

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
COUNTY OF PRINCE WILLIAM, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Prince William, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate at **15941 Donald Curtis Drive, Woodbridge, Virginia 22191**, on **May 22, 2025**, at **11:30 AM. Dr. A.J. Ferlazzo Building in the Auditorium**

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 Dudley Resources (“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	Hidy Howard Estate	8188-65-0341	845852	18512 Corby St. Triangle, VA 22172
J2	Hidy Howard Estate	8188-65-0646	845852	18510 Corby St. Triangle, VA 22172
J3	Unknown Owner	7499-27-2653	845813	4524 Longmill Rd. Gainesville, VA 20155
J4	Mattie Robinson	7297-80-2378	845893	15017 Lee Hwy, Gainesville, VA 20155
J5	Marjorie Reid Estate	8189-46-2253	845886	17181 Batestown Rd. Dumfries, VA 22025
J6	Nathan Anderson Estate	7201-22-0540	845888	2708 Mountain Rd. Haymarket, VA 20169
J7	John Henry Harris	7595-91-1061	845911	10204 Piper Ln, Bristow VA 20136
J8	Jennie McCauley Estate	8191-41-9741	845905	15220 Cardinal Dr. Woodbridge, VA 22193
J9	Jane Thomas Estate	7595-91-2119	845906	10208 Piper Ln, Bristow, VA 20136
J10	Charter Members Ind. Hill	7891-65-9675	845819	14619 Aden Rd. Manassas, VA 20112

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 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 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 5% 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 www.dudleyresources.auction. 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 Dudley Resources, at (804) 709-1954 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 30, 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 Prince William 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 Prince William 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 www.dudleyresources.auction, by email to info@dudleyresources.com or by phone to , at (804) 709-1954. 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 Jennifer Halligan at 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 _____	Buyer’s Premium: \$ _____
Tax Map No. _____	Bid Deposit: \$ _____
Account No. _____	Credit Card Hold: \$(_____)
TACS No. _____	Total Due Now: \$ _____

I understand that the above-referenced “Total Due Now” is required to be **received** by TACS **no later than** _____ and that the balance and the deed recordation cost will be due within fifteen days after confirmation of this sale by the Circuit Court of the _____, Virginia.

Certified funds shall be made payable 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, I may be liable for damages, 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, 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 Special Commissioner intends to ask the Court 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 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.

I understand that if I fail to comply with this Purchaser’s Acknowledgement and Contract of Sale, or 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, that this real estate may be resold, and that I will be responsible for any deficiency upon resale. 5

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 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: Tax Sales (_____)
P.O. Box 31800
Henrico, Virginia 23294-1800

SAMPLE “In-person bidders ONLY”
PURCHASER’S ACKNOWLEDGEMENT AND
CONTRACT OF SALE

At that certain Special Commissioner’s sale held on Thursday, May 22, 2025 in the cause styled Prince William 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 City Prince William 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 (auction date). I further understand that in the event I owe delinquent taxes to the Prince William County or if I am named as a Defendant in any delinquent tax suit filed by the Prince William County, 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.

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 22nd 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

Parcel J1---- Hidy Howard Estate

18512 CORBY ST
8188-65-0341

General Info Notes Map

Property Information

Account Number	221883	Property Address:
Owner Name	HOWARD HIDY ESTATE	18512 CORBY ST
Owner Address	18510 CORBY ST	TRIANGLE VA 22172
	TRIANGLE VA 22172	
Use Code	11 SFD Detached	

Description
 CATESBY HOWARD L-33 SEC NW

Assessment Info		2024 Assessment	
Neighborhood	01180 Graham Pk/Fullr Hts/Old Triang	Land - Market Value	\$127,100
Fire House	03 - Dumfries	Land - Use Value	\$0
Special District		Impr - Market Value	\$69,300
Zoning	Suburban Residential (4/acre)	Total - Market Value	\$196,400
Acres	0.1480		

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Dwelling Information					
# of Stories	1	# Bedrooms	3	Basement Type	0 Not Applicable
Year Built	1924	Full Baths	1	Style	1 1 Story
Fin Area	1080	Half Baths	0	Exterior Wall	0 Composition/Hardboard
Unfin Area	0	Basement Area	0		
Fireplaces	0	Fin Basement	0		



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 Prince William County has worked to ensure that the assessment data contained herein is accurate, the Prince William 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 Prince William County records for official information.

Parcel J2---- Hidy Howard Estate

18510 CORBY ST

8188-65-0646

General Info Notes Map

Property Information

Account Number	008396	Property Address:	
Owner Name	HOWARD HIDY ESTATE	18510 CORBY ST	
Owner Address	18510 CORBY ST	TRIANGLE VA 22172	
	TRIANGLE VA 22172		
Use Code	971 Vacant Land		
Description			
CATESBY HOWARD L -31-SEC NW			
Assessment Info		2024 Assessment	
Neighborhood	01180 Graham Pk/Fullr Hts/Old Triang	Land - Market Value	\$127,500
Fire House	03 - Dumfries	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Suburban Residential (4/acre)	Total - Market Value	\$127,500
Acres	0.1572		

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Parcel J3---- Owner Unknown

7499-27-2653 4524 LOGMILL RD

General Info Notes Map

Property Information			
Account Number	090846	Property Address:	
Owner Name	UNKNOWN OWNER	4524 LOGMILL RD	
Owner Address	4524 LOGMILL RD	GAINESVILLE VA 20155	
	GAINESVILLE VA 20155-1009		
Use Code	971 Vacant Land		
Description			
GAINESVILLE 150-1-6			
Assessment Info		2024 Assessment	
Neighborhood	02013 Lawnvale - Catharpin Road SFD	Land - Market Value	\$158,900
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$158,900
Acres	1.0880		

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Parcel J4---- Mattie Robinson

15017 LEE HWY

7297-80-2378

General Info Notes Map

Property Information

Account Number	015847	Property Address:	
Owner Name	ROBINSON MATTIE C/O EVELYN HILL	15017 LEE HWY	
Owner Address	12558 CHIPPENHAM CT BRISTOW VA 20136-1158	GAINESVILLE VA 20155	
Use Code	971 Vacant Land		
Description			
128-01-89			
Assessment Info		2024 Assessment	
Neighborhood	04015 Gainesville	Land - Market Value	\$111,700
Fire House	05 - Gainesville	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$111,700
Acres	1.0000		

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Parcel J5---- Marjorie Reid Estate

17181 BATESTOWN RD

8189-46-2253

General Info Notes Map

Property Information

Account Number	009150	Property Address:
Owner Name	REID MARJORIE ESTATE C/O MARG H JORDAN	17181 BATESTOWN RD
Owner Address	3500 FAIRMOUNT ST APT 529 DALLAS TX 75219-4771	DUMFRIES VA 22025
Use Code	971 Vacant Land	

Description

Assessment Info		2024 Assessment	
Neighborhood	01166 Mine Road Area	Land - Market Value	\$236,100
Fire House	03 - Dumfries	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$236,100
Acres	14.1250		

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Parcel J6---- Nathan Anderson Estate

2708 MOUNTAIN RD
7201-22-0540

General Info Notes Map

Property Information			
Account Number	013259	Property Address:	
Owner Name	ANDERSON NATHAN ESTATE C/O C WILLIAMS	2708 MOUNTAIN RD	
Owner Address	8613 GILBERT ST PHILADELPHIA PA 19150-2703	HAYMARKET VA 20169	
Use Code	971 Vacant Land		
Description			
Assessment Info		2024 Assessment	
Neighborhood	02002 Bull Run Mt SFD and Vac Lots	Land - Market Value	\$94,300
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$94,300
Acres	2.2500		

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Parcel J7---- John Henry Harris

10204 PIPER LN

7595-91-1061

General Info Notes Map

Property Information			
Account Number	023598	Property Address:	
Owner Name	HARRIS JOHN HENRY C/O HATTIE H MILLER	10204 PIPER LN	
Owner Address	1006 NE GALLOWAY ST WASHINGTON DC 20011-6422	BRISTOW VA 20136	
Use Code	971 Vacant Land		
Description			
Assessment Info		2024 Assessment	
Neighborhood	04012 Vicinity of Innovation	Land - Market Value	\$105,900
Fire House	02 - Wellington	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$105,900
Acres	3.0000		
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Parcel J8---- Jennie McCauley Estate

15220 CARDINAL DR
8191-41-9741
General Info Notes Map

Property Information			
Account Number	031533	Property Address:	
Owner Name	MCCAULEY JENNIE ESTATE C/O JOHN W GREEN TR	15220 CARDINAL DR	
Owner Address	9351 TANEY RD MANASSAS VA 20110-5930	WOODBIDGE VA 22193	
Use Code	971 Vacant Land		
Description 23-1-16			
Assessment Info		2024 Assessment	
Neighborhood	01110 Neabsco Mills/Cardinal Dr SFD	Land - Market Value	\$242,600
Fire House	03 - Dumfries	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$242,600
Acres	7.4119		

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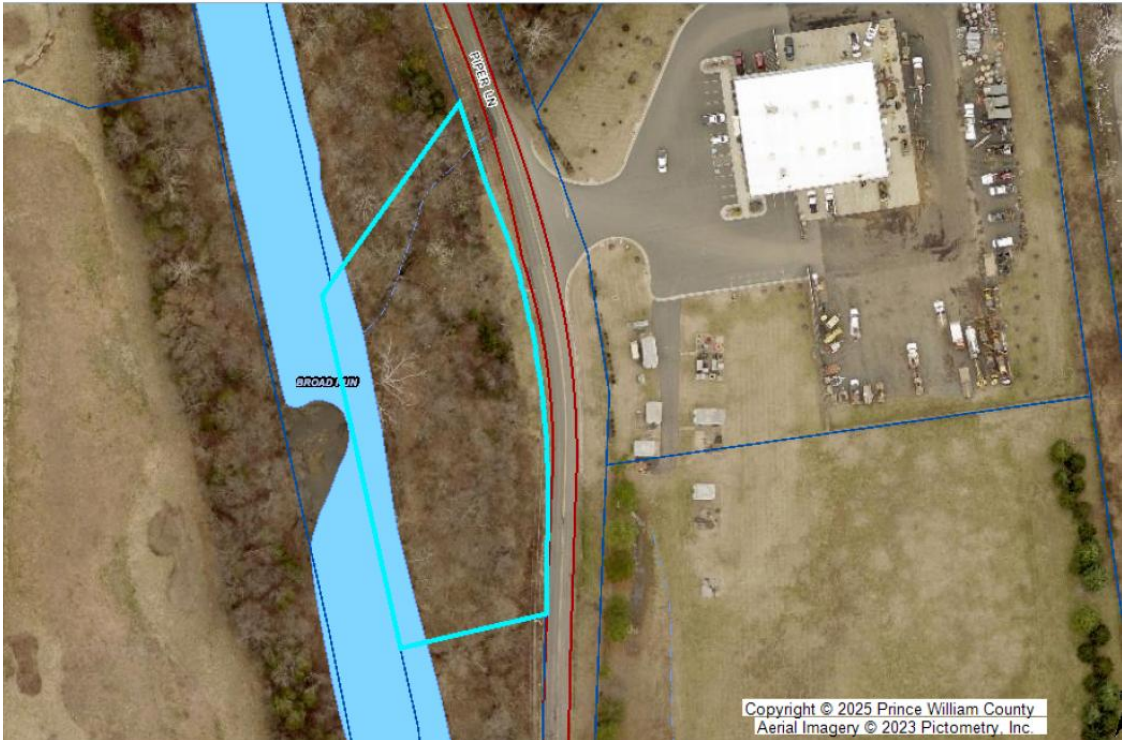
Parcel J9---- Jane Thomas Estate

10208 PIPER LN
7595-91-2119

General Info Notes Map

Property Information			
Account Number	026020	Property Address:	
Owner Name	THOMAS JANE ESTATE	10208 PIPER LN	
Owner Address	10208 PIPER LN	BRISTOW VA 20136	
	BRISTOW VA 20136		
Use Code	971 Vacant Land		
Description			
Assessment Info		2024 Assessment	
Neighborhood	04012 Vicinity of Innovation	Land - Market Value	\$58,900
Fire House	02 - Wellington	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$58,900
Acres	1.0000		

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Parcel J10---Charter Members Ind Hill

14619 ADEN RD
7891-65-9675

General Info Notes Map

Property Information			
Account Number	090177	Property Address:	
Owner Name	CHARTER MEMBERS IND HILL COUNCIL	14619 ADEN RD	
Owner Address	# 34 OR FAT AM 14605 ADEN RD MANASSAS VA 20112-3921	MANASSAS VA 20112	
Use Code	971 Vacant Land		
Description BRENTSVILLE (OFA LODGE HALL)			
Assessment Info		2024 Assessment	
Neighborhood	02813 Dumfries/Bristow/Aden Intrsctn	Land - Market Value	\$128,600
Fire House	19 - Coles	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$128,600
Acres	0.7140		
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