

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
CITY OF HAMPTON, 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 **Ruppert Sargent Building 1 Franklin Street, Hampton, Virginia 23669**, on **August 26, 2025 at 11:00 AM in the Veterans Conference Room**

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 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)	RPC No.	TACS No.	Property Description
N1	I A Saunders, Estate	12005651	1112704	1129 Dahlia Lane, Hampton (Rosevale LPT 32 BB)
N2	Dalton Ford	1003717	1112655	550 Greenbriar Ave B Hampton (Greenbriar 1 LS4FT23)
N3	Dalton Ford	12000754	1112655	Calhoun St. Hampton (John Booker Land LPT20)
N4	Park Place Baptist Church	1000666	1112646	730 Vaughan Ave. Hampton (Park Place L6 B11)
N5	Park Place Baptist Church	1000668	1112646	726 Vaughan Ave. Hampton (Park Place L8. B11)
N6	Janie C. Guy, Estate	12002415	1112645	6 E. Chamberlin Ave. Hampton (Cummings Klondike JIB Lot B3)
N7	Arthur E. Lee, et ux.	13005076	839984	Victoria Blvd, Hampton (Warville LREM16)
N8	Barbara Martin	8000045	1112707	329 Bassette St. B Hampton (Langley Park LRRPT6.7. BC)
N9	Fowler N Fowler Land Co.	3002713	1003363	4712 81st St. Hampton (Mercury Blvd Canal 25FT)
N10	William P. Smith	12003357	839968	1461 E. Pembroke Ave Hampton (Howardville LPT17. JIM BB)
N11	Meredith W. Abbitt	3001220	1112693	519 Big Bethel Rd. Hampton (Big Bethel Rd. .08AC)

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N12	Easter A. Tate	1007641	839969	Kecoughtan Rd. Hampton (N.N. Riv Dev Co LPT 29.30.31. B8PCA)
N13	William A Cooper	1007642	839942	Kecoughtan Rd. Hampton (N.N. Riv Dev Co LPT 29.30.31)
N14	Jimmie P. Barrett	1006892	1003360	2706 Victoria Blvd Hampton (J B Neal L7. BA)
N15	William Diggs	6001157	839931	203 Challenger Way Hampton (Wythe Creek Park L1A)
N16	Doris Harrelson, et ux	1000150	839962	9003 Haley Dr. Hampton (W F White Property L6 PCB)
N17	Land Trust Endowment	12008069	839974	741 N. First St Hampton (Salt PDS Marina Condo Add)
N18	William Ralph Benthall	12001183	1112682	210 Howard St. A Hampton (Benthalls Property PC4)
N19	M C Ranson, et al.	13004424	839940	381 Lincoln St. B Hampton (MC Ransone Parcel L2)
N20	A N & H Associates, Inc	8002703	730464	40 Riverchase Dr. Hampton (River Land TH 3 Common Area)

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.**

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, or the full bid price, if less than the initial deposit amount.

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 <https://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 full balance due must be received within seven (7) days following the auction closing (no later than September 2, 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 City of Hampton 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 City of Hampton. Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://www.dudleyresources.auction/>, by email to info@dudleyresources.com or by phone, 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 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

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 \$_____.

Tax Ticket Name _____	Bid Amount: \$ _____
Tax Map No. _____	Buyer’s Premium: \$ _____
Account No. _____	Deed Recordation Cost: \$ _____
TACS No. _____	Credit Card Hold: \$(_____)
	Total Due: \$ _____

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

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

I understand that this property is being sold subject to any covenants, easements, agreements, restrictions, reservations, conditions of record, unknown liens, and any claims of persons in possession. I understand that this property may not have a right-of-way to a public road, and I hereby accept these limitations. I understand that this property is offered for sale as-is, with all faults and without any warranty, either expressed or implied, and I confirm that I have satisfied myself as to the property’s existence and location **prior to** the execution of this contract.

I understand that a Special Warranty Deed, will be prepared after payment clearance and that the same will be forwarded to the _____ Circuit Court Clerk’s Office for recordation. I understand that I will receive the recorded Deed as soon as the same is made available and that I have no right of entry upon the property until such time as the deed is recorded as anticipated herein. I understand that I will be responsible for any real estate taxes on this parcel from the auction closing date. I further understand that in the event I owe delinquent taxes to the above-named locality, that this contract shall become voidable and I agree to forfeit any right, title or interest that I may have in the real estate to the next highest bidder as listed in the auction documents.

I understand that by bidding I 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

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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.

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

At that certain real estate tax sale held on Tuesday, August 26, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Property Owner: _____
Tax Map Number: _____
RPC Number: _____
Account Number: _____

I understand that payment in full for my bid, stated above, a 10% buyer’s premium in the amount of \$_____ (10% or \$150.00, whichever is greater), and recordation costs in the amount of \$_____ are to be paid today. I understand that in the event my payment is returned or is otherwise not made within twenty (20) days, 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 without specific guarantee of covenants of title and is 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 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 Commissioner’s Deed will be prepared within fifteen (15) days of payment clearance and that the same will be forwarded to the City of Hampton 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 (auction date). I further understand that in the event I owe delinquent taxes to City of Hampton, including being named as a Defendant in any delinquent tax suit filed by City of Hampton, Virginia, that this contract will 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.

I understand that if I fail to comply with this Purchaser’s Acknowledgment and Contract of Sale, that the bid amount and buyer’s premium paid hereunder will be forfeited, and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

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Name (please print)

Signature

Address

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 26th day of August, 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 N1

RPC No. 12005651

TACS No. 1112704

Assessment Value as FY2025: \$6,800

I A Saunders, Estate

Property Description:

1129 Dahlia Lane, Hampton

.00 +/- acre Vacant lot



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 City of Hampton has worked to ensure that the assessment data contained herein is accurate, the City 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 City records for official information.

Property N2

Dalton Ford

RPC No. 1003717

TACS No. 1112655

Assessment Value as FY2025: \$200

Property Description:

550 Greenbriar Ave. B, Hampton

.02 +/- acre Vacant lot



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Property N3

Dalton Ford

RPC No. 12000754

TACS No. 1112655

Assessment Value as FY2025: \$100

Property Description:

Calhoun St. Hampton

.02 +/- acre Vacant lot



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Property N4

Park Place Baptist Church

RPC No. 1000666

TACS No. 1112646

Assessment Value as FY2025: \$16,200

Property Description:

730 Vaughan Ave. Hampton

.08 +/- acre Vacant lot



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Property N5

Park Place Baptist Church

RPC No. 1000668

TACS No. 1112646

Assessment Value as FY2025: \$16,200

Property Description:

726 Vaughan Ave. Hampton

.08 +/- acre Vacant Lot



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Property N6

Janie C. Guy, Estate

RPC No. 12002415

TACS No. 1112645

Assessment Value as FY2025: \$100

Property Description:

6 E. Chamberlin Ave., Hampton

.04 +/- acre Vacant Lot



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Property N7

Arthur E. Lee, et ux.

RPC No. 13005076

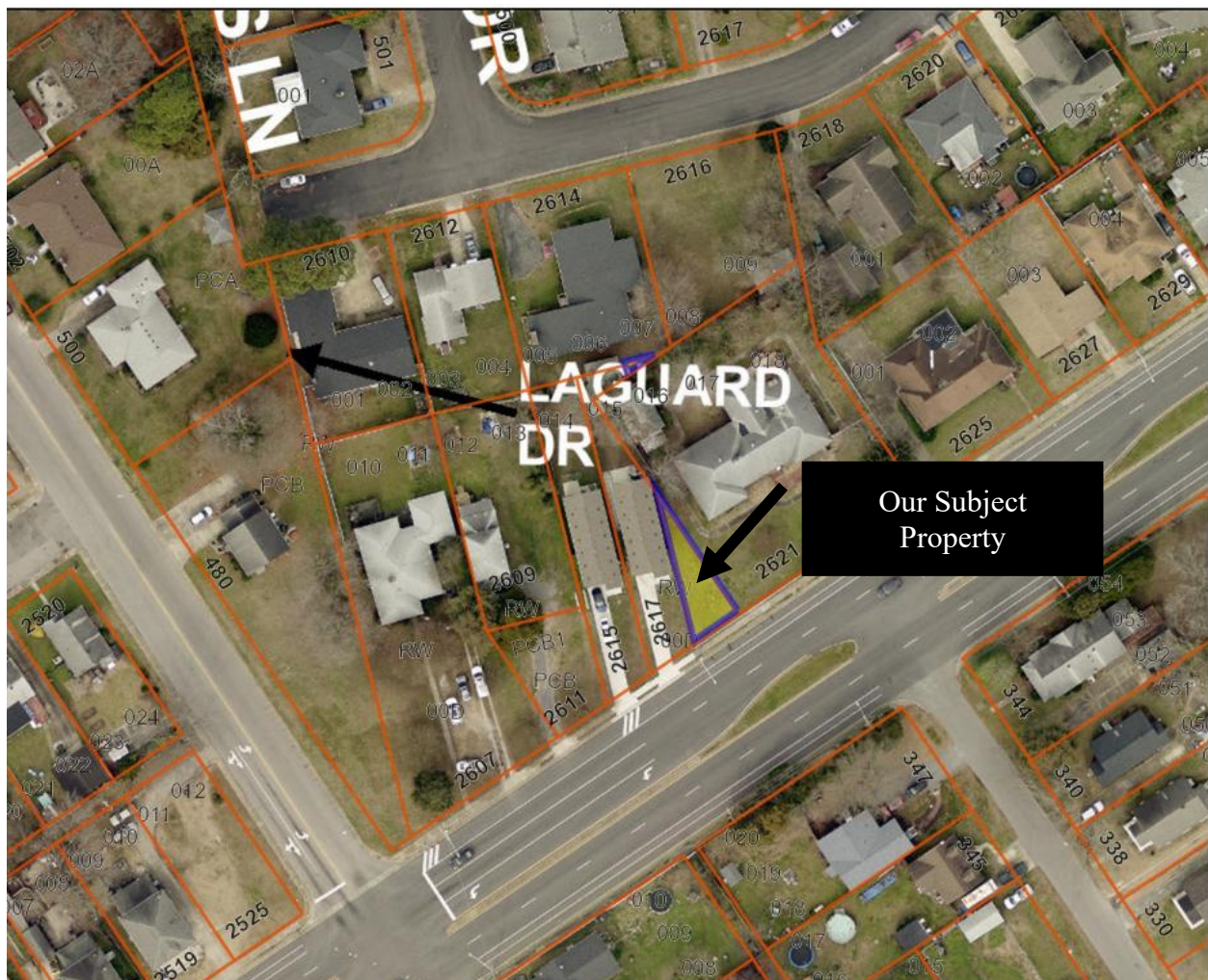
TACS No. 839984

Assessment Value as FY2025: \$100

Property Description:

Victoria Blvd, Hampton

.03 +/- acre Vacant Lot



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Property N8

Barbara Martin

RPC No. **8000045**

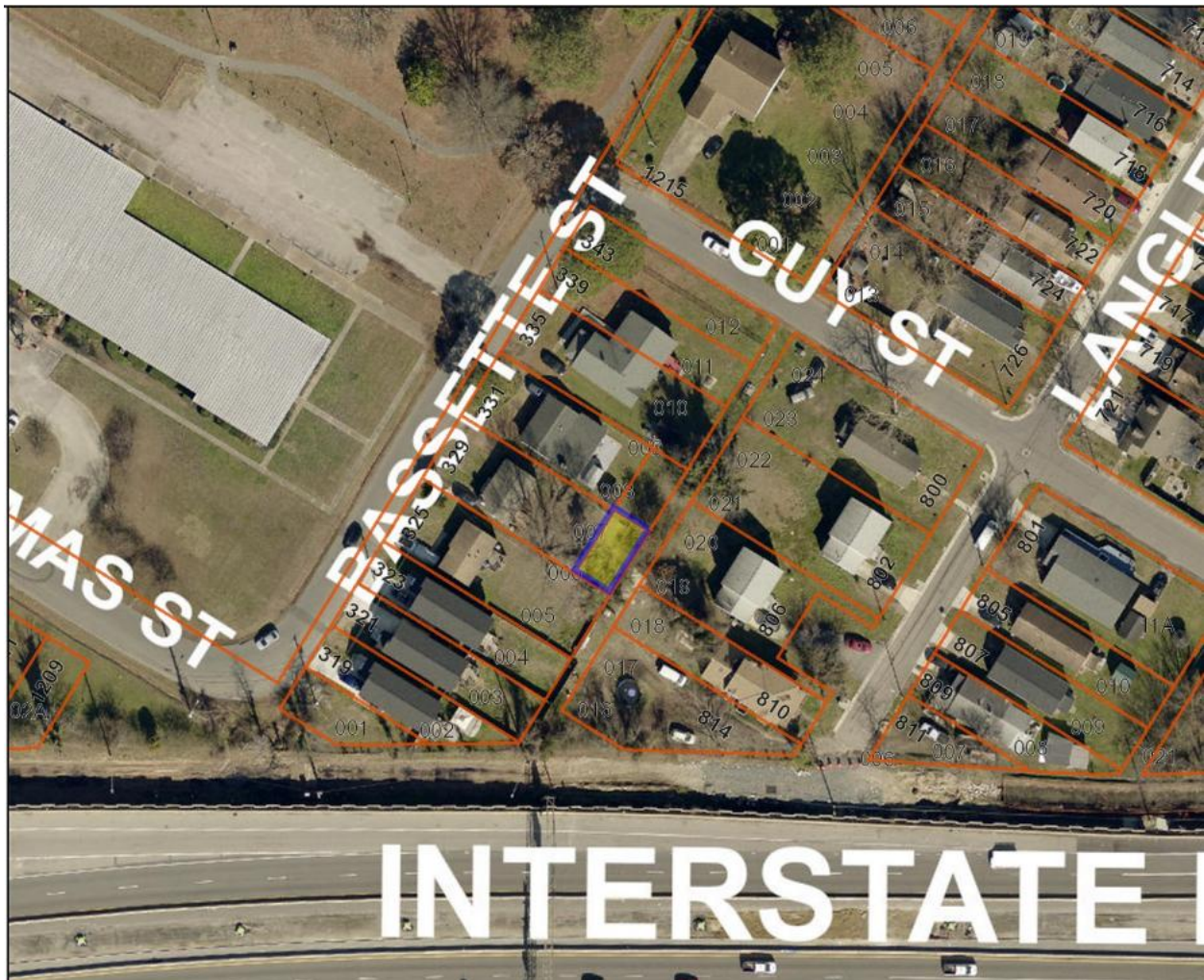
TACS No. **1112707**

Assessment Value as FY2025: **\$2,500**

Property Description:

329 Bassette St. B Hampton

.03 +/- acre Vacant Lot



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Property N9

Fowler N Fowler Land Co.

RPC No. 3002713

TACS No. 1003363

Assessment Value as FY2025: \$900

Property Description:

4712 81st St. Hampton

.44 +/- acre Vacant Lot



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Property N10

William P. Smith

RPC No. 12003357

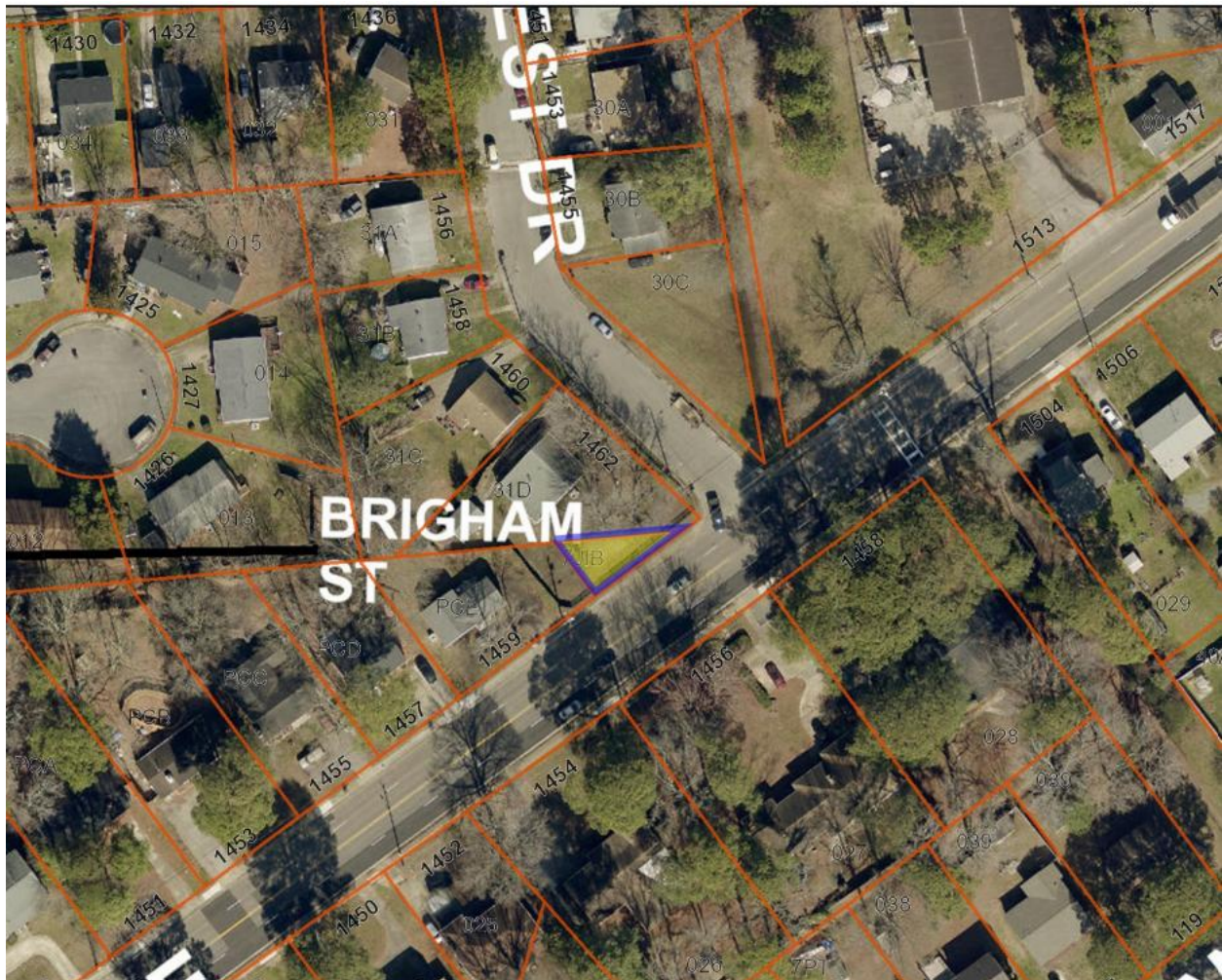
TACS No. 839968

Assessment Value as FY2025: \$1,100

Property Description:

1461 E. Pembroke Ave. Hampton

.03 +/- acre Vacant Lot



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Property N11

Meredith W. Abbitt

RPC No. 3001220

TACS No. 1112693

Assessment Value as FY2025: \$1,000

Property Description:

519 Big Bethel Rd. Hampton

.08 +/- acre Vacant Lot



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Property N12

Easter A. Tate

RPC No. 1007641

TACS No. 839969

Assessment Value as FY2025: \$700

Property Description:

Kecoughtan Rd. Hampton

.08 +/- acre Vacant Lot



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Property N13

William A. Cooper

RPC No. 1007642

TACS No. 839942

Assessment Value as FY2025: \$700

Property Description:

Kecoughtan Rd. Hampton

.07 +/- acre Vacant Lot



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Property N14

Jimmie P. Barrett

RPC No. 1006892

TACS No. 1003360

Assessment Value as FY2025: \$2,800

Property Description:

2706 Victoria Blvd, Hampton

.08 +/- acre Vacant Lot



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Property N15

William Diggs

RPC No. 6001157

TACS No. 839931

Assessment Value as FY2025: \$4,400

Property Description:

203 Challenger Way, Hampton

.03 +/- acre Vacant Lot



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Property NJ16

Doris Harrelson, et ux.

RPC No. 1000150

TACS No. 839962

Assessment Value as FY2025: \$3,000

Property Description:

9003 Haley Dr. Hampton

.15 +/- acre Vacant Lot



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Property N17

Land Trust Endowment

RPC No. 12008069

TACS No. 839974

Assessment Value as FY2025: \$4,800

Property Description:

741 N. First St. Hampton

2.64 +/- acre Vacant Lot



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Property N18

William Ralph Benthall

RPC No. 12001183

TACS No. 1112682

Assessment Value as FY2025: \$2,800

Property Description:

210 Howard St. A. Hampton

.04 +/- acre Vacant Lot



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Property N19

M C Ranson, et al.

RPC No. 13004424

TACS No. 839940

Assessment Value as FY2025: \$100

Property Description:

381 Lincoln St. B. Hampton

.01 +/- acre Vacant Lot



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Property N20

A N & H Associates, Inc.

RPC No. 8002703

TACS No. 730464

Assessment Value as FY2025: \$1,000

Property Description:

40 Riverchase Dr. Hampton

.52 +/- acre Common Area



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NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.