

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

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a simulcast (with online and in person bidding) public auction to be held at the **Mathews County Old Historic Courthouse, 27 Court Street, Mathews, Virginia 23109**, on **July 15, 2025 at 1:00pm**.

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be 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.	TACS #	Property Description
N1	Calvin V. Hague	44B-6-9-114	758477	Vacant lot off of Pritchett Avenue & Lighthouse Road
N2	Emanuel Washington	35-A-203	1089078	1 acre +/- on Hamburg Road, Port Haywood
N3	Emanuel Washington	19-A-129	1089078	2 acres +/- near Store House Road, Foster
N4	Garrett Washington	19-A-130	758484	2 acres +/- near Store House Road, Foster
N5	Betty T. Meredith	44B-6-5-74	1089077	Vacant lot on Bavon Beach Drive, Port Haywood
N6	Betty T. Meredith	44B-6-5-75	1089077	Vacant lot on Bavon Beach Drive, Port Haywood
N7	James T. Benninghove, Jr.	5-20-4	1089115	REDEEMED
N8	Dan Tabor, Jr.	22-A-63	1089098	0.34 acre +/- on Haven Beach Road, Diggs

GENERAL TERMS OF SALE: The Treasurer 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.

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.**

Terms applicable to In-Person Bidders ONLY: The highest bidder shall make payment in full on the day of the auction. All payments must be made in the form of personal check, traveler's 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 **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, 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 full balance due must be received within seven (7) days following the auction closing (no later than July 22, 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 Mathews 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 Mathews. Questions concerning the registration and bidding process should be directed to the Auctioneer online at forsaleatauction.biz, by email to inquiry@forsaleatauction.biz or by phone to (540) 899-1776. 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) 893-5176, or by writing to the address below.

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

****SAMPLE CONTRACT****

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

At that certain real estate tax sale which closed on Tuesday, July 15, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

Property Owner:

Tax Map Number:

Account Number:

TACS Number:

Bid Amount: \$ _____

Buyer's Premium: \$ _____

Deed Recordation Fee: \$ _____

Total Due: \$ _____

I understand that the above-referenced "Total Due" is required to be paid today. 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, 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 entered 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 date of sale (July 15, 2025). 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 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.

Signature

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 15th day of July, 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: Calvin V. Hague

Parcel ID: 44B-6-9-114

Land Record Serial Number: 11168

Land Description: Lot Site - At Grade

Assessment Date 01/01/2023:

Land Value \$2,000

Improvement Value \$0

Total Value \$2,000



N2: Emanuel Washington

Parcel ID: 35-A-203

Acres: 1

Land Record Serial Number: 8946

Land Description: Woodland

Assessment Date 01/01/2023:

Land Value \$4,000

Improvement Value \$0

Total Value \$4,000



N3: Emanuel Washington

Parcel ID: 19-A-129

Acres: 2

Land Record Serial Number: 4359

Land Description: Woodland

Assessment Date 01/01/2023:

Land Value \$5,000

Improvement Value \$0

Total Value \$5,000



N4: Garrett Washington

Parcel ID: 19-A-130

Acres: 2

Land Record Serial Number: 4360

Land Description: Woodland

Assessment Date 01/01/2023:

Land Value \$5,000

Improvement Value \$0

Total Value \$5,000



N5: Betty T. Meredith

Parcel ID: 44B-6-5-74

Acres: N/A

Land Record Serial Number: 11114

Land Description: Lot Site - At Grade

Assessment Date 01/01/2023

Land Value \$2,000

Improvement Value \$0

Total Value \$2,000



N6: Betty T. Meredith

Parcel ID: 44B-6-5-75

Acres: N/A

Land Record Serial Number: 11115

Land Description: Lot Site - At Grade

Assessment Date 01/01/2023

Land Value \$2,000

Improvement Value \$0

Total Value \$2,000



N7: James T. Beningrove, Jr.

REDEEMED

N8: Dan Tabor, Jr.

Parcel ID: 22-A-63

Acres: 0.34

Land Record Serial Number: 5113

Land Description: Homesite

Assessment Date 01/01/2023

Land Value \$15,800

Improvement Value \$0

Total Value \$15,800

