NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
COUNTY OF NEW KENT, VIRGINIA

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of New Kent, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate in the **Board Room within the Administration Building** located at **12007 Courthouse Circle, New Kent VA 23124,** on **May 8, 2025** at **11:00 AM.**

The sale of such property is subject to the terms and conditions below, and any term or conditions which may be subsequently posted or announced by Isgett Auction Marketing ("Auctioneer") and 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
J1	Mary Minor, et al.	19-13F	875092	1 acre more or less off Higgins Rd.
J2	Darryl L. Barnett	36-47	875037	5.53 acres more or less off State Rd.
J3	Parthenia Johnson Estate	10-15	875029	4.5 acres more or less off New Town Rd.
J4	Edward P. Carter	43-36	875086	2 acres more or less along Shady Pines Lane
J5	James L. Christian	21-95A	875032	7900 Geo W Watkins Rd.
J6	Bernard A. Jones	2-11B	875134	5210 Hopewell Rd.
J6 con't	Bernard A. Jones	2-11C	875134	3.96 acres more or less off Hopewell Rd.
J7	Caroline Waller Archer	23-59	875216	5 acres more or less off Poindexter Rd.
J8	Debra Lipscomb-Cole	11-1-D	875218	.91 acres more or less off Old Church Rd.
J9	George Otey Estate	31-60	875213	5 acres more or less off Emmaus Church Rd.
J10	JAK Specialty Services LLC	26-45	875211	3.25 acres more or less along Catpoint Manor Ln

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court. The Special Commissioner 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 suitableness 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 any information contained in 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.

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 make a deposit in the amount of twenty-five percent (25%) or One Thousand Dollars ($1,000.00), whichever is higher, **along with a 10% buyer's premium, subject to a minimum of $150, added to the final bid**. Bids which are less than One Thousand Dollars ($1,000.00) shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars ($20,000) per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

The balance of the purchase price and recording costs for deed recordation shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

Credit Card information or other proof of funds will be collected as part of the registration process for deposit purposes. If using a credit card, immediately upon conclusion of the Sale, the highest bidder's registered credit card will be charged an initial deposit amount of $2,500.00, or the minimum deposit amount outlined in the terms above, if less than $2,500.00.

Terms applicable to In-Person Bidders ONLY: The deposit and buyer's premium are due on the day of the auction. All payments must be made in the form of personal check, cashier's check or money order. **No cash will be accepted.**

Terms applicable to Online Bidders ONLY: All interested parties must register and be approved by the Auctioneer. Registration and bidding are free of charge and are done through the Auctioneer's website **https://www.isgettauction.com/**. If any interested bidders are unable to attend for in-person bidding and wish to bid on property, but do not have access to the internet, please contact Isgett Auction Marketing, at (804) 338-3458 for assistance.

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 deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than May 15, 2025**). All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier's checks and money orders shall be made payable to County of New Kent and forwarded to TACS, at the address shown below. Cash and personal checks will not be accepted. Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of New Kent and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process should be directed to the Auctioneer online at https://www.isgettauction.com/, by email to isgett4@gmail.com or by phone to Dubby Isgett, at (804) 338-3458. Questions concerning the property subject to sale should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to 804-548-4429, or by writing to the address below.

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

SAMPLE "Online bidders ONLY"

PURCHASER'S ACKNOWLEDGEMENT AND CONTRACT OF SALE

PURCHASER'S ACKNOWLEDGEMENT AND CONTRACT OF SALE At that certain real estate tax sale which closed on _____, the undersigned was the highest bidder on the real estate described below, for a bid price of $_____.

Case Name _____
Tax Map No. _____
Account No. _____
TACS No. _____

I understand that a buyer's premium in the amount $_____, and a deposit in the amount 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 received by TACS within five (5) business days following the auction closing (no later than _____ at _____ EST) and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the _____, Virginia.

Cashier's checks and money orders shall be made out to _____ and forwarded to TACS at the address below. Wire transfer instructions will be provided on 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 will 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, 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 auction closing date. I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit filed by the above-named locality, that this contract shall be 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

If the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit all amounts paid and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount. I further understand that if I

SAMPLE

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 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 understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, that any funds paid hereunder will be forfeited, and that I will be responsible for any deficiency or damages upon resale, including any expenses that may be incurred. I also understand that my electronic signature shall be considered true and accurate for the purposes of this transaction.

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.

_____
High Bidder Electronic Signature

Date: _____
Bidder Name: _____
Street Address: _____
City, State, ZIP: _____
Phone: _____
Email: _____

Title will be taken in the name of:
_____

Type of Interest: ❑Tenants in Common ❑ Tenants by Entirety with ROS
❑Joint Tenants with ROS ❑N/A

If **purchaser** contact information is different from **bidder** contact information, please provide it below.
_____
_____

CERTIFICATION

It is hereby certified that TACS has received this Purchaser's Acknowledgment and Contract of Sale, signed and dated by the above-referenced bidder, on _____.

_____
Taxing Authority Consulting Services, PC
Attn: Litigation Department (_____)
P.O. Box 31800
Henrico, Virginia 23294-1800

SAMPLE

SAMPLE "In-person bidders ONLY"

PURCHASER'S ACKNOWLEDGEMENT AND CONTRACT OF SALE

At that certain Special Commissioner's sale held on May 8, 2025 in the cause styled New Kent County 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 New Kent County, 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 May 8, 2025. I further understand that in the event I owe delinquent taxes to the New Kent County or if I am named as a Defendant in any delinquent tax suit filed by New Kent County, 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.

SAMPLE

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.

_____

Signature

Print Name:

_____

Address:

_____

_____

Phone:

_____

Email:

_____

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 8th day of May, 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

SAMPLE

Property No. J1

Tax Map No. 19-13F
Owner: Mary Minor, et al.

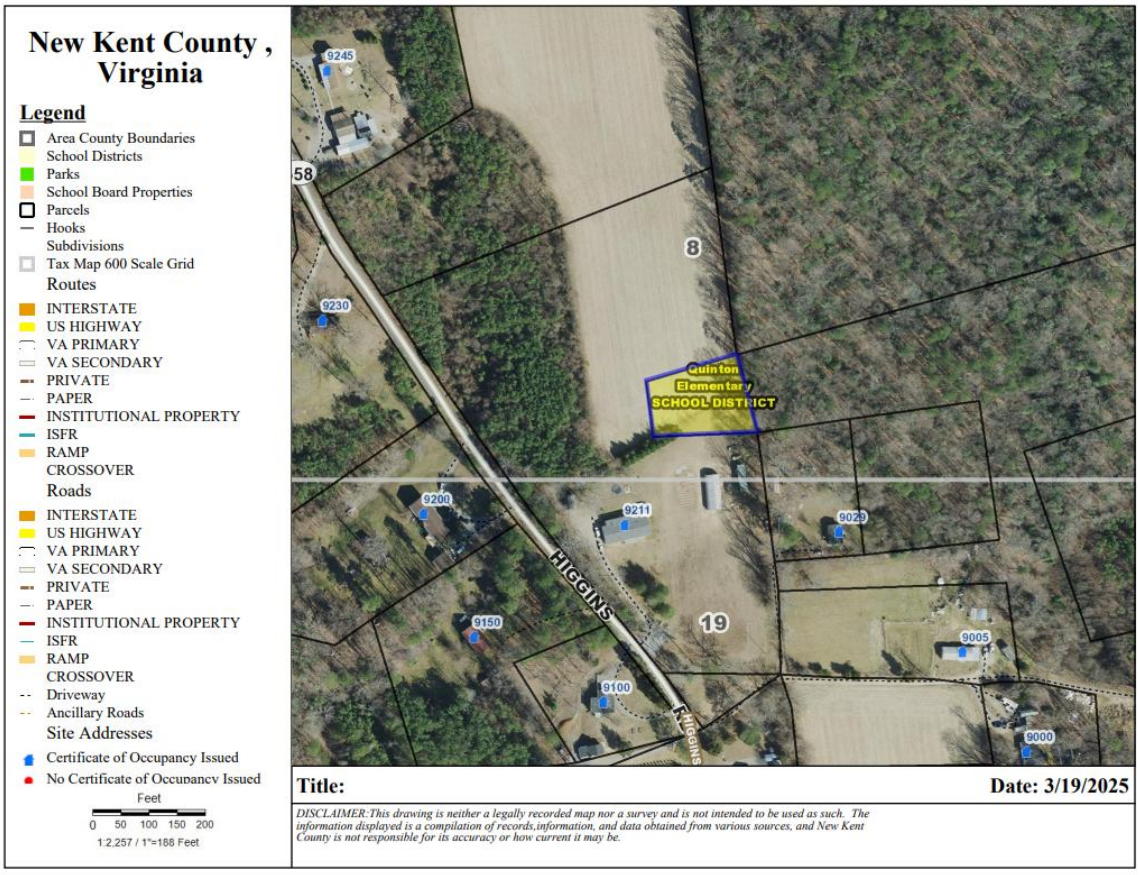
OFF HIGGINS RD

Sales | Print | Map It

Location	OFF HIGGINS RD	**Map#**	19/ / 13/ F/
Acct#	19 13F	**Owner**	MINOR MARY
Assessment	$79,600	**PID**	4598
Subdivision	ADJ MINOR	**AFD**	
Description	1 AC DB 83/1	**Legal**	
Area		**Class**	2
AFD Name		**AFD Expiration**	

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	$0	$79,600	$79,600



Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While New Kent County has worked to ensure that the assessment data contained herein is accurate, the New Kent County assumes no liability for any errors, omissions, or inaccuracies in the information provided for any reliance on any maps or data provided herein. Please consult New Kent County records for official information.

Property No. J2

Tax Map No. 36-47
Owner: Darryl L. Barnett

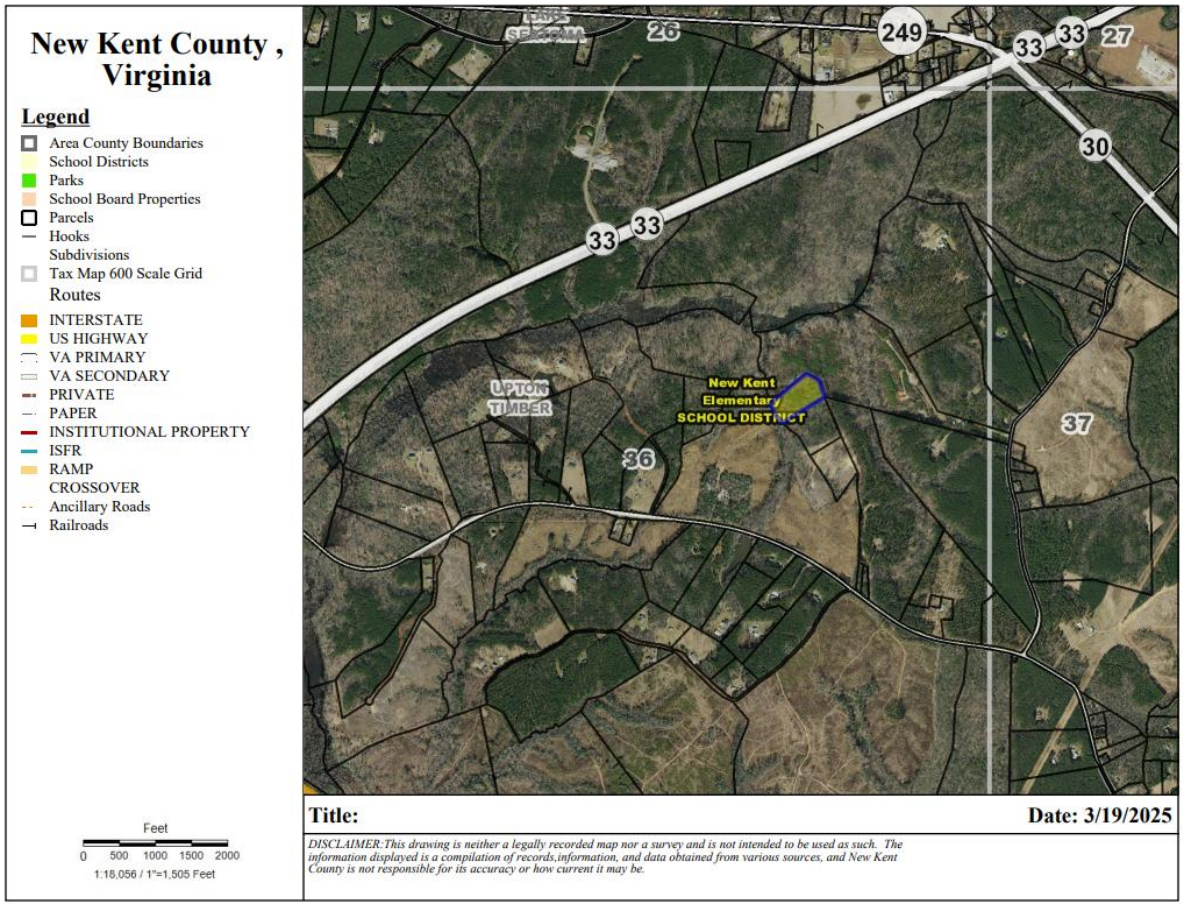
OFF STAGE RD

Sales | Print | Map It

Location	OFF STAGE RD	**Map#**	36/ / 47/ /
Acct#	36 47	**Owner**	BARNETT DARRYL L
Assessment	$120,200	**PID**	6900
Subdivision	ADJ WADDELLS	**AFD**	
Description	5.53 AC DB 426/452	**Legal**	
Area		**Class**	2
AFD Name		**AFD Expiration**	

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	$0	$120,200	$120,200



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Property No. J3

Tax Map No. 10-15
Owner: Pathenia Johnson Estate

OFF NEW TOWN RD

Sales | Print | Map It

Location	OFF NEW TOWN RD	**Map#**	10/ / 15/ /
Acct#	10 15	**Owner**	JOHNSON PARTHENIA EST
Assessment	$106,500	**PID**	3604
Subdivision	ADJ TUNSTALL	**AFD**	
Description	4.5 AC DB 10/217,11/202	**Legal**	
Area		**Class**	2
AFD Name		**AFD Expiration**	

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$0	$106,500	$106,500

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Property No. J4

Tax Map No. 43-36
Owner: Edward P. Carter

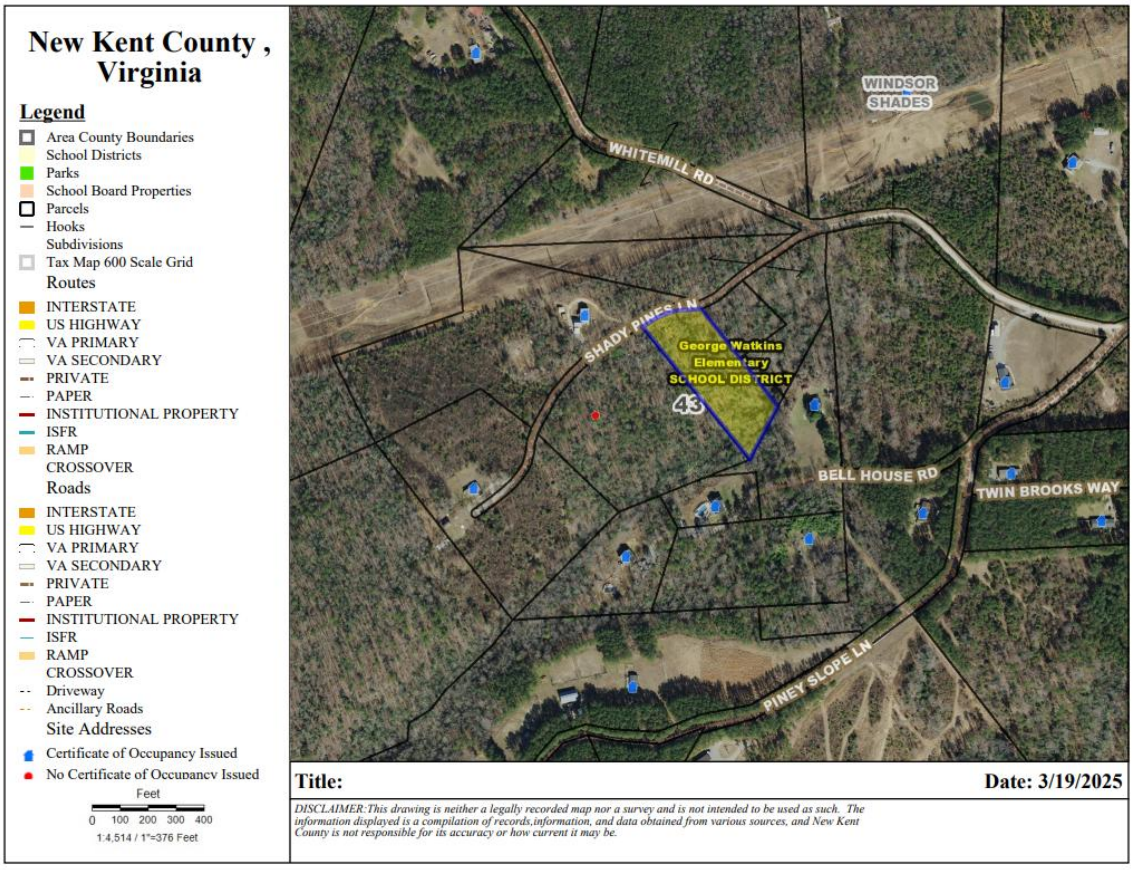
SHADY PINES LN

Sales | Print | Map It

Location	SHADY PINES LN	**Map#**	43/ / 36/ /
Acct#	43 36	**Owner**	CARTER EDWARD P & AUBREY A
Assessment	$82,000	**PID**	1203
Subdivision	MT PLEASANT SCHOOL	**AFD**	
Description	2 AC DB 31/292	**Legal**	
Area		**Class**	2
AFD Name		**AFD Expiration**	

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$0	$82,000	$82,000



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Property No. J5

Tax Map No. 21-95A
Owner: James L. Christian

7900 GEO W WATKINS RD

Sales | Print | Map It

Location	7900 GEO W WATKINS RD	**Map#**	21/ / 95/ A/
Acct#	21 95A	**Owner**	CHRISTIAN JAMES L EST
Assessment	$104,000	**PID**	1390
Subdivision	ADJ JAS H JOHNSON	**AFD**	
Description	.25 AC DB 47/94	**Legal**	
Area		**Class**	2
AFD Name		**AFD Expiration**	

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$48,600	$55,400	$104,000

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Property No. J6

Tax Map No. 2-11B
Owner: Bernard A. Jones

5210 HOPEWELL RD

Sales | Print | Map It

Location	5210 HOPEWELL RD	**Map#**	2/ / 11/ B/
Acct#	2 11B	**Owner**	JONES BERNARD A
Assessment	$86,700	**PID**	3643
Subdivision	ADJ P L JONES	**AFD**	
Description	1.2 AC DB 137/467	**Legal**	
Area		**Class**	2
AFD Name		**AFD Expiration**	

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	$0	$86,700	$86,700

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Property No. J6 con't

Tax Map No. 2-11C
Owner: Bernard A. Jones

OFF HOPEWELL RD

Sales | Print | Map It

Location	OFF HOPEWELL RD	**Map#**	2/ / 11/ C/
Acct#	2 11C	**Owner**	JONES BERNARD A
Assessment	$119,900	**PID**	7701
Subdivision	ADJ JONES	**AFD**	
Description	3.96 AC DB 225/319	**Legal**	WB 11/298
Area		**Class**	2
AFD Name		**AFD Expiration**	

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	$0	$119,900	$119,900

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Property No. J7

Tax Map No. 23-59
Owner: Caroline Waller Archer

OFF POINDEXTER RD

Sales | Print | Map It

Location	OFF POINDEXTER RD	**Map#**	23/ / 59/ /
Acct#	23 59	**Owner**	ARCHER CAROLINE WALLER
Assessment	$130,500	**PID**	337
Subdivision	ADJ E E ORANGE	**AFD**	
Description	5 AC DB 30/144	**Legal**	
Area		**Class**	2
AFD Name		**AFD Expiration**	

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	$0	$130,500	$130,500

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Property No. J8

Tax Map No. 11-1-D
Owner: Debra Lipscomb-Cole

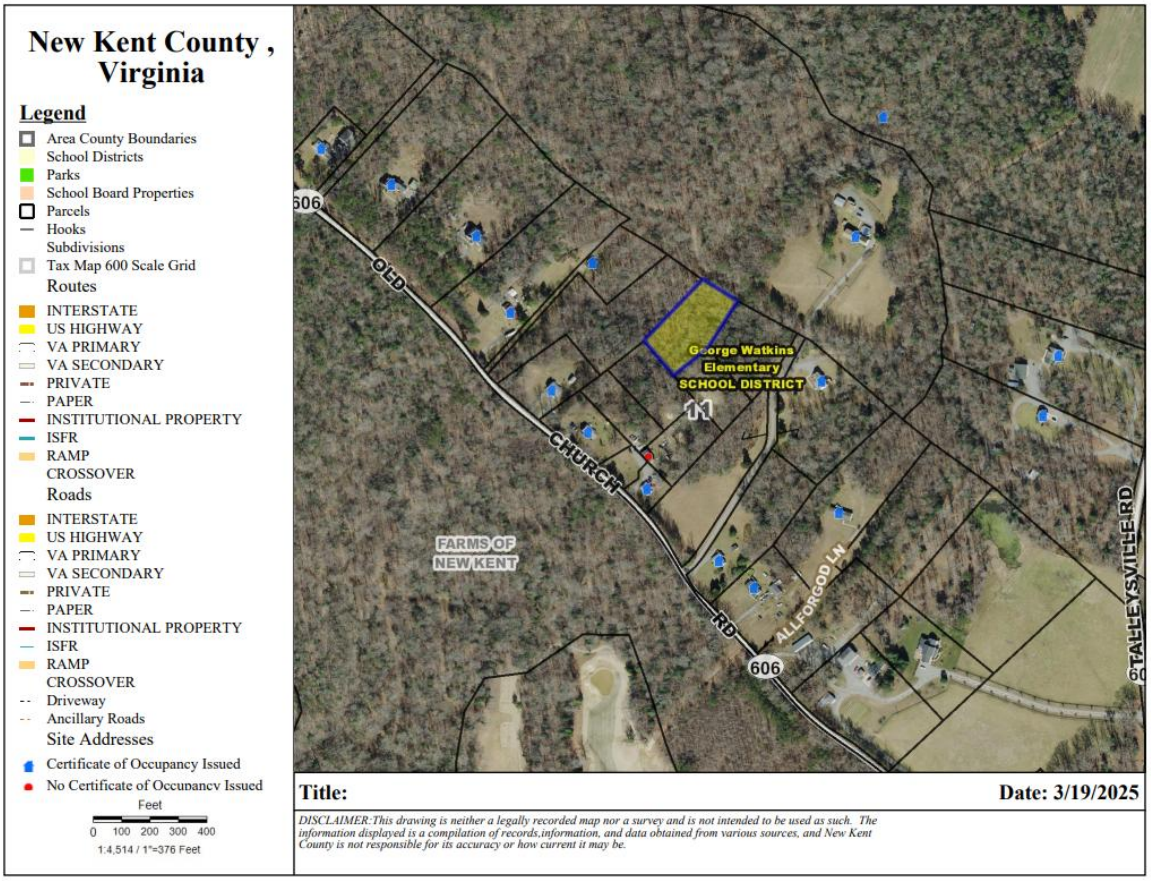
OFF OLD CHURCH RD

Sales | Print | Map It

Location	OFF OLD CHURCH RD	**Map#**	11/ 1/ D/ /
Acct#	11 1 D	**Owner**	LIPSCOMB-COLE DEBRA
Assessment	$46,700	**PID**	3518
Subdivision		**AFD**	
Description	.91 AC DB 352/582	**Legal**	
Area		**Class**	2
AFD Name		**AFD Expiration**	

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	$0	$46,700	$46,700



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Property No. J9

Tax Map No. 31-60
Owner: George Otey Estate

OFF EMMAUS CHURCH RD

Sales | Print | Map It

Location	OFF EMMAUS CHURCH RD	**Map#**	31/ / 60/ /
Acct#	31 60	**Owner**	OTEY GEORGE EST
Assessment	$130,500	**PID**	5043
Subdivision	ADJ OLLIE MOSS	**AFD**	
Description	5 AC	**Legal**	
Area		**Class**	2
AFD Name		**AFD Expiration**	

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	$0	$130,500	$130,500

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Property No. J10

Tax Map No. 26-45
Owner: JAK Specialty Services LLC

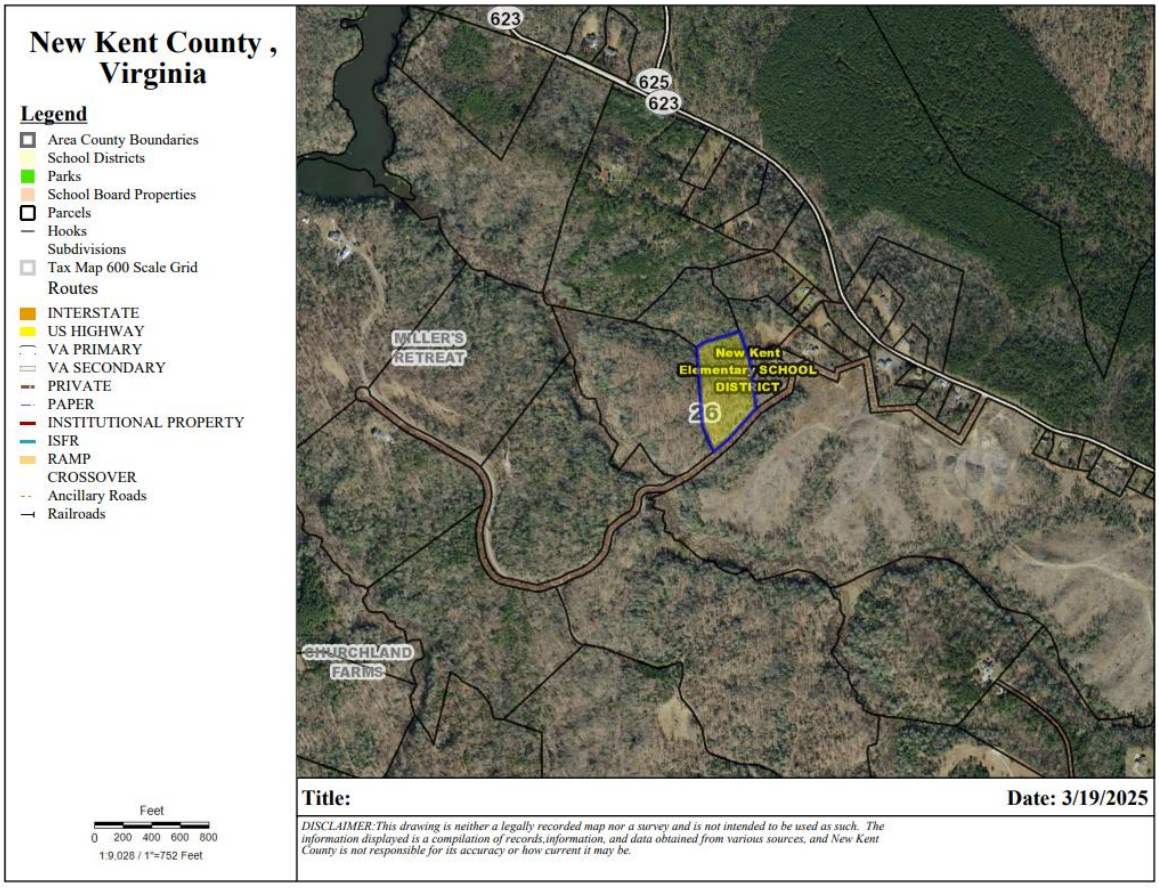
CATPOINT MANOR LN

Sales | Print | Map It

Location	CATPOINT MANOR LN	**Map#**	26/ / 45/ /
Acct#	26 45	**Owner**	JAK SPECIALTY SERVICES LLC
Assessment	$87,200	**PID**	4734
Subdivision	NEAR COOKS MILL SCHOOL	**AFD**	
Description	3.25 AC DB 576/1016	**Legal**	
Area		**Class**	2
AFD Name		**AFD Expiration**	

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	$0	$87,200	$87,200



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NOTES