

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Louisa, 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 the **Public Meeting Room of the Louisa County Administration Building**, located at **1 Woolfolk Avenue, 1st Floor, Louisa, VA 23093**, on **May 30, 2025 at 2:30pm**.

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 For Sale At Auction ("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. | Account No. | TACS No. | Property Description  |
|---|--|-------------|-------------|----------|---|
| 1 | Patricia C. Vinant & A. F. Connor, Jr.           | 20-129      | 16434       | 157043   | near Paradise Ln, 5 AC +/-, near Lindsay, Green Springs Magisterial Dist.                             |
| 2 | Costello Jackson & Rebecca Jones                 | 42-76       | 17603       | 13065    | near Laura Creek Rd, 16 AC +/-, Green Springs Magisterial Dist.                                       |
| 3 | Norman-Robert Lewis & Jackson Lewis              | 12-53       | 9832        | 13366    | near Hickory Creek Rd, 13.69 AC +/-, Green Springs Magisterial Dist.                                  |
| 4 | Frances Henderson                                | 44-95       | 7300        | 12901    | near Fredericks Hall Rd, 5 AC +/-, Lot 7, Cuckoo Magisterial Dist.                                    |
| 5 | Moten Henson                                     | 44-96       | 7391        | 15322    | near Fredericks Hall Rd, 5 AC +/-, Lot 6, Cuckoo Magisterial Dist.                                    |
| 6 | Katherine Anderson & Willie Mae Hunter, Trustees | 82-23A      | 211         | 38075    | 45 New Anna Rd, 2.50 AC +/-, South of Rt. 755, Cuckoo Magisterial Dist.                               |
| 7 | Curtis Lee Davis, Sr.                            | 10C2-1-80   | 19879       | 206905   | on Pinehurst Dr, Lot 180, Phase II, Shenandoah Crossing Country Club, Green Springs Magisterial Dist. |
| 8 | Estate of William Verdier                        | 9-17        | 16458       | 14236    | near Porter Town Rd, 4 AC +/-, Green Springs Magisterial Dist.  |

|    |   |            |       |        |  |
|----|---|------------|-------|--------|--|
| 9  | Foster Palmer                               | 88-11-3    | 24,93 | 62258  | near Waltons Store Rd, 5 AC +/- Lot 3, Cuckoo Magisterial Dist.  |
| 10 | Ruby J. Beverly                             | 90-41A     | 31165 | 320795 | on Marsh Hawk Ln, 13.74 AC +/-, Cuckoo Magisterial Dist.   |
| 11 | Iva Gibson                                  | 62-4       | 5903  | 107280 | near Bohannon Rd, 14.50 AC +/-, Cuckoo/Jackson Magisterial Dist.   |
| 12 | Crystal Anne Edmondson                      | 91-13A     | 10255 | 24624  | 2206 Gardners Rd, 2.928 AC +/-, Cuckoo Magisterial Dist. (LAND ONLY)                                       |
| 13 | Neil R. Falkenberg & Virginia A. Falkenberg | 10C2-1-116 | 19815 | 12692  | on W Pebble Beach Dr., Lot 116, Phase I, Shenandoah Crossing Country Club, Green Springs Magisterial Dist. |
| 14 | Mrs. Iva Gibson & Daisy Maynard             | 62-15      | 5917  | 15240  | near Kentucky Springs Rd, 4.50 AC +/-, Cuckoo Magisterial Dist.  |
| 15 | Mrs. Iva Gibson & Daisy Maynard             | 62-16      | 5918  | 15240  | 619 Bohannon Rd, 25 AC +/-, Cuckoo Magisterial Dist.   |
| 16 | Stephen Johnson                             | 9-124      | 8697  | 13242  | near James Madison Hwy, 8 AC +/-, Green Springs Magisterial Dist.  |
| 17 | Bernard Gary Battle                         | 14-53C     | 949   | 38095  | on Goldmine Rd, 1.599 AC +/-, Louisa Courthouse Magisterial Dist.  |
| 18 | Martha Timberlake                           | 53-37      | 15998 | 38631  | near Rock Quarry Rd, 4 AC +/-, Green Springs Magisterial Dist.   |
| 19 | Elaine V Wattie                             | 93-17-A    | 6200  | 320863 | 526 & 551 Curley Ln, 2.8518 AC +/-, Jackson Magisterial Dist.  |
| 20 | Wanda Yvette Parker                         | 42-22-44   | 28761 | 107707 | 256 Hidden Farm Dr, 1.8126 AC +/-, Lot 44, Hidden Farm Est Sub., Mineral Magisterial Dist.                 |
| 21 | Brenda Hill Fortune                         | 40A1-1-19  | 7562  | 469074 | 127 West St., 1 AC +/-, Town of Louisa   |

**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 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 (\$20,000.00) 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.

**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.forsaleatauction.biz**. 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 For Sale At Auction, Inc., at (540) 899-1776 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 June 6, 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 Louisa 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 Louisa 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.forsaleatauction.biz](http://www.forsaleatauction.biz), by email to [inquiry@forsaleatauction.biz](mailto:inquiry@forsaleatauction.biz) or by phone to Ken Sebastian, at (540) 841-2085. Questions concerning the property subject to sale should be directed to TACS online at [www.taxva.com](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), by phone to (804) 548-4418, or by writing to the address below.

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

***\*SAMPLE\****

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

At that certain real estate tax sale which closed on Friday, May 30, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$\_\_\_\_\_.

**Case Name:** County of Louisa v. \_\_\_\_\_ (**Case No.** \_\_\_\_\_)

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

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

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

**Buyer's Premium:** \$\_\_\_\_\_

**Bid Deposit:** \$\_\_\_\_\_

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

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

I understand that the above-referenced "Total Due Now" is required to be deposited today with the Special Commissioner and that the balance of the high bid and the deed recordation cost will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Louisa, Virginia. I understand that in the event my payment is returned or otherwise does not clear within twenty (20) days, this contract of sale may be voided, I may be responsible for damages or costs of resale, 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 date of sale (May 30, 2025). 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.

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.

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 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.

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

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 30th 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



**Property 1\* - Patricia C. Vinzant & A. F. Conner, Jr.**

Tax Map Number: 20-129

Account Number: 16484

Acreage: 5.00 AC +/-

Property Description: near Paradise Lane & Lindsay

Land Value: \$52,800 Improvement Value: \$0.00 Total Value: \$52,800

| Land and Value Information |                     |                    |  |
|----------------------------|---------------------|--------------------|--|
| Parcel No:                 | 20 129              | Magisterial:       | GREENSPRINGS   |
| Record Number:             | 16484-1             | Legal Description: | CO RD & MAHANES  |
| Acres:                     | 5.00                |                    | DB 236/207 5.00 AC   |
| Zoning:                    |                     | Deed Book/Page:    | /0   |
| Occupancy:                 | VACANT LAND         | Property Type:     | SINGLE FAMILY SUBURBAN                                       |
| Addresses                  |                     |                    |  |
| Property:                  | 0 LINDSAY RD<br>, 0 | Owner(s):          | VINZANT, PATRICIA C &<br>CONNOR, A F JR<br>JOLIET , IL 60435 |





**Property 2\* - Costello Jackson & Rebecca Jones**

Tax Map Number: 42-76

Account Number: 17603

Acreage: 16.00 AC +/-

Property Description: near Laura Creek Road

Land Value: \$61,800 Improvement Value: \$0.00 Total Value: \$61,800

| Land and Value Information |             |                    |   |
|----------------------------|-------------|--------------------|---|
| Parcel No:                 | 42 76       | Magisterial:       | MINERAL   |
| Record Number:             | 17603-1     | Legal Description: | LAUREL BRANCH & TALLEY  |
| Acres:                     | 16.0        |                    | 16.00 AC  |
| Zoning:                    | A2          | Deed Book/Page:    | 654/781   |
| Occupancy:                 | VACANT LAND | Property Type:     | SINGLE FAMILY SUBURBAN  |
| Addresses                  |             |                    |   |
| Property:                  | 0<br>, 0    | Owner(s):          | JACKSON, COSTELLO & REBECCA JONES<br>3964 GREER AVE<br>SAINT LOUIS , MO 63107 |





**Property 3\* - Norman-Robert Lewis & Jackson Lewis**

Tax Map Number: 12-53

Account Number: 9832

Acreage: 13.69 AC +/-

Property Description: near Hickory Creek Road

Land Value: \$16,700 Improvement Value: \$0.00 Total Value: \$16,700

| Land and Value Information |             |                    |   |
|----------------------------|-------------|--------------------|---|
| Parcel No:                 | 12 53       | Magisterial:       | GREENSPRINGS  |
| Record Number:             | 9832-1      | Legal Description: | HICKORY CREEK &<br>WOOLFOLK<br>13.69 AC<br>.00          |
| Acres:                     | 13.69       | Deed Book/Page:    | /0  |
| Zoning:                    |             | Property Type:     | SINGLE FAMILY SUBURBAN                                  |
| Occupancy:                 | VACANT LAND |                    |   |
| Addresses                  |             |                    |   |
| Property:                  | 0<br>, 0    | Owner(s):          | LEWIS, NORMAN-ROBERT & JACKSON<br><br>LOUISA , VA 23093 |





### Property 4\* - Frances Henderson

Tax Map Number: 44-95

Account Number: 7300

Acreage: 5.00 AC +/-

Property Description: Lot 7, near Fredericks Hall Road

Land Value: \$49,700 Improvement Value: \$0.00 Total Value: \$49,700

| Land and Value Information |             |                    |  |
|----------------------------|-------------|--------------------|--|
| Parcel No:                 | 44 95       | Magisterial:       | CUCKOO   |
| Record Number:             | 7300-1      | Legal Description: | RT 618   |
| Acres:                     | 5.00        |                    | DB 45/579 5.00 AC<br>.00   |
| Zoning:                    |             | Deed Book/Page:    | /0   |
| Occupancy:                 | VACANT LAND | Property Type:     | SINGLE FAMILY SUBURBAN   |
| Addresses                  |             |                    |  |
| Property:                  | 0<br>, 0    | Owner(s):          | HENDERSON, FRANCES<br>C/O BETTY HENSON BLUE<br>7447 FREDERICKS HALL RD<br>MINERAL , VA 23117 |





### Property 5\* - Moten Henson

Tax Map Number: 44-96

Account Number: 7391

Acreage: 5.00 AC +/-

## Property Description: Lot 6, near Fredericks Hall Road

Land Value: \$49,700   Improvement Value: \$0.00   Total Value: \$49,700

| Land and Value Information |             |                    |                        |
|----------------------------|-------------|--------------------|------------------------|
| Parcel No:                 | 44 96       | Magisterial:       | CUCKOO                 |
| Record Number:             | 7391-1      | Legal Description: | BELCHER RD & SMITH     |
| Acres:                     | 5.00        |                    | 5.00 AC                |
| Zoning:                    |             | Deed Book/Page:    | /0                     |
| Occupancy:                 | VACANT LAND | Property Type:     | SINGLE FAMILY SUBURBAN |
| Addresses                  |             |                    |                        |
| Property:                  | 0<br>, 0    | Owner(s):          | HENSON, MOTEN          |
|                            |             |                    | MINERAL , VA 23117     |





**Property 6\* - Katherine Anderson & Willie Mae Hunter, Trustee**

Tax Map Number: 82-23A

Account Number: 211

Acreage: 2.50 AC +/-

Property Address: 45 New Anna Road

Land Value: \$47,800 Improvement Value: \$144,900 Total Value: \$192,700

| Land and Value Information |                                      |                    |   |
|----------------------------|--------------------------------------|--------------------|---|
| Parcel No:                 | 82 23A                               | Magisterial:       | CUCKOO  |
| Record Number:             | 211-1                                | Legal Description: | APPLE GROVE & HARRIS  |
| Acres:                     | 2.50                                 |                    | DB 584/306 2.50 AC  |
| Zoning:                    |                                      | Deed Book/Page:    | 584/306   |
| Occupancy:                 | DOUBLE WIDE MH                       | Property Type:     | SINGLE FAMILY SUBURBAN  |
| Addresses                  |                                      |                    |   |
| Property:                  | 45 NEW ANNA RD<br>MINERAL , VA 23117 | Owner(s):          | ANDERSON, KATHERINE &<br>HUNTER, WILLIE MAE TRUSTEES 45 NEW ANNA RD<br>MINERAL , VA 23117 |





**Property 7\* - Curtis Lee Davis, Sr.**

Tax Map Number: 10C2-1-180

Account Number: 19879

Property Description: on Pinehurst Drive Lot 180,  
Phase II, Shenandoah Crossing Country Club

Land Value: \$19,300 Improvement Value: \$0.00 Total Value: \$19,300

| Land and Value Information |             |                    |   |
|----------------------------|-------------|--------------------|---|
| Parcel No:                 | 10C2 1 180  | Magisterial:       | GREEN SPRINGS   |
| Record Number:             | 19879-1     | Legal Description: | SHENANDOAH CROSSING COUNTRY CLUB<br>PB 8/257 PHASE 2 LOT 180<br>LOT 991/0093 .410AC |
| Acres:                     | .41         | Deed Book/Page:    | 991/13  |
| Zoning:                    |             | Property Type:     | SINGLE FAMILY SUBURBAN  |
| Occupancy:                 | VACANT LAND |                    |   |
| Addresses                  |             |                    |   |
| Property:                  | 0<br>, 0    | Owner(s):          | DAVIS, CURTIS LEE SR<br>5361 BELL RD<br>DILLWYN , VA 23936                          |





## Property 8\* - Estate of William Verdier

Tax Map Number: 9-17

Account Number: 16458

Acreage: 4.00 AC +/-

Property Description: on Porter Town Road

Land Value: \$4,900 Improvement Value: \$0.00 Total Value: \$4,900

| Land and Value Information |   |                    |  |
|----------------------------|---|--------------------|--|
| Parcel No:                 | 9 17  | Magisterial:       | GREENSPRINGS   |
| Record Number:             | 16458-1                                     | Legal Description: | DOVE FORK & VERDIER<br>PLAT 49/84<br>DB 49/82 4.00 AC                                      |
| Acres:                     | 4.0   | Deed Book/Page:    | 49/82  |
| Zoning:                    |   | Property Type:     | SINGLE FAMILY SUBURBAN   |
| Occupancy:                 | VACANT LAND                                 |                    |  |
| Addresses                  |   |                    |  |
| Property:                  | 0 PORTER TOWN RD<br>GORDONSVILLE , VA 22942 | Owner(s):          | VERDIER, WILLIAM<br>C/O JOSEPH W TATE III<br>273 PORTER TOWN RD<br>GORDONSVILLE , VA 22942 |





## Property 9\* - Foster Palmer

Tax Map Number: 88-11-3

Account Number: 24493

Acreage: 5.00 AC +/-

Property Description: Lot 3, near Waltons Store Road

Land Value: \$55,900 Improvement Value: \$0.00 Total Value: \$55,900

| Land and Value Information |             |                    |   |
|----------------------------|-------------|--------------------|---|
| Parcel No:                 | 88 11 3     | Magisterial:       | CUCKOO  |
| Record Number:             | 24493-1     | Legal Description: | DEEP CREEK & BROOKING<br>LOT 3 PB 8/935<br>DB 522/518 5.000AC |
| Acres:                     | 5.000       | Deed Book/Page:    | /0  |
| Zoning:                    |             | Property Type:     | SINGLE FAMILY SUBURBAN  |
| Occupancy:                 | VACANT LAND |                    |   |
| Addresses                  |             |                    |   |
| Property:                  | 0<br>, 0    | Owner(s):          | PALMER, FOSTER<br>38C HERITAGE DR<br>NEW CITY, NY 10956       |





## Property 10\* - Ruby J. Beverly

Tax Map Number: 90-41A

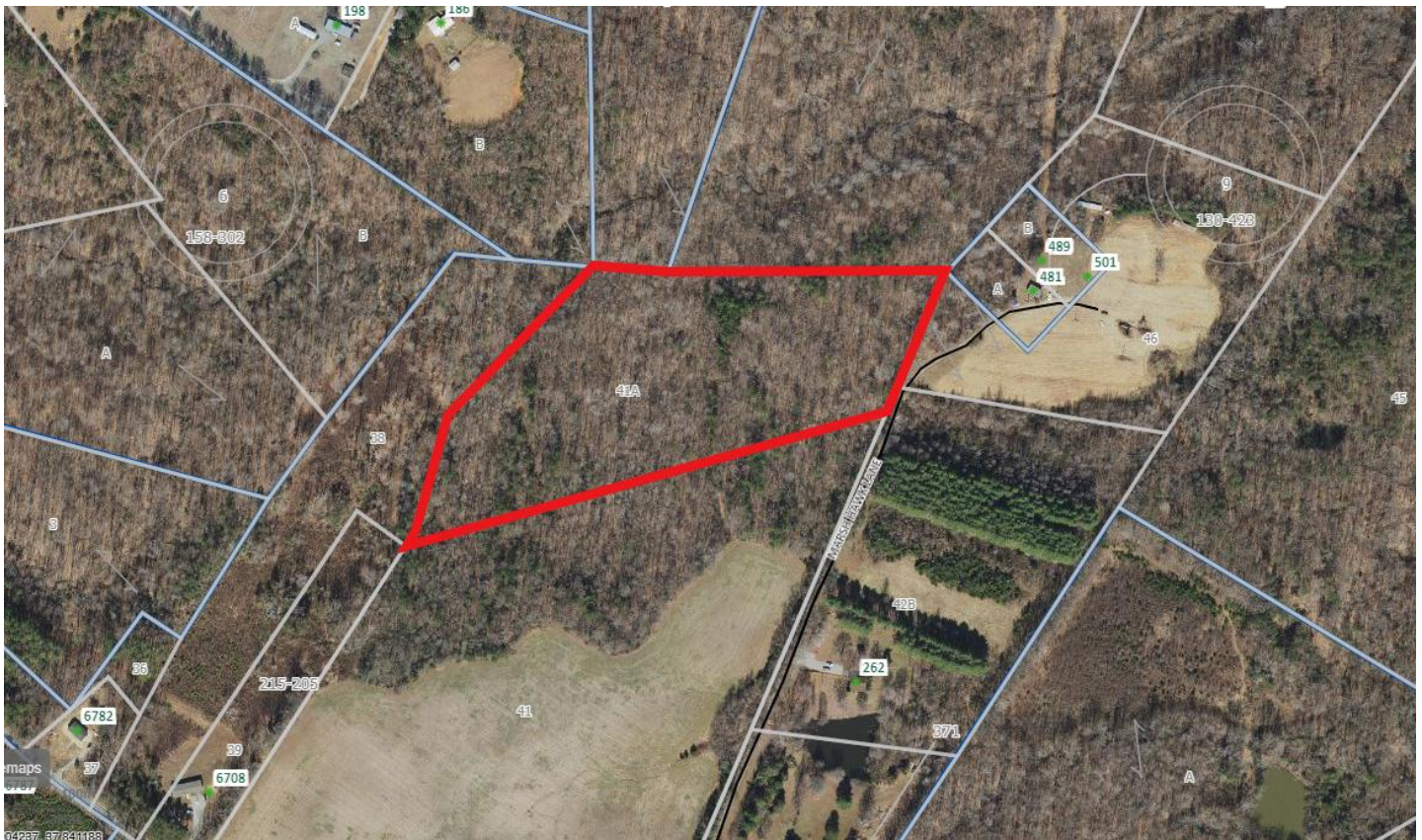
Account Number: 31165

Acreage: 13.74 AC +/-

Property Description: on Marsh Hawk Lane

Land Value: \$86,900 Improvement Value: \$0.00 Total Value: \$86,900

| Land and Value Information |             |                    |   |
|----------------------------|-------------|--------------------|---|
| Parcel No:                 | 90 41A      | Magisterial:       | CUCKOO  |
| Record Number:             | 31165-1     | Legal Description: | OWEN CREEK<br>PLAT DB 1358/395 PARCEL B<br>DB 1358/392 13.74 AC |
| Acres:                     | 13.74       | Deed Book/Page:    | 1352/392  |
| Zoning:                    |             | Property Type:     | SINGLE FAMILY SUBURBAN  |
| Occupancy:                 | VACANT LAND |                    |   |
| Addresses                  |             |                    |   |
| Property:                  | 0<br>, 0    | Owner(s):          | BEVERLY, RUBY J<br><br>, 20747                                  |





**Property 11\* - Iva Gibson**

Tax Map Number: 62-4

Account Number: 5903

Acreage: 14.50 AC +/-

Property Description: near Bohannon Road

Land Value: \$17,400   Improvement Value: \$0.00   Total Value: \$17,400

| Land and Value Information |                         |                    |  |
|----------------------------|-------------------------|--------------------|--|
| Parcel No:                 | 62 4                    | Magisterial:       | CUCKOO   |
| Record Number:             | 5903-1                  | Legal Description: | PLUM TREE & MOODY  |
| Acres:                     | <del>14.25</del>        |                    | DB 57/365 <del>14.25 AC</del>  |
| Zoning:                    | 14.50 (per Deed 57/365) | Deed Book/Page:    | /0   |
| Occupancy:                 | VACANT LAND             | Property Type:     | SINGLE FAMILY SUBURBAN   |
| Addresses                  |                         |                    |  |
| Property:                  | 0<br>, 0                | Owner(s):          | GIBSON, IVA<br>C/O LINDA HALL MAYNARD<br>540 MAIN ST APT 1900<br>NEW YORK , NY 10044 |





## Property 12\* - Crystal Anne Edmondson

Tax Map Number: 91-13A

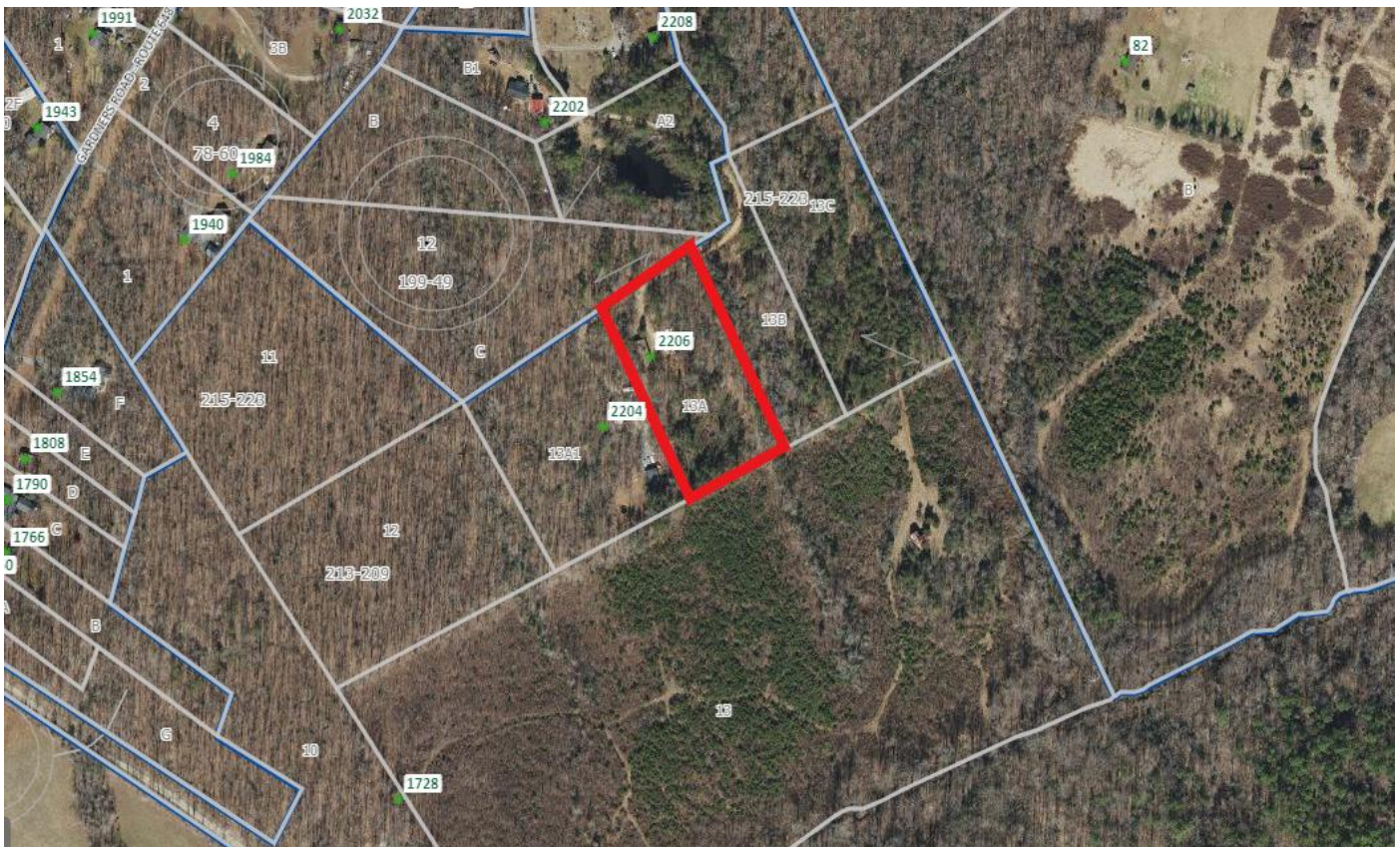
Account Number: 10255

Acreage: 2.928 AC +/- (LAND ONLY)

Property Address: 2206 Gardners Road

Land Value: \$40,600 Improvement Value: \$0.00 Total Value: \$40,600

| Land and Value Information |  |                    |   |
|----------------------------|--|--------------------|---|
| Parcel No:                 | 91 13A                                 | Magisterial:       | CUCKOO  |
| Record Number:             | 10255-1                                | Legal Description: | SLAB BRANCH & SWIFT SCOTT LAND<br>PLAT 1039/600 PARCEL A<br>DB 1134/258 2.928AC |
| Acres:                     | 2.928                                  | Deed Book/Page:    | 1134/258  |
| Zoning:                    |  | Property Type:     | SINGLE FAMILY SUBURBAN  |
| Occupancy:                 | VACANT LAND                            |                    |   |
| Addresses                  |  |                    |   |
| Property:                  | 2206 GARDNERS RD<br>MINERAL , VA 23117 | Owner(s):          | EDMONDSON, CRYSTAL ANNE<br>2206 GARDNERS RD<br>MINERAL , VA 23117               |





**Property 13\* - Neil R. Falkenberg & Virginia A. Falkenberg**

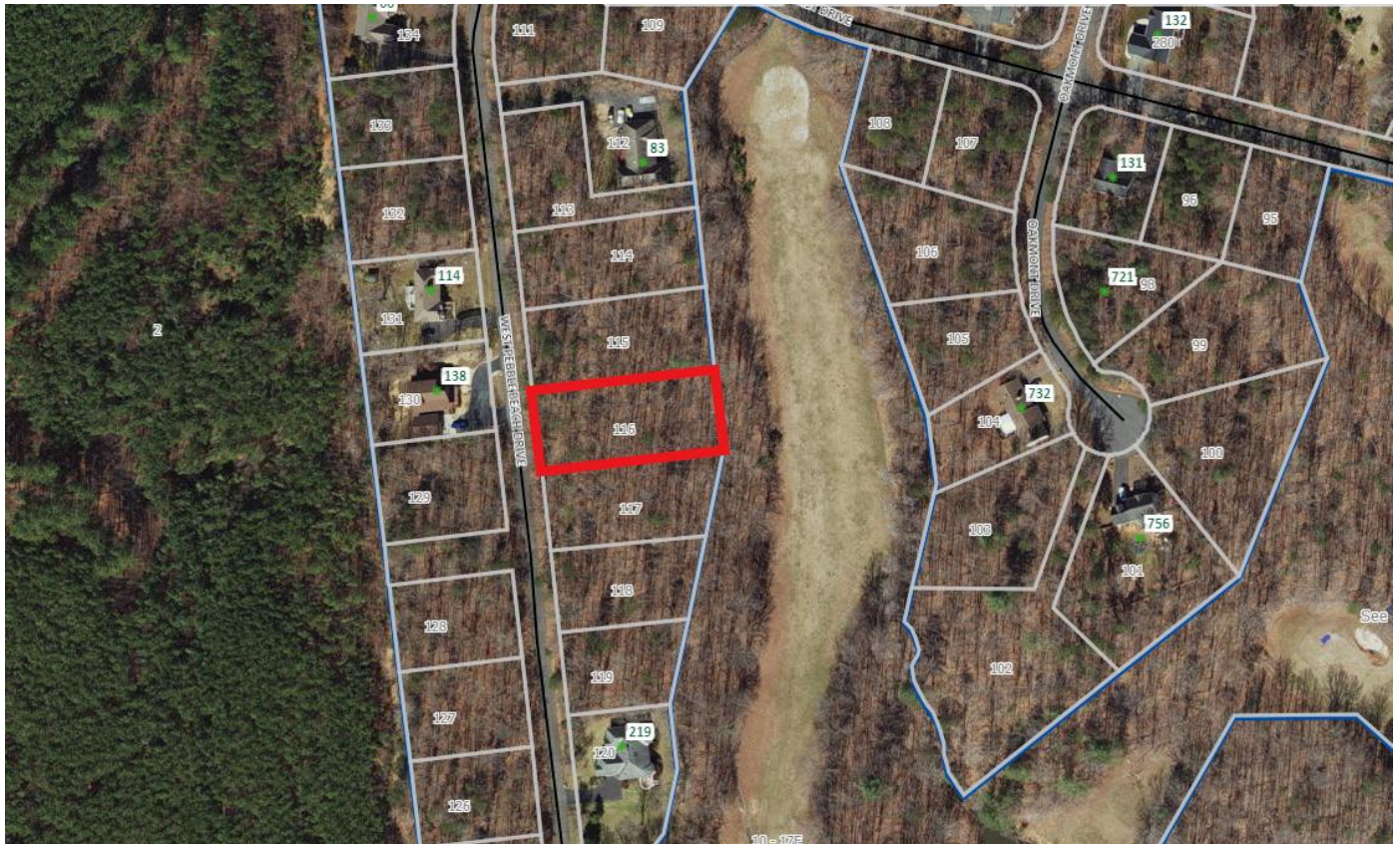
Tax Map Number: 10C2-1-116

Account Number: 19815

Property Description: on W Pebble Beach Drive; Lot 116,  
Phase I, Shenandoah Crossing Country Club

Land Value: \$19,300   Improvement Value: \$0.00   Total Value: \$19,300

| Land and Value Information |             |                    |  |
|----------------------------|-------------|--------------------|--|
| Parcel No:                 | 10C2 1 116  | Magisterial:       | GREENSPRINGS   |
| Record Number:             | 19815-1     | Legal Description: | SHENANDOAH CROSSING<br>COUNTRY CLUB SEC 1 LOT 116<br>DB 377/123 .528AC |
| Acres:                     | .528        | Deed Book/Page:    | 377/123  |
| Zoning:                    |             | Property Type:     | SINGLE FAMILY SUBURBAN   |
| Occupancy:                 | VACANT LAND |                    |  |
| Addresses                  |             |                    |  |
| Property:                  | 0<br>, 0    | Owner(s):          | FALKENBERG, NEIL R & VIRGINIA A<br>4315 ANDES DR<br>FAIRFAX , VA 22030 |





**Property 14\* - Mrs. Iva Gibson & Daisy Maynard**

Tax Map Number: 62-15

Account Number: 5917

Description: 4.50 AC +/-

Property Description: near Kentucky Springs Road

Land Value: \$47,900 Improvement Value: \$0.00 Total Value: \$47,900

| Land and Value Information |             |                    |  |
|----------------------------|-------------|--------------------|--|
| Parcel No:                 | 62 15       | Magisterial:       | CUCKOO   |
| Record Number:             | 5917-1      | Legal Description: | PLUM TREE & MOODY  |
| Acres:                     | 4.50        |                    | DB 124/357 4.50 AC   |
| Zoning:                    |             | Deed Book/Page:    | /0   |
| Occupancy:                 | VACANT LAND | Property Type:     | SINGLE FAMILY SUBURBAN   |
| Addresses                  |             |                    |  |
| Property:                  | 0<br>, 0    | Owner(s):          | GIBSON, IVA MRS & DAISY MAYNARD<br>C/O LINDA HALL MAYNARD<br>540 MAIN ST APT 1900<br>NEW YORK , NY 10044 |





**Property 15\* - Mrs. Iva Gibson & Daisy Maynard**

Tax Map Number: 62-16

Account Number: 5918

Acreage: 25.00 AC +/-

Property Address: 619 Bohannon Road

Land Value: \$136,300   Improvement Value: \$7,500   Total Value: \$143,800

| Land and Value Information |                                       |
|----------------------------|---------------------------------------|
| Parcel No:                 | 62 16                                 |
| Record Number:             | 5918-1                                |
| Acres:                     | 25.00                                 |
| Zoning:                    |                                       |
| Occupancy:                 | VACANT LAND                           |
| Addresses                  |                                       |
| Property:                  | 619 BOHANNON RD<br>BUMPASS , VA 23024 |





## Property 16\* - Stephen Johnson

Tax Map Number: 9-124

Account Number: 8697

Acreage: 8.00 AC +/-

Property Description: near James Madison Highway

Land Value: \$51,000 Improvement Value: \$0.00 Total Value: \$51,000

| Land and Value Information |             |                    |  |
|----------------------------|-------------|--------------------|--|
| Parcel No:                 | 9 124       | Magisterial:       | GREENSPRINGS   |
| Record Number:             | 8697-1      | Legal Description: | BELMONT OFF CCC RD &<br>WHITLOCK<br>8.00 AC<br>.00                                     |
| Acres:                     | 8.00        | Deed Book/Page:    | /0   |
| Zoning:                    |             | Property Type:     | SINGLE FAMILY SUBURBAN   |
| Occupancy:                 | VACANT LAND |                    |  |
| Addresses                  |             |                    |  |
| Property:                  | 0<br>, 0    | Owner(s):          | JOHNSON, STEPHEN<br>C/O ELEANOR C. POINDEXTER 5806 THREE NOTCH RD<br>LOUISA , VA 23093 |





### Property 17\* - Bernard Gary Battle

Tax Map Number: 14-53C

Account Number: 949

Acreage: 1.599 AC +/-

Property Description: on Goldmine Road

Land Value: \$41,500 Improvement Value: \$0.00 Total Value: \$41,500

| Land and Value Information |             |                    |  |
|----------------------------|-------------|--------------------|--|
| Parcel No:                 | 14 53C      | Magisterial:       | LOUISA   |
| Record Number:             | 949-1       | Legal Description: |  |
| Acres:                     | 1.559       |                    | DB240-205 1.559AC<br>.00   |
| Zoning:                    |             | Deed Book/Page:    | /0   |
| Occupancy:                 | VACANT LAND | Property Type:     | SINGLE FAMILY SUBURBAN   |
| Addresses                  |             |                    |  |
| Property:                  | 0<br>, 0    | Owner(s):          | BATTLE, BERNARD GARY<br>C/O ALVIN BATTLE 3220 AMHERST RD<br>ROCKY MOUNT , NC 27804 |





## Property 18\* - Martha Timberlake

Tax Map Number: 53-37

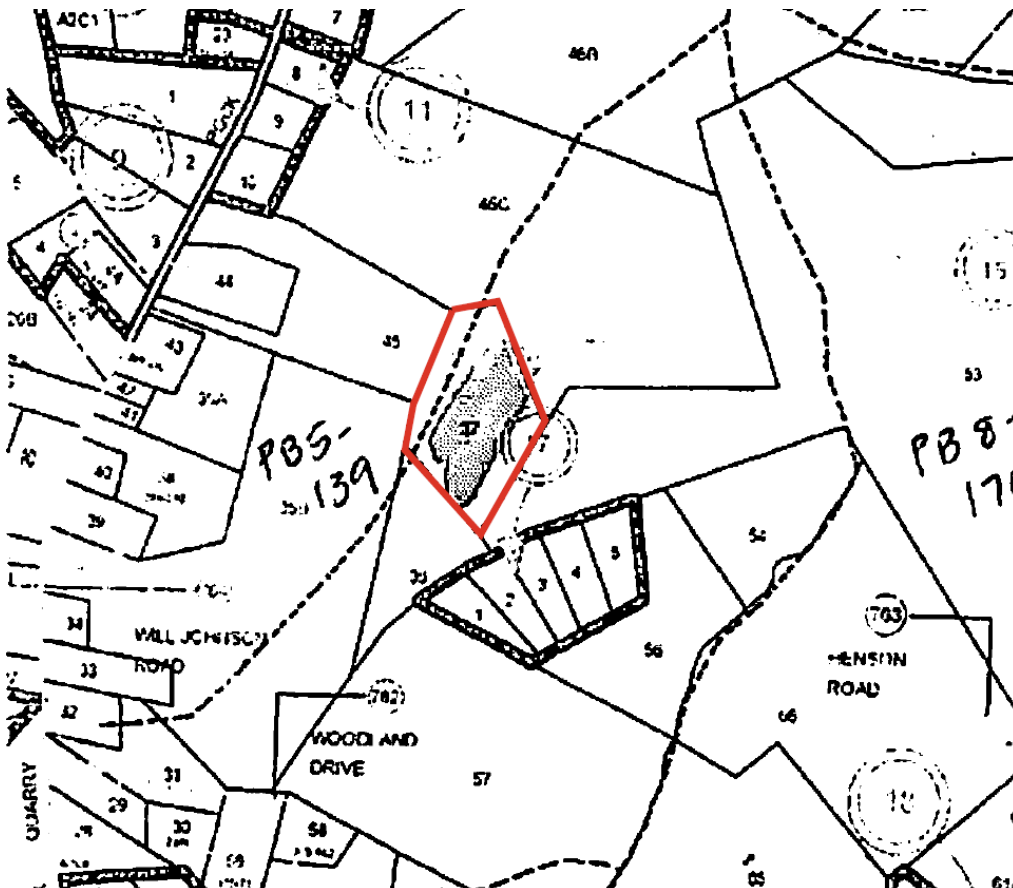
Account Number: 15998

Acreage: 4.00 AC +/-

Property Description: near Rock Quarry Road

Land Value: \$2,400 Improvement Value: \$0.00 Total Value: \$2,400

|                |  |                |            |
|----------------|--|----------------|------------|
| Department:    | RE2024                                 | Ticket No:     | 245580001  |
| Frequency:     | 1                                      | Supplement No: | 0          |
| Name:          | TIMBERLAKE, MARTHA                     | Account No:    | 15998      |
| Name 2:        | N/A                                    | Map ID:        | 53 37      |
| Address:       |  |                |            |
| Description:   | ARMSTRONG CREEK &<br>GROOMS<br>4.00 AC |                |            |
| District:      | 04                                     |                |            |
| Bill Date:     | 08/27/2024                             | Due Date:      | 12/05/2024 |
|                |  |                |            |
| Land Value:    | \$20,000                               |                |            |
| Original Bill: | \$144.00                               | Acres:         | 4.00       |



## Property 19\* - Elaine V. Wattie

Tax Map Number: 93-17-A

Account Number: 6200

Acreage: 2.8518 AC +/-

Property Address: 526 & 551 Curley Lane

Land Value: \$46,500 Improvement Value: \$2,200 Total Value: \$48,700

| Land and Value Information |                      |                    |   |
|----------------------------|----------------------|--------------------|---|
| Parcel No:                 | 93 17 A              | Magisterial:       | JACKSON   |
| Record Number:             | 6200-1               | Legal Description: | NEWFOUND RIVER & SHELTON<br>PB 8/2663 PARCEL A<br>DB 1192/766 2.8518 AC |
| Acres:                     | 2.8518               | Deed Book/Page:    | 1192/766  |
| Zoning:                    |                      | Property Type:     | SINGLE FAMILY SUBURBAN  |
| Occupancy:                 | VAC-W/ MOB HOME      |                    |   |
| Addresses                  |                      |                    |   |
| Property:                  | 425 CURLEY LN<br>, 0 | Owner(s):          | WATTIE, ELAINE V<br>7906 SELKIRK LN<br>RICHMOND , VA 23228              |





## Property 20\* - Wanda Yvette Parker

Tax Map Number: 42-22-44

Account Number: 28761

Acreage: 1.8126 AC +/-

Property Address: 256 Hidden Farm Drive

Property Description: Lot 44, Hidden Farm Estate Subdivision

Land Value: \$33,300 Improvement Value: \$340,200 Total Value: \$373,500

| Land and Value Information |  |                    |  |
|----------------------------|--|--------------------|--|
| Parcel No:                 | 42 22 44                                 | Magisterial:       | MINERAL  |
| Record Number:             | 28761-1                                  | Legal Description: | HIDDEN FARM EST SUBD<br>PB 8/2205-2210 LOT 44<br>DB 1118/149 1.8126 AC |
| Acres:                     | 1.8126                                   | Deed Book/Page:    | 1118/149   |
| Zoning:                    |  | Property Type:     | SINGLE FAMILY SUBURBAN   |
| Occupancy:                 | DWELLING                                 |                    |  |
| Addresses                  |  |                    |  |
| Property:                  | 256 HIDDEN FARM DR<br>MINERAL , VA 23117 | Owner(s):          | PARKER, WANDA YVETTE<br><br>MINERAL , VA 23117                         |





## Property 21\* - Brenda Hill Fortune

Tax Map Number: 40A1-1-19

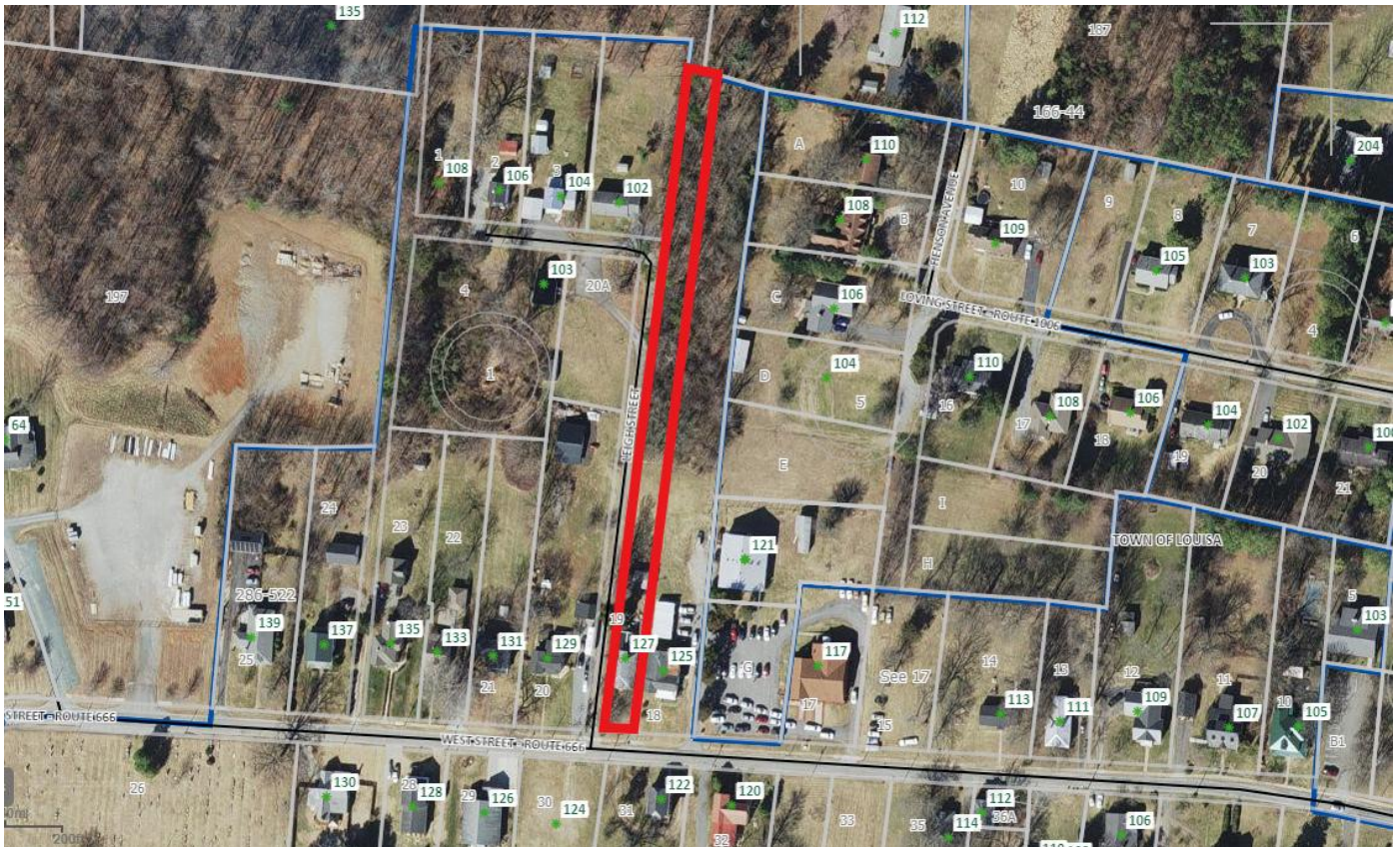
Account Number: 7562

Acreage: 1.00 AC +/- (Town of Louisa)

Property Address: 127 West Street

Land Value: \$31,000 Improvement Value: \$191,100 Total Value: \$222,100

| Land and Value Information |                                  |                    |   |
|----------------------------|----------------------------------|--------------------|---|
| Parcel No:                 | 40A1 1 19                        | Magisterial:       | TOWN OF LOUISA  |
| Record Number:             | 7562-1                           | Legal Description: | NEAR C H & THURSTON   |
| Acres:                     | .00                              |                    | WB 74/854   |
| Zoning:                    |                                  | Deed Book/Page:    | /0  |
| Occupancy:                 | DWELLING                         | Property Type:     | SINGLE FAMILY URBAN   |
| Addresses                  |                                  |                    |   |
| Property:                  | 127 WEST ST<br>LOUISA , VA 23093 | Owner(s):          | FORTUNE, BRENDA HILL<br>7489 COURTHOUSE RD<br>LOUISA , VA 23093 |



## NOTES

[illegible]