

**NOTICE OF DELINQUENT TAXES  
AND SALE OF REAL PROPERTY  
COUNTY OF AMELIA, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at an online only public auction. Pre-bidding is available now, and bidding will begin to close **on March 27, 2025 at 11:00 AM EST.**

**The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be subsequently posted or announced by Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.**

	Property Owner(s)	Tax Map No.	TACS No.	Property Description
N1	Merrio A. Belton	22-11H	934326	Giles District; 0.036 acres, more or less; unimproved; Lodore Rd
N2	R.H. Marshall Estate	43-29A	513131	Jackson District; 1.0 acre, more or less; unimproved; near Five Forks Rd
N3	<b>REDEEMED</b>	<b>REDEEMED</b>	<b>REDEEMED</b>	<b>REDEEMED</b>

**GENERAL TERMS OF SALE:** Amelia County has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. Any unsold property will be offered for sale again at the next auction, whenever that may be.

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. Properties are offered for sale as-is, where-is, and if-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, at their own expense, prior to bidding on any of the properties to determine the suitability of the property for their purposes. It is not guaranteed that the property has a right-of-way or that it is not landlocked. Property is sold in gross and not by the acre. There is no warranty as to the accuracy of the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts. We do not provide and do not assist with obtaining title insurance or title to personal property.

**All interested bidders must register and be approved to bid. Registration and bidding are free of charge and are done at [tacssale.com](http://tacssale.com). If any interested bidders do not have access to the internet, please contact TACS at 804-548-4408 or [auctions@taxva.com](mailto:auctions@taxva.com) for assistance with creation of an account and placement of bids.**

Approved bidders may bid online at any time during which the auction is open. Bidders may enter a maximum bid amount and allow the system to bid in pre-set increments for them, or may manually enter each bid individually, at their preference.

**The sale of property to the highest bidder is not contingent upon obtaining financing.** Financing, if needed, is the sole responsibility of the high bidder. By bidding, parties are entering into a legally binding contract, waive

all rescission rights, and understand that their bid is immediately binding, irrevocable, and enforceable. Additionally, by bidding, parties are representing that they have read, and agree to be bound by, all terms and conditions for this sale. Failure to complete the property purchase will result in forfeiture of any funds paid and may subject the highest bidder to additional damages, which may include expenses and any deficit upon resale.

**PAYMENT TERMS:** The highest bidder shall pay the high bid in full, along with the buyer's premium and deed recording costs, following the close of the auction. **There will be a 10% buyer's premium , subject to a minimum of \$150, added to the winning bid.** Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

The highest bidder will receive their purchase contract and balance due via email following the close of the auction. The contract shall immediately be executed and returned to TACS. **The full balance due must be received within seven (7) days following the auction closing.** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier' checks and money orders shall be made payable to County of Amelia and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request. Cash and personal checks **will not** be accepted.

**GENERAL TERMS:** To qualify as a purchaser at this auction, you may not owe delinquent taxes to the County of Amelia and you may not be a Defendant in any pending delinquent tax matter. Questions should be directed to TACS online at [tacssale.com](http://tacssale.com), by email to [auctions@taxva.com](mailto:auctions@taxva.com), by phone to 804-548-4408, or by writing to the address below.

Taxing Authority Consulting Services, PC  
Attn: Tax Sales  
P.O. Box 31800  
Henrico, Virginia 23294-1800

**\*\*TACS is not responsible for internet connectivity issues, software functionality, bidding application, or system errors which could cause a bid to fail to be recognized. There is no recourse or remedy, implied or offered, to any online bidders in the event of any issues.\*\***

At that certain real estate tax sale which closed on Thursday, March 27, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$\_\_\_\_\_.

**Tax Ticket Name:** \_\_\_\_\_

**Tax Map Number:** \_\_\_\_\_

**Account Number:** \_\_\_\_\_

**TACS Number:** \_\_\_\_\_

**Bid Amount:** \$ \_\_\_\_\_

**Buyers Premium:** \$ \_\_\_\_\_

**Deed Recordation Cost:** \$ \_\_\_\_\_

**Credit Card Hold:** \$(\_\_\_\_\_)

**Total Due Now:** \$ \_\_\_\_\_

I understand that the above-referenced "Total Due" is to be **received** by TACS **no later than** \_\_\_\_\_. I agree that the Total Due shall be paid via certified funds or wire transfer. I understand that sale of the property is not contingent upon obtaining financing.

Certified funds shall be made payable to \_\_\_\_\_ and forwarded to TACS at the address shown below. Wire transfer instructions will be provided upon request. All payments must reference the Tax Map No. of the parcel. I understand that cash and personal checks will **not** be accepted. I understand that in the event my payment is returned, improperly tendered, or is otherwise not made, the contract of sale may be voided, and the next highest bidder may be contacted to purchase the property.

I understand that this property is being sold subject to any covenants, easements, agreements, restrictions, reservations, conditions of record, unknown liens, 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 these limitations. 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 a Special Warranty Deed, will be prepared after payment clearance and that the same will be forwarded to the \_\_\_\_\_ Circuit Court Clerk's Office for recordation. I understand that I will receive the recorded Deed as soon as the same is made available and that I have no right of entry upon the property until such time as the deed is recorded as anticipated herein.

I understand that I will be responsible for any real estate taxes on this parcel from the auction closing date. I further understand that in the event I owe delinquent taxes to the above-named locality, that this contract shall become voidable 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.

I understand that by bidding I have entered into a legally binding contract and that I waive all

rescission rights. I understand that my bid was immediately binding, irrevocable, and enforceable. I also understand that my electronic signature shall be considered true and accurate for the purposes of this transaction. I understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, I agree to forfeit all amounts paid and pay any charges incurred in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

_____ <b>Signature</b>	_____ Street Address
_____ Name (please print)	_____ City, State, Zip
_____ Telephone	_____ Email Address

Title will be taken in the name of:

\_\_\_\_\_

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 27th day of March 2025, 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.

\_\_\_\_\_  
Taxing Authority Consulting Services, PC

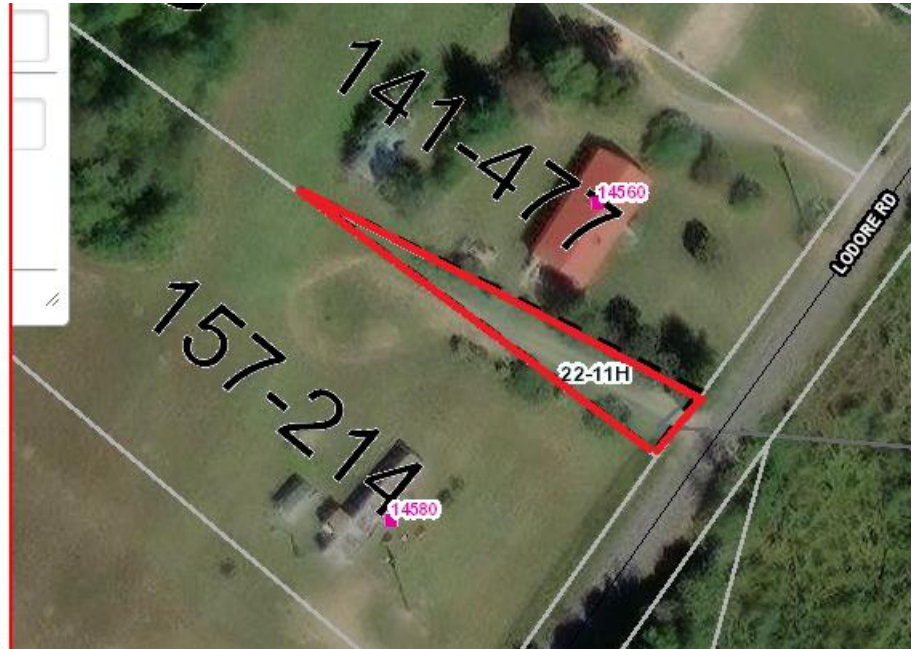
N1. MERRIO A. BELTON  
TAX MAP NO. 22-11H  
TACS NO. 934326

Account: 3523  
Parcel ID (formatted): 22-11H  
Tax Map: 22  
Lot: 11H  
Owner: BELTON MERRIO A  
651 BELTON LANE  
RUFFIN SC 29475  
Physical Address:  
0  
Description 3: .036 AC  
Total Value: \$100  
Total Value: \$100

[Property Card](#)

[Mailable Link \(right-click to copy\)](#)  
[View in GoogleMaps](#)  
[Amelia County Census Dashboard](#)

Attributes at point: N: 3664943, E: 11644690  
District Boundary 2021  
DistName: 4  
Emergency Service Network  
ESN: 221  
FIRE: FIRE CO. 4 -1 -3 -2  
Zoning  
Zoning: RR-3



This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

N2. R.H. MARSHALL ESTATE  
TAX MAP NO. 43-29A  
TACS NO. 513131

Account: 11848  
Parcel ID (formatted): 43-29A  
Tax Map: 43  
Lot: 29A  
Owner: MARSHALL R H ESTATE \*\*\*  
0  
Physical Address:  
0  
Description 3: 1.000 AC  
Total Value: \$1,800  
Total Value: \$1,800

[Property Card](#)

[Mailable Link \(right-click to copy\)](#)

[View in GoogleMaps](#)

[Amelia County Census Dashboard](#)

Attributes at point: N: 3637026, E: 11648954  
District Boundary 2021  
DistName: 3  
Emergency Service Network  
ESN: 202  
FIRE: FIRE CO. 1 -3 -2 -4  
Zoning  
Zoning: RR-3



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N3. ANGELA LETITIA BOOKER THOMPSON

TAX MAP NO. 59-24E

TACS NO. 726068

**REDEEMED**

Account: 645  
Parcel ID (formatted): 59-24E  
Tax Map: 59  
Lot: 24E  
Owner: THOMPSON ANGELA LETITIA B  
9001 ROCKY RUN LANE  
AMELIA COURT HOUSE V 23002  
Physical Address:  
0  
Deed Book: 278  
Deed Page: 6360  
Description 1: 5 AC TO 59-24G  
Description 2: 7.743 AC T  
Description 3: 5.000 AC  
Total Value: \$9,000  
Total Value: \$9,000

[Property Card](#)

[Available Link \(right-click to copy\)](#)

[View in GoogleMaps](#)

[Amelia County Census Dashboard](#)

Attributes at point: N: 3616402, E: 11683356

District Boundary 2021

DistName: 5

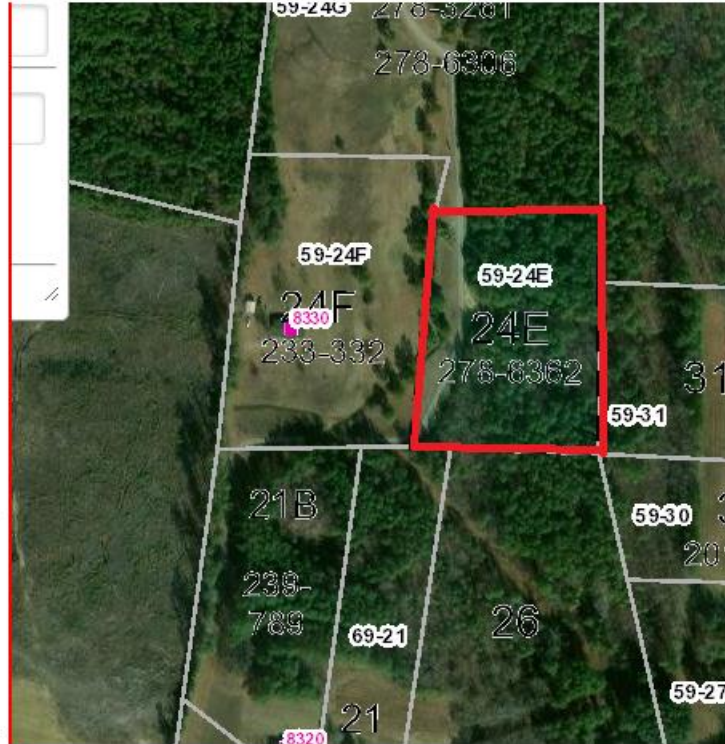
Emergency Service Network

ESN: 210

FIRE: FIRE CO. 2-1-4-3

Zoning

Zoning: RP-5



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