Johnson, 103 Fox Hill Drive, Staunton, Virginia 22401; Kevin Johnson, 101 Quince Lane, Charlottesville, Virginia 22902; William Payne, 36 Belmont Street, Englewood, New Jersey 07631; James E. Martin Jr., 925 Bridge Avenue, Waynesboro, Virginia 22980; Sharon Martin Swagin, 2000 Ashmere Drive, Apt A, Charlottesville, Virginia 22902; Constance N. Payne Davis, 750 Greenway Place, Daytona Beach, Florida 32114; Derrick Payne, 3435 Moubry Lane, Charlottesville, Virginia 22911; Kenneth Payne, 119 N. Matthews Street, South Hill, Virginia 23970; Donald Payne Jr., 1444 Oak Bend Way, Lawrenceville, Georgia 30045; Lucinda Simmons, 340 Timberland Lane, Apt 307, Charlottesville, Virginia 22903; Julia Alexander, 4515 Gresham Drive, Oxford, North Carolina 27565; Julieq Simmons, 155 Big Buck Road, Henderson, North Carolina 27537; Sharlene Payne Chambliss, 3954 Red Hill Road, Charlottesville, Virginia 22903; Gail Perkins Bosco, 203 E. River Drive, De Pere, Wisconsin 54115; Gerald Winston, 207 Turtle Crest Drive, Irvine, California 92603; Shelia B. Winston-Graves, 711 Penn Road, Unit 2502, Raleigh, North Carolina 27604; Delisa K. Winston, 4008 20th Street NE, Washington, DC 20018; Callie Payne, who is believed to be deceased and whose last known address is c/o Ruth Wilcox, 3967 Clay Place NE, Washington, DC 20019; *The following respondents are those whose last known addresses are unknown:* John Sinclair Long; Kevin Powell; Isabelle Elaine Tanksley; Joan Long Williamson; Veatrice Long; Vedette Fleming; Crystal Clark; Robert Bobby Payne; Jerome White; James Russell Anderson Jr.; Kevin Anderson; Andre Anderson; Maurice Anderson; Eric Anderson; Judy Anderson; Violetta Anderson; Patricia Jones; Edith Tyler; Aubrey Stewart; Lewis Jackson; Steve Tyler; Estelle Parrish; Helen Jackson; Lloyd O. Martin Sr.; Carol Payne; Charles L. Payne; Shelby Payne; Beverly Payne; Thomas Payne; Brenda J. Payne; Randall Martin; Spencer Robinson; *The following Respondents are believed to be deceased, and their last known addresses are unknown:* James Andrew Payne; William Herman Payne; James Russell Anderson; John Wesley Payne; Joan Deloris Payne Smith; Elsie May Payne Winston; Sinclair Payne; Robert J. Payne; Millard Nelso Payne; Millard Payne II; Millard Payne III; Richard Irving Payne; Dorothy Payne Long Powell; Lucy Olga Payne Batson; Gloria Baston Puller; Woodrow Payne; Estelle Jackson Payne; Claude Wilford Perkins; Martha Susan Payne Perkins; Barry Woodrow Payne Jr.; Theodore Payne; Clyde Overton Payne; Donald Edward Payne; Mabel Moore Payne; Callie Christine Winston; Nelson K. Winston; Arlean Payne; Carolyn Fuller; Lucy M. Payne Anderson Grooms; Gertrude Payne Scott; Sinclair Payne Jr.; Mary Emma Payne Clark; Nancy Jane Boushley Payne; Vera Baggatts; Lawrence Lester Payne; Clarence Lester Payne; Pleasant Alfonso Payne Sr.; Theodore Conrad Payne; James Alexander Payne; Phillip Gardell Payne; Carrie Payne Brown; Catherine M. Payne; Shirley Payne; Arthur Stewart Martin Sr.; Harvey Hackney; Pearl Inez Martin; Paul Randolph Martin; Helen Martin Dickens; Clinnie Mable Dickens; Barbara W. Martin Johnson; Albert Elmore Payne; Albert Elmore Payne Jr.; Annette Payne; Adele Payne; Sylvia Pauline Payne Martin; James E. Martin Sr.; and that any officers, heirs, devisees, and successors in title of the Respondent named herein are made parties Respondent to this action individually and/or by the general description of Parties Unknown, it is hereby

ORDERED that the parties herein and all Parties Unknown and/or whose location cannot be ascertained appear on or before June 29, 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:

Entered on the 27th day of April, 2026

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)
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. (VSB No. 100611)
G. Andy Hall, Esq. (VSB No. 24114)
Taxing Authority Consulting Services, PC P.O. Box 31800, Henrico, Virginia 23294-1800
Phone: (804) 864-0080 • Facsimile: (804) 545-2378 • TACS No.: 1082779

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

COUNTY OF FLUVANNA, VIRGINIA,

**a Political Subdivision of
the Commonwealth of Virginia,**

Complainant,

v.

ERNEST L. MANLEY, ET AL.

Respondent(s).

Case No.: CL26-127

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. 39-A-100
Account No. 6123

All that certain tract or parcel of land, lying and being in the Cunningham Magisterial District of Fluvanna County, Virginia, assessed in the name of Ernest L. Manley, et al., and known on the tax rolls of Fluvanna County, Virginia, as Tax Map Number 39-A-100, Account Number 6123.

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

Tax Map No. 39-7-3
Account No. 6122

All that certain tract or parcel of land, lying and being in the Cunningham Magisterial District of Fluvanna County, Virginia, assessed in the name of Ernest L. Manley, et al., and known on the tax rolls of Fluvanna County, Virginia, as Tax Map Number 39-7-3, Account Number 6122.

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: Kimberly D. Gartsde 504 Sequoia Drive, Edgewood, Maryland 21040; Cynthia Manley Seay a/k/a Cynthia Jean M. Seay 103 Old Mill Farm Drive, Fork Union, Virginia 23055; Sheila Manley Johnson a/k/a Sheila Josephine M. Graham 3267 Long Acre Road, Palmyra, Virginia 22963; Daniel Craig Payne 1 Tabscott Road, Kents Store, Virginia 23084; Elizabeth Danielle Payne 1 Tabscott Road, Kents Store, Virginia 23084; Sherry M. Archer 2819 Scottsville Road, Charlottesville, Virginia 22902; Thomas M. Manley 1606 White Oak Drive, Winder, Georgia 30680; Jo E. Manley 47 Beagle Run, Glen Mills, Pennsylvania 19342; Harley Manley 818 Altavista Avenue, Charlottesville, Virginia 22902; Julia Manley 3035 Scottsville Road, Charlottesville, Virginia 22902; Pamela M. Leake 1693 Union Mills Road, Troy, Virginia 22974; Mary V. Manley 880 Main Street, Calhoun, Kentucky 42327; Emily C. Manley 1726 Dairy Road, Charlottesville, Virginia 22903; Sara G. Manley 10084 Amelia Manor Court, Mechanicsville, Virginia 23116; Benjamin P. Manley 99 Cresmont Road, Troy, Virginia 22974; George D. Manley 2552 Nasworthy Drive, San Angelo, Texas 76904; Barbara B. Allen 10820 Coalboro Road, Chesterfield, Virginia 23838; Diane L. Banton 40 Steger Creek Lane, Troy, Virginia 22974; Randolph P. Banton 30 Kings Way, Troy, Virginia 22974; Barbara J. Graves 1537 Spring Garden Avenue, Berwick, Pennsylvania 18603; Steve W. Graves 2151 Old Berwick Road, Lot 5, Bloomsberg Pennsylvania 17815; Wendy F. Ut, 305 N. State Street, Millville, Pennsylvania 17846; Glenda Brettschneider 1105 Main Street, Apt. 403, Watstown, Pennsylvania 17777; Broadus S. Graves 510 John Adams Court, Duncansville, Pennsylvania 16635; Jimmy F. Graves 7130 Susquehanna Trail, Muncy, Pennsylvania 17756; Sharon A. Helsley 225 Waterbrook Court, Woodstock, Virginia 22664; Karen S. Szczepanski 1530 County Road 1780, Cairo, Missouri 65239; Kimmie L. Hinrichs 1217 County Road 2268, Moberly, Missouri 65270; Richard C. Pace, III P.O. Box 1127, Mount Jackson, Virginia 22842; Roger D. Pace 113 Lake View Circle, Waynesboro, Virginia 22980; Carla M. Heath 11 Ardmore Street, Verona, Virginia 24482; Steve Mahon 410 Main Street, Stanardsville, Virginia 22973; Raven Puh 14802 Hooded Merganser, San Antonio, Texas 78253; Brittany Doss, 1921 Timberline Circle, Oak Grove, Kentucky 42262; Shannon L. Heath II Bradley Lane, Woodstock, Virginia 22664; Deborah L. Manley 1105 Main Street, Apt. 403, Watstown, Pennsylvania 17777; *The following Respondents are believed to be deceased, and their last known addresses:* Ernest L. Manley, 11548 May Lane, Orange, Virginia 22960; Bernice M. Manley, 11548 May Lane, Orange, Virginia 22960; Howard G. Drumheller, 1532 Haden Martin Road, Palmyra, Virginia 22963; Dorothy W. Harlow, 4671 Whipplewood Court, Roanoke, Virginia 24018; Barbara D. Swanson, 9056 W. River Road, Palmyra, Virginia 22963; Irene M. Pace aka Virginia M. Pace, 34 Aileen Road, Edinburg, Virginia 22824; Rebecca J. Bryan, 930 Cattail Creek Road, Dillwyn, Virginia 23936; Richard C. Pace, Jr., P.O. Box 1127, Mount Jackson, Virginia 22842; Lavone M. Richard, 899 Port Republic Road, #125, Harrisonburg, Virginia 22801; Anthony K. Manley, 188 Old Back Road, Raphine, Virginia 24472; Joyce S. Manley, 188 Old Back Road, Raphine, Virginia 24472; Frederick J. Heath, 11 Ardmore Street, Verona, Virginia 24482; Kevin G. Manley, P.O. Box 105, Allen Junction, West Virginia 25810; Edward O. Heath, 2422 Widgeon Drive, Clarksville, Tennessee 37042; Patricia M. Payne n/k/a Patricia M.P. Woodson, 1 Tabscott Road, Kents Store, Virginia 23084; Michael Timothy Manley, 16611 Big Island Highway, Big Island, Virginia 24526; Walker Manley, 2877 Scottsville Road, Charlottesville, Virginia 22902; Gertrude O. Manley, 2819 Scottsville Road, Charlottesville, Virginia 22902; Percy C. Banton, 140 Winnsville Drive, Breomo Bluff, Virginia 23022; Robert G. Banton, 40 Steger Creek Lane, Troy, Virginia 22974; Henry W. Graves, P.O. Box 161, Orangeville, Pennsylvania 17859; Jimmie Graves, 7130 Susquehanna Trail, Muncy, Pennsylvania 17756; *The following Respondents are believed to be deceased, and their last known addresses are unknown:* Elizabeth M. Drumheller a/k/a Nannie E. Drumheller; Florence Bryan; Joseph W. Bryan, Sr.; Thomas Pace; Clarence W. Manley; Margaret R. Banton a/k/a Marguerite Banton; Owen Manley; and Tax Map Number 39-7-3, Account Number 6122, 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 July 3, 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:

Entered on the 30th day of April, 2026

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)
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. (VSB No. 100611)
G. Andy Hall, Esq. (VSB No. 24114)
Taxing Authority Consulting Services, PC P.O. Box 31800, Henrico, Virginia 23294-1800
Phone: (804) 864-0080 • Facsimile: (804) 545-2378 • TACS No.: 1082862

JANUARY 2026 PROPERTY TRANSFERS

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

1/02/2026

Stanley Martin Homes ... to Palmer, Trenise S. and Linda Oliver. See document for full description. \$296,490.

Smith, Christina Elizabe... to Waddill, Matthew, 2590 Mountain Hill Road, Palmyra, VA. \$299,000.

1/05/2026

Kidd, Steve D. to Liberty Homes VA Inc. See document for full description. \$300,000.

Monticello Country R... to Byam, Devin T. and Lindsey T. Byam. 0.574 Ares. \$575,000.

Wilson, Vicki Lynn to Byam, Devin T. and Lindsey T. Byam, Lake Monticello Road, Palmyra, VA 22963. 1.421 Acres. \$225,000.

1/06/2026

Stinchfield, Lee T. to Miller Living Trust and Charles J. Miller, TR, Kattie H. Miller, TR. 180.727 Acres. \$1,645,000.

Lauziere, Ronald P. to Barker, Brenna Reilly, Scottsville, VA 24590. \$155,000.

Bartucca, Andrew J., TR to Smith, William R. and Darla C. Smith. Lot 464, Phase 3, Lake Monticello. \$860,000.

1/07/2026

Oakwater Estates LLC to Rosenberg, Jeremy C. and Charlotte R. Rosenberg, Daniel W. Sclater, Kay S. Sclater. See document for full description. \$450,000.

Oakwater Estates LLC to Sclater, Daniel W. and Kay S. Sclater. Lot 18, Oakwater Estates, LLC. 19.27 Acres. \$500,000.

1/08/2026

Ludwig, Dale to Villafranca Hernandez, Heidi ... and Daniel Andrade Hernandez. \$230,000.

Dintrone, Victor to Patrick, Addison Ruth and John Robert Leder. \$312,000.

1/09/2026

Kozella, Steven James to Pinkman, Jackson McGuire. 6 Hopi Way Palmyra, VA 22963. \$295,000.

Palmore, Curtis W. Jr. to Weeks, George T. 0.169 Acres more or less. \$30,000.

Stanley Martin Homes ... to Becerra, Miguel and Mollie Becerra. See document for full description. \$384,990.

1/12/2026

Catlett Land Company... to Robinson, Teresa Heywood. Lot 1, Covered Ridge Estates. 30.029 Acres. \$220,000.

1/13/2026

Kennedy, Phillip Samue ... to Good Buy Real Estate LLC. Lot 323 Phase 10 Cherokee LM. \$195,250.

JT Enterprises, Inc. to Woolfolk Realty LLC. 2.294 Acres. \$50,000.

Fluvanna County Habitat for Humanity to Hernandez, Charmaine. Lot 16 Houchens Place Subdivision. \$234,000.

1/14/2026

Whitcomb, Karen A. to Ko, Joe Kyun. Lot 160, Phase 4 Fairway LM. \$325,000.

Sullivan, David Sr. to Jackson, Aric David and Tiffany Marie Jackson. 3.00 Acres. \$335,000.

Campbell, James R., Jr. to Day, Phillip P. and Jennifer L. Day. 70.27 Acres. \$500,000.

1/15/2026

Delnero, Kenneth A. to Sullivan, Davd M. and Ruth A. Sullivan. 1.003 Acres. \$300,000.

Frey, Bruce E. II to Guzman, Leticia and Jamie Guzman. Lot 122 Phase 2 Shadwell LM. \$535,000.

1/16/2026

Wang, Meng Gui to Harris, Katherine I. and David A. Harris. Lot 54, Phase 6 Riverside LM. \$269,000.

Rock River Inc. to Timpone, David Joseph and Rachael Elizabeth Timpone. Lot 29 South Creek Farms. \$370,000.

Flevarakis, John to Rashap, Jeffrey L., TR. And Jennifer L. Rashap, TR., Jeffrey and Jennifer Rashap. Lot 436 Phase 3 Montpelier LM. \$915,000.

1/20/2026

Stanley Martin Homes ... to Coles, Sylvia Page. See document for full description. \$389,990.

Wisnieski, Cynthia J. to McCray, Kristy Ann. 0.347 Acres, Lot 21 Fox Glen Subdivision. \$415,000.

Slesnick Orslini, Shari ... to Aguillon, Renzo Jose Angarita and Jasmeet Singh. Lot 246, Phase 3 Montpelier Lake Monticello. \$258,000.

Weathersbee, Jamie L. to Castellanos, Travis E. and Victoria L. Castellanos. Fluvanna County, VA. \$250,000.

1/22/2026

Dolan Reid, P. LLC to FFC Properties LLC. 605 Baltimore Annapolis Blvd, Scottsville VA. \$247,023.

1/23/2026

White, Frank L. to Elliott, Jonathan. See document for full description. \$100,000.

Jeanguenat, Aaron to Kennedy, Kathryn and Oliver Leach. Fluvanna County, VA. \$40,000.

KC Renovations LLC to Woodson, Reann and Christopher Bowles. \$255,000.

1/28/2026

Stanley Martin Homes ... to Blankenship, William Brady. See document for full description. \$299,990.

Stanley Martin Homes ... to Shinde, Abhay and Sneha Patel. See document for full description. \$286,037.

1/29/2026

Nieding, Betty G. to Zamora Castillo, Amando and Santarrosa Rosales, Edid. \$325,000.

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Jennifer.Sample@Inf.com

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Peggy.Shanklin@Inf.com

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Maggie@GunnelsGroup.com

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Genevieve.Reilly@Inf.com

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