

**NOTICE OF PUBLIC AUCTION  
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE  
NORTHUMBERLAND COUNTY, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Northumberland County, the undersigned Special Commissioner will offer for sale at public auction the following described real estate at the **Northumberland County Courthouse**, located at **220 Judicial Place, Heathsville, Virginia 22473**, on **May 31, 2019 at 11:00 am**, or as soon thereafter as may be effected. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

	Property Owner	Identification	Description
1	Knights Run, LTD	Tax Map No. 34-A(1)-17 Account No. 24774 TACS No. 323132	2.17 acres +/- Knight's Landing Lot 17
2	Rhonda C. Wansom	Tax Map No. 7-(1)-91-C Account No. 22538 TACS No. 469206	1.17 acres +/- 646 Valley Drive, Callao Forest land
3	Ethel V. Warner & Phyllis R. Vail	Tax Map No. 51-(1)-13 Account No. 74380 TACS No. 469224	2.11 acres +/- 10319 Jessie Dupont Memorial Highway Part Sydnors Mill & Cobbs Hall
4	Ethel V. Warner & Phyllis R. Vail	Tax Map No. 42-(1)-172 Account No. 74380 TACS No. 469224	3.00 acres +/- Jessie Dupont Memorial Highway Forest land
5	Lynda May Mertz	Tax Map No. 27-(1)-279 Account No. 20758 TACS No. 323120	1.00 acre +/- Part Hyde Cottage
6	The Miller Ranch Trust	Tax Map No. 45-B(3)18-2 Account No. 72556 TACS No. 469222	0.14 acre +/- Bay Shore Avenue Fleeton Beach Lot 2-18-1
7	The Miller Ranch Trust	Tax Map No. 45-B(3)18-3 Account No. 72556 TACS No. 469222	0.17 acre +/- Bay Shore Avenue Fleeton Beach Lot 3-18-1
8	The Miller Ranch Trust	Tax Map No. 45-B(3)8-11 Account No. 72556 TACS No. 469222	0.09 acre +/- Douglas Street Fleeton Beach Lot 11-8-1
9	Shawndra Chanta Adams	Tax Map No. 27-(1)-17 Account No. 34312 TACS No. 323096	0.86 acre +/- 3144 Sydnor's Millpond Road Near Edwardsville
10	Leonard or Terry A. Farneth	Tax Map No. 15-(1)-126 Account No. 52155 TACS No. 323110	0.5 acre +/- Forest land
11	Leonard or Terry A. Farneth	Tax Map No. 51-(1)-144-C Account No. 52155 TACS No. 323110	0.75 acre +/- Part Ditchley
12	Leonard or Terry A. Farneth	Tax Map No. 38-(1)-159 Account No. 52155 TACS No. 323110	1.445 acre +/- In Bridge Neck

**TERMS OF SALE:** All sales are subject to confirmation by the Circuit Court of Northumberland County. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is more, at the time of the auction. Bids which are less than \$1,000.00 shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00). Such sum shall be held by the Special Commissioner of Sale and credited towards the purchase price following confirmation of the sale. All deposits must be made in the form of personal check, traveler's check, cashier's check or money order. No cash will be accepted. The balance of the purchase price shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to estimated value of the Property.

Properties are conveyed by Special Warranty Deed, subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may affect the property. **There will be a 10% buyer's premium added to final bid to determine final contract price and the buyer's premium must be paid concurrently with the aforementioned deposit.** Recording costs for deed recordation will be the responsibility of the successful bidder.

Properties are offered for sale as-is, with all faults and without any warranty, either expressed or implied. Persons are encouraged to make a visual inspection of the property within the limits of the law and to obtain an independent title search prior to bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence prior to the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to Northumberland County. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS at [taxsales@taxva.com](mailto:taxsales@taxva.com) or (804) 893-5176.

John A. Rife, Esq.  
Special Commissioner  
Taxing Authority Consulting Services, PC  
P.O. Box 31800  
Henrico, VA 23294-31800

**PURCHASER'S ACKNOWLEDGEMENT AND  
CONTRACT OF SALE**

At that certain Special Commissioner's sale held on \_\_\_\_\_ in the cause styled County of Northumberland v. \_\_\_\_\_ (Case No. \_\_\_\_\_), the undersigned was the highest bidder on the real estate described below, for a bid price of \$\_\_\_\_\_, and a buyer's premium of \$\_\_\_\_\_.

**Tax Map No.** \_\_\_\_\_

**Account No.** \_\_\_\_\_

I understand that a deposit of \$\_\_\_\_\_ (25% of the purchase price or \$1,000.00, whichever is more, or the entire purchase price if less than \$1,000.00, or \$20,000.00 if purchase price is more than \$80,000.00) is required to be deposited today with the Special Commissioner and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Northumberland, Virginia. Further, I understand that a buyer's premium is required in this auction and have agreed to pay \$\_\_\_\_\_ as a buyer's premium.

I understand that this property is being sold subject to any covenants, easements, agreements, restrictions, reservations, conditions of record, and any claims of persons in possession. I understand that this property may not have a right-of-way to a public road, and I hereby accept this limitation. I understand that I will be notified at the address below of the date the Court intends to confirm this sale, and that this Court hearing will be my last opportunity to raise any questions concerning this sale. I understand that this property is offered for sale as-is, with all faults and without any warranty, either expressed or implied, and I confirm that I have satisfied myself as to the property's existence and location prior to the execution of this contract.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (auction date). I further understand that in the event I owe delinquent taxes to the County of Northumberland or if I am named as a Defendant in any delinquent tax suit filed by the County of Northumberland, Virginia, that this contract may be made null and void and I agree to forfeit any right, title or interest that I may have in the real estate to the next highest bidder as listed in the auction documents.

If the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit the deposit and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount. I further understand that if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, that this real estate may be resold and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

I understand that the former owner(s) of this property may for good cause shown, within ninety (90) days from the entry of the Decree of Confirmation in this matter, petition the Court to have the matter reheard. I understand that title to the property described herein will be taken in the name(s) indicated below and I represent that I have the authority to purchase and title the property in the name(s) shown below.

Name (please print):

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Mailing address:

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Phone number:

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Email address:

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**Signature:**

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Title will be taken in the name of:

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Type of Interest:  Tenants in Common  Tenants by Entirety with ROS  Joint Tenants  None

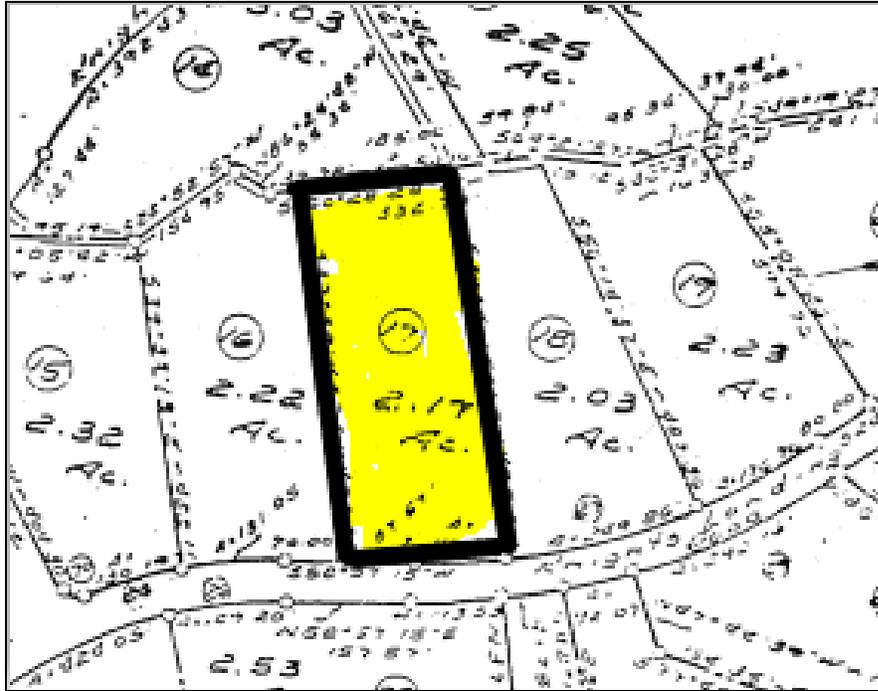
**CERTIFICATION**

It is hereby certified that the above-referenced purchaser has, on this \_\_\_\_\_, acknowledged and executed the foregoing Purchaser's Acknowledgment and Contract of Sale. I further certify that the contact information and signature shown above belong to the aforementioned purchaser and are true and correct to the best of my knowledge.

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Taxing Authority Consulting Services, PC

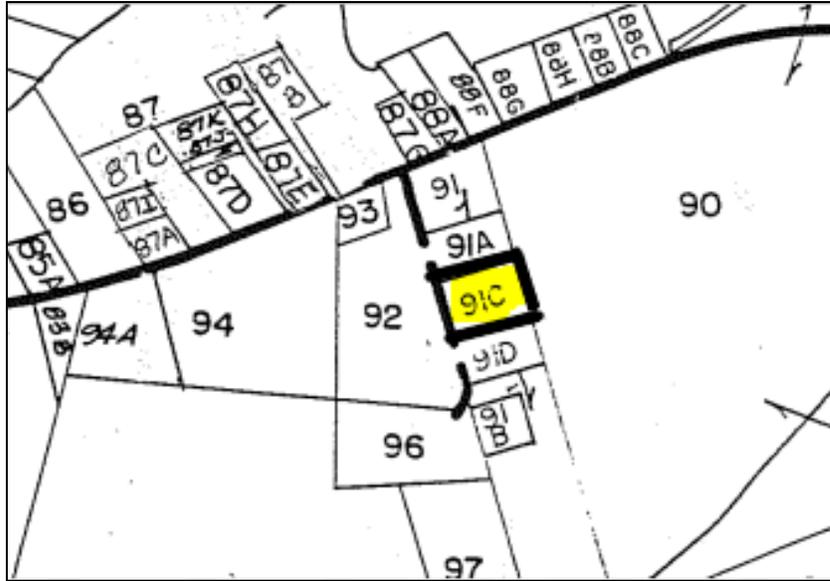
# Property #1: Knights Run, LTD



Map Number:	34-A(1)-17
Owner Name:	KNIGHTS RUN LTD
Property Description:	KNIGHTS LANDING LOT 17
Acres:	2.1700
Land Value:	\$24,700
Improvements Values:	0
Total Value:	\$24,700

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof.

## Property #2: Rhonda C. Wonsom

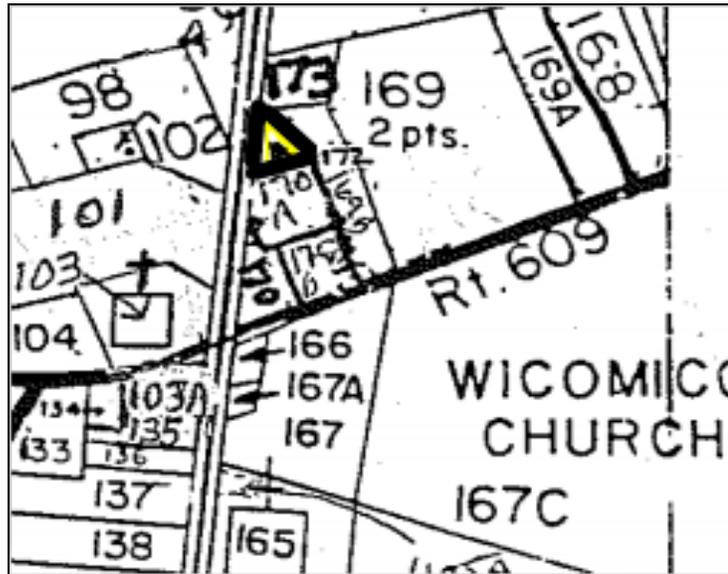


Map Number:	7-(1)-91-C
Owner Name:	WONSOM RHONDA C
E911 Address:	646 VALLEY DR
Property Description:	FOREST LAND
Acres:	1.1700
Land Value:	\$12,400
Improvements Values:	\$63,900
Total Value:	\$76,300

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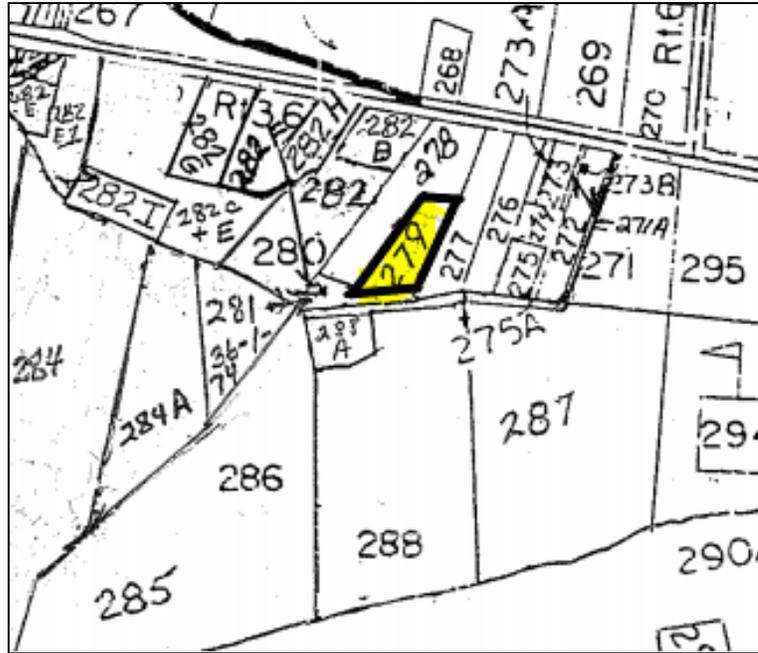
## Property #4: Ethel V. Warner & Phyllis R. Vail



Map Number:	42-(1)-172
Owner Name:	WARNER ETHEL V & PHYLLIS R VAIL
E911 Address:	JESSIE DUPONT HWY
Property Description:	FOREST LAND
Acres:	3.0000
Land Value:	\$26,000
Improvements Values:	0
Total Value:	\$26,000

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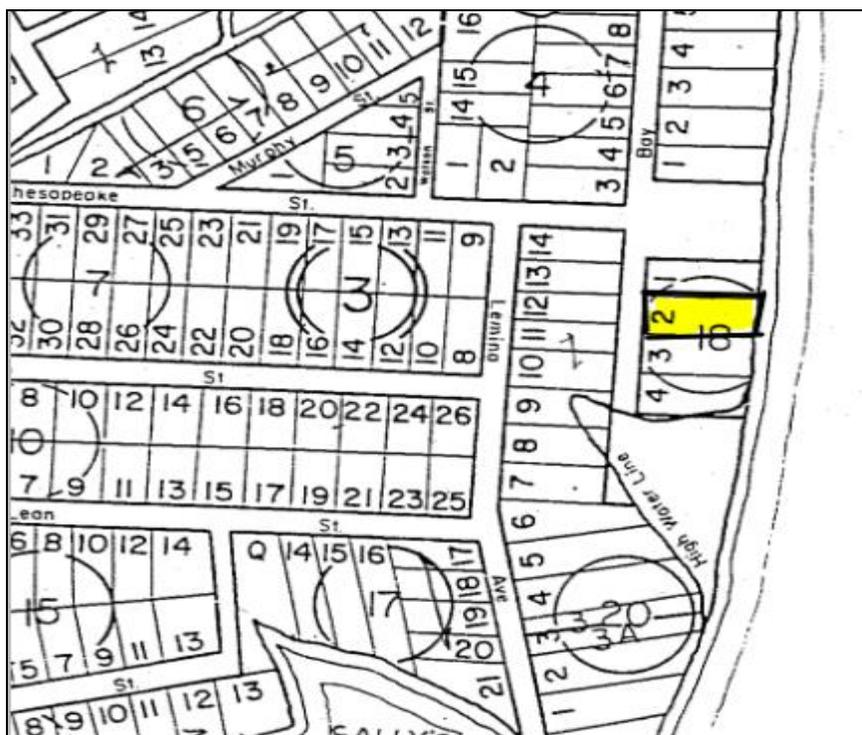
# Property #5: Lynda May Mertz



Map Number:	27-(1)-279
Owner Name:	MERTZ LYNDA MAY
Property Description:	PART HYDE COTTAGE
Acres:	1.0000
Land Value:	\$3,000
Improvements Values:	0
Total Value:	\$3,000

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## Property #6: The Miller Ranch Trust



Map Number: 45-B(3)18-2

Owner Name: MILLER CARMEN JEAN,  
TRUSTEE

Co-owner Name: THE MILLER RANCH TRUST

E911 Address: BAY SHORE AVE.

Property Description: FLEETON BEACH LOT 2-18-1

Acres: 0.1400

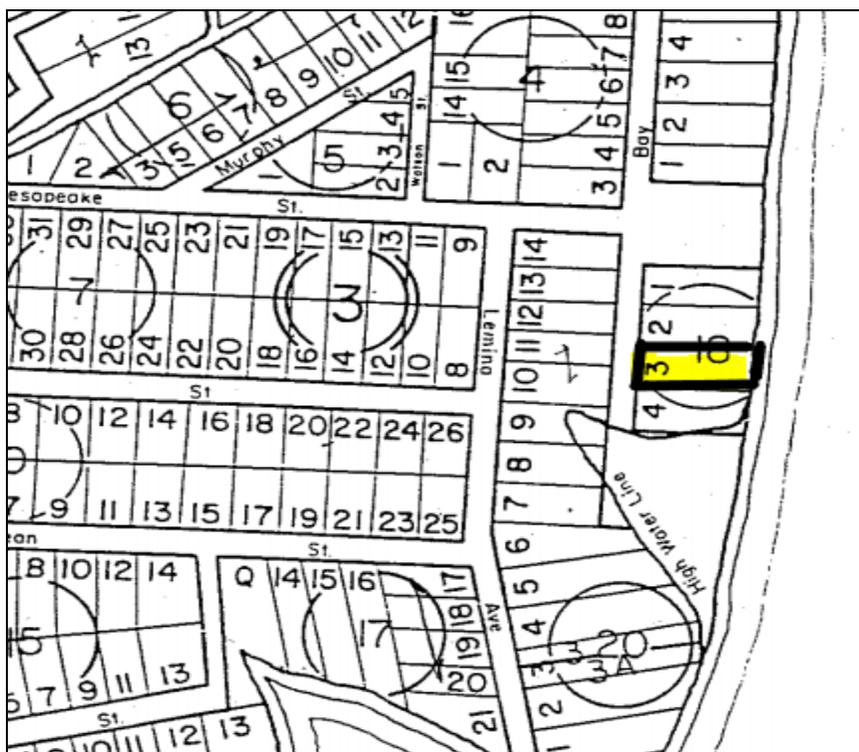
Land Value: \$14,000

Improvements Values: \$4,000

Total Value: \$18,000

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## Property #7: The Miller Ranch Trust



Map Number:	45-B(3)18-3
Owner Name:	MILLER CARMEN JEAN, TRUSTEE
Co-owner Name:	THE MILLER RANCH TRUST
E911 Address:	BAY SHORE AVE
Property Description:	FLEETON BEACH LOT 3-18-1
Acres:	0.1700
Land Value:	\$17,000
Improvements Values:	\$4,000
Total Value:	\$21,000

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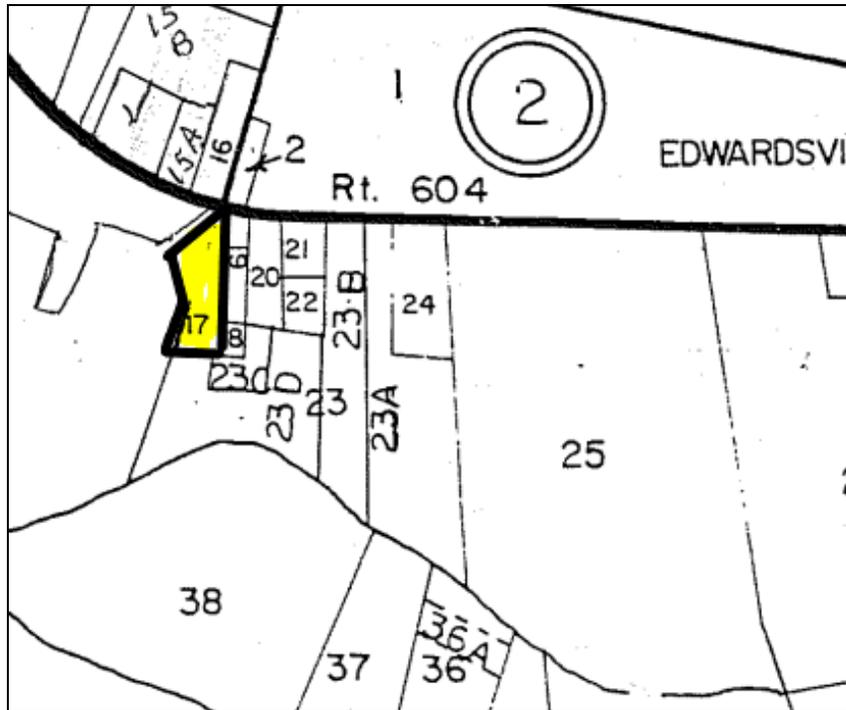
# Property #8: The Miller Ranch Trust



Map Number:	45-B(3)8-11
Owner Name:	MILLER CARMEN JEAN TRUSTEE
Co-owner Name:	THE MILLER RANCH TRUST
Property Description:	FLEETON BEACH LOT 11-8-1
Acres:	0.0900
Land Value:	\$4,500
Improvements Values:	0
Total Value:	\$4,500

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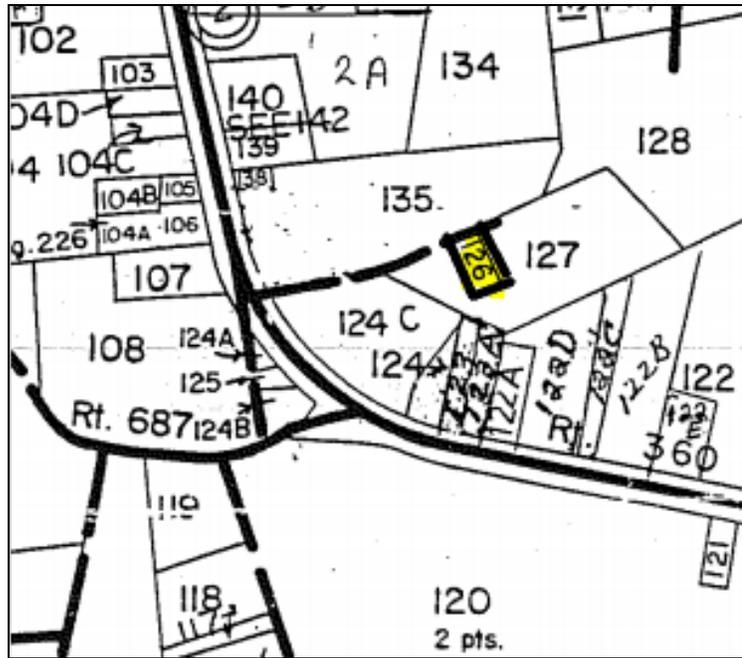
## Property #9: Shawndra Chanta Adams



Map Number:	27-(1)-17
Owner Name:	ADAMS SHAWNDR A CHANTA
E911 Address:	3144 SYDNORS MILLPOND RD
Property Description:	NEAR EDWARDSVILLE
Acres:	0.8600
Land Value:	\$20,000
Improvements Values:	\$48,900
Total Value:	\$68,900

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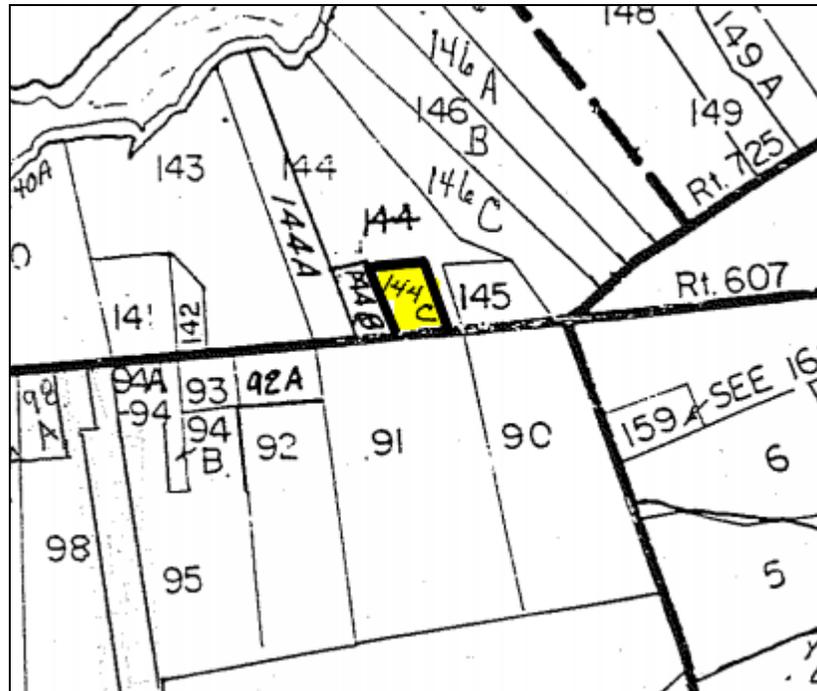
# Property #10: Leonard & Terry A. Farneth



Map Number:	15-(1)-126
Owner Name:	FARNETH LEONARD OR
Co-owner Name:	TERRY A
Property Description:	FOREST LAND
Acres:	0.5000
Land Value:	\$2,500
Improvements Values:	0
Total Value:	\$2,500

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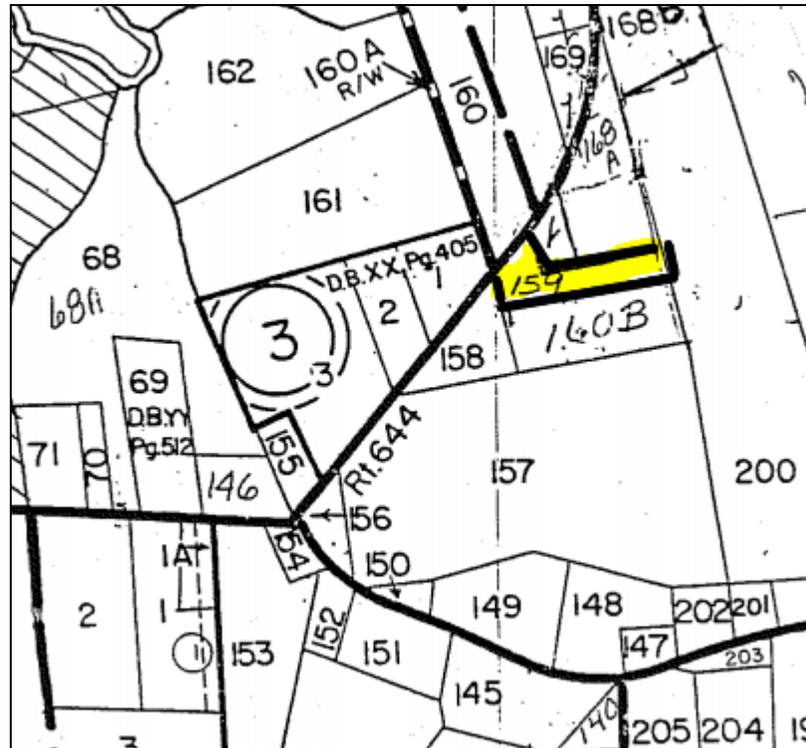
# Property #11: Leonard & Terry A. Farneth



Map Number:	51-(1)-144-C
Owner Name:	FARNETH LEONARD OR
Co-owner Name:	TERRY A
Property Description:	PART DITCHLEY
Acres:	0.7500
Land Value:	\$14,100
Improvements Values:	0
Total Value:	\$14,100

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# Property #12: Leonard & Terry A. Farneth



Map Number:	38-(1)-159
Owner Name:	FARNETH LEONARD OR
Co-owner Name:	TERRY A
Property Description:	IN BRIDGE NECK
Acres:	1.4450
Land Value:	\$21,800
Improvements Values:	0
Total Value:	\$21,800

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