

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Middlesex, 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 Historic Courthouse Board Room, 865 General Puller Highway, Saluda, Virginia 23149**, on **September 23, 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 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	TACS No.	Property Description
J1	Edsel Bagby	13-110	505097	1484 Burchs Mill Road Urbanna, 1 acre +/-
J2	Candice A. Smith, Et Al.	40-122-A	838984	Fishing bay common areas & 20' R/W near Moores Pointe Road
J3	David G. Lewis	37A-6-200	162798	Lot 200 Section D of Piankatank Shores on Plum Drive
J4	Vanessa Roye & Phillip Brown	8-15	600987	928 Nesting Road, Jamaica, 5 acres +/-
J5	James R. Jackson Estate	40-15	838996	5.799 acres +/- on N. End Road, Deltaville
J6	Lisa Campbell, Et Al.	37A-6-191	964553	934 Shore Drive, Hartfield, Lot 191 Section D
J7	Joann Green Evans & Mary G. Green	14A-1-11A	839112	142 Burch Road, Urbanna, 0.55 acre +/-
		14A-1-11E		Vacant lot behind 142 Burch Road, Urbanna
J8	George T. Wake	27-5-3	162830	1.00 acre +/- on Cookes Drive, Saluda

**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 represent 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.

**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 **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 deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than September 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 Middlesex 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.

To qualify as a purchaser at this auction you may not owe delinquent taxes to County of Middlesex. Questions concerning the registration and bidding process should be directed to the Auctioneer online at ForSaleAtAuction.biz, by email to [inquiry@forsaleatauction.biz](mailto: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](http://www.taxva.com), by email to [taxsales@taxva.com](mailto: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, September 23, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$\_\_\_\_\_

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

**Tax Map Number:**

**Account Number:**

**TACS Number:**

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

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

**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 Middlesex, 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 (September 23, 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.

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

Title will be taken in the name of:

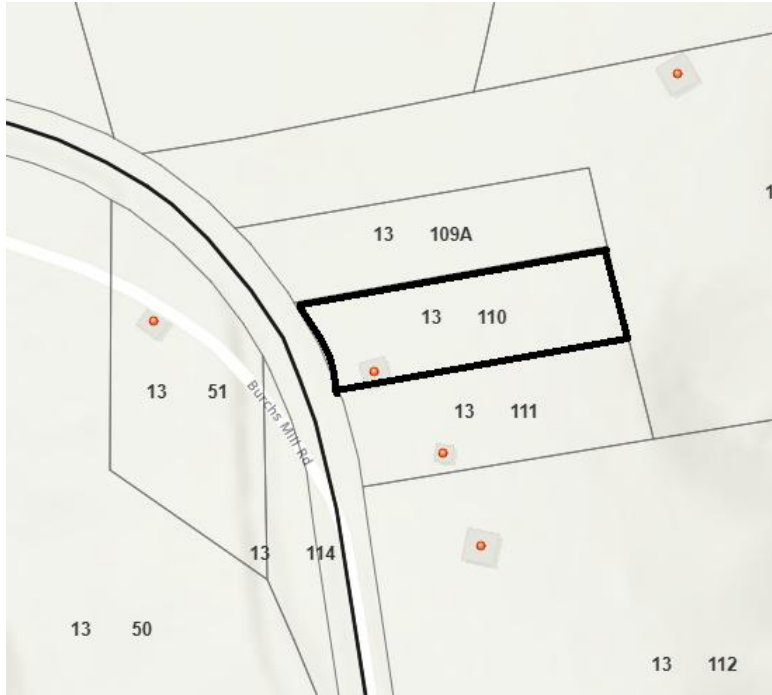
\_\_\_\_\_  
Type of Interest:   ☐ Tenants in Common   ☐ Tenants by Entirety with ROS   ☐ Joint Tenants   ☐ None

### **CERTIFICATION**

It is hereby certified that the above-referenced purchaser has, on this 23rd day of September, 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

## J1 Edsel Bagby 13-110



**Legal Description(s):**  
**MONTEBELLE**  
**1.00 AC**

**Property Address:**  
**1484 BURCHS MILL RD**  
**URBANNA, VA 23175**

**Magisterial District:**  
**JAMAICA**

**Remarks:**  
**FV RES BLUE RANCH**

<b>Building Value:</b>	<b>\$1,000</b>
<b>Land Value:</b>	<b>\$37,000</b>
<b>Other Improvements:</b>	<b>\$0.00</b>
<b>Total Value:</b>	<b>\$38,000</b>

**Occupancy Type:**  
**Condition:**  
**Foundation:**  
**Exterior Walls:**  
**Roofing:**  
**Roof Type:**

**FAIR VALUE-RES**  
**POOR**  
**PIER**  
**FRAME**  
**COMP SHG**  
**GABLE**

## J2 Candice A. Smith, Et Al. 40-122-A



**Property Address:**  
911 ADDRESS NOT ON FILE

**Legal Description(s):**  
FISHING BAY  
COMMON AREAS & 20' R/W

**Magisterial District:**  
PINE TOP

**Remarks:**  
40-22-1 SLIP A, 40-122-2 SLIP B  
40-122-3 SLIP C W/EASEMENT  
R/W

<b>Building Value:</b>	\$0.00
<b>Land Value:</b>	\$40,000
<b>Other Improvements:</b>	\$6,000

---

<b>Total Value:</b>	<b>\$46,000</b>
---------------------	-----------------

	<b>Other Improvements</b>
<b>Description:</b>	SHED-FRAME
<b>Total Square Feet:</b>	120
<b>Improvement Value:</b>	\$1,350

---

<b>Description:</b>	PIER
<b>Total Square Feet:</b>	310
<b>Improvement Value:</b>	\$4,650

### EXTERIOR INFORMATION

<b>Year Built:</b>	0
<b>Occupancy Type:</b>	VACANT LAND

### SITE INFORMATION

<b>Zoning Type:</b>	R
<b>Terrain Type:</b>	ON
<b>Character:</b>	LEVEL
<b>Right of Way:</b>	PRIVATE
<b>Easements:</b>	GRAVEL

## J3 David G. Lewis 37A-6-200



**Property Address:**  
911 ADDRESS NOT ON FILE

**Legal Description(s):**  
P SHORES LOT 200 SEC D

**Magisterial District:**  
PINE TOP

**Remarks:**  
CORNER LOT

<b>Building Value:</b>	\$0.00
<b>Land Value:</b>	\$24,000
<b>Other Improvements:</b>	\$0.00
<b>Total Value:</b>	<b>\$24,000</b>

---

<b>Total Value:</b>	<b>\$24,000</b>
---------------------	-----------------

### EXTERIOR INFORMATION

<b>Year Built:</b>	0
<b>Occupancy Type:</b>	VACANT LAND

### SITE INFORMATION

<b>Zoning Type:</b>	R
<b>Terrain Type:</b>	ON
<b>Character:</b>	LEVEL
<b>Right of Way:</b>	PUBLIC
<b>Easements:</b>	DIRT



## J4 Vanessa Roye & Phillip Brown 8-15

**Total Land Area:**

5.00 Acres

**Property Address:**

928 NESTING RD  
JAMAICA, VA 23079

**Legal Description(s):**

DUNN,S MILL

**Magisterial District:**

JAMAICA

**Remarks:**

POOR ROOF, ROTTED  
WINDOWS AND SIDING

<b>Building Value:</b>	\$22,100
<b>Land Value:</b>	\$37,000
<b>Total Value:</b>	<b>\$59,100</b>

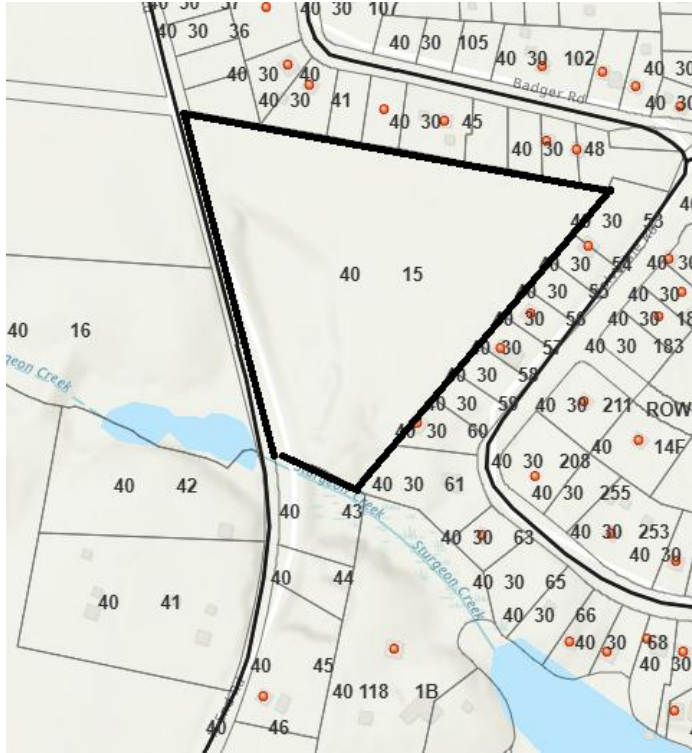
### EXTERIOR INFORMATION

<b>Year Built:</b>	1925
<b>Occupancy Type:</b>	DWELLING
<b>Condition:</b>	POOR
<b>Foundation:</b>	PIER
<b>Exterior Walls:</b>	VINYL
<b>Roofing:</b>	METAL
<b>Roof Type:</b>	GABLE

### SITE INFORMATION

<b>Zoning Type:</b>	LDR
<b>Terrain Type:</b>	ON
<b>Character:</b>	LEVEL
<b>Right of Way:</b>	PRIVATE
<b>Easements:</b>	DIRT
<b>Water:</b>	WELL
<b>Sewer:</b>	SEPTIC
<b>Electric:</b>	YES
<b>Gas:</b>	YES
<b>Fuel Type:</b>	GAS

## J5 James R. Jackson Estate 40-15

**Total Land Area:**

5.799 Acres

**Property Address:**

911 ADDRESS NOT ON FILE

**Legal Description(s):**

BEL AIR 40-5

\$25,500

**Magisterial District:**

PINE TOP

**Remarks:**

OF OPEN TILLABLE W. H/S AND  
SWAMPY AREA. NO ADVERSE  
INFLUENCES NOTED.

**Building 1:**

\$0.00

**Land Value:**

\$42,700

**Other Improvements:**

\$0.00

**Total Value:**

**\$42,700**

### EXTERIOR INFORMATION

**Year Built:**

0

**Occupancy Type:**

VACANT LAND

### SITE INFORMATION

**Zoning Type:**

R

**Terrain Type:**

ON

**Character:**

ROLLING/SLOPING

**Right of Way:**

PUBLIC

**Easements:**

PAVED

## J6 Lisa Campbell, Et Al. 37A-6-191



**Property Address:**  
934 SHORE DR  
HARTFIELD, VA 23071

**Legal Description(s):**  
P SHORES LOT 191 SEC D

**Magisterial District:**  
PINE TOP

**Remarks:**  
LOT IS DREDGED CREEK,  
SHALLOW WATER

<b>Building Value:</b>	\$94,652
<b>Land Value:</b>	\$82,000
<b>Other Improvements:</b>	\$5,548
<b>Total Value:</b>	<b>\$182,200</b>

### EXTERIOR INFORMATION

<b>Year Built:</b>	1964
<b>Occupancy Type:</b>	DWELLING
<b>Condition:</b>	AVERAGE
<b>Foundation:</b>	CINDERBLOCK
<b>Exterior Walls:</b>	VINYL
<b>Roofing:</b>	COMP SHG
<b>Roof Type:</b>	GABLE

### SITE INFORMATION

<b>Zoning Type:</b>	R
<b>Terrain Type:</b>	ON
<b>Character:</b>	LEVEL
<b>Right of Way:</b>	PUBLIC
<b>Easements:</b>	DIRT
<b>Water:</b>	WELL
<b>Sewer:</b>	SEPTIC
<b>Electric:</b>	YES
<b>Gas:</b>	NO
<b>Fuel Type:</b>	ELECTRIC

J7 Joann Green Evans & Mary G. Green      14A-1-11A



**Total Land Area:**  
.55 Acres

**Property Address:**  
142 BURCH RD  
URBANNA, VA 23175

**Legal Description(s):**  
LA GRANGE

**Magisterial District:**  
SALUDA

**Remarks:**  
2 M/H ON SITE

<b>Building Value:</b>	\$30
<b>Land Value:</b>	\$37,000
<b>Other Improvements:</b>	\$9,270
<b>Total Value:</b>	<b>\$46,300</b>

**EXTERIOR INFORMATION**

<b>Year Built:</b>	0
<b>Occupancy Type:</b>	VAC- W/MOB HOM

**SITE INFORMATION**

<b>Zoning Type:</b>	VC
<b>Terrain Type:</b>	ON
<b>Character:</b>	LEVEL
<b>Right of Way:</b>	PUBLIC
<b>Easements:</b>	PAVED
<b>Water:</b>	WELL
<b>Sewer:</b>	SEPTIC
<b>Electric:</b>	YES
<b>Gas:</b>	YES

Joann Green Evans & Mary G. Green 14A-1-11E



**Property Address:**  
911 ADDRESS NOT ON FILE

**Legal Description(s):**  
LAGRANGE

**Magisterial District:**  
SALUDA

<b>Building 1:</b>	\$0.00
<b>Land Value:</b>	\$3,000
<b>Other Improvements:</b>	\$0.00
<b>Total Value:</b>	<b>\$3,000</b>

**EXTERIOR INFORMATION**

<b>Year Built:</b>	0
<b>Occupancy Type:</b>	VACANT LAND

**SITE INFORMATION**

<b>Zoning Type:</b>	VC
<b>Terrain Type:</b>	ON
<b>Character:</b>	LEVEL
<b>Right of Way:</b>	PRIVATE

## J8 George T. Wake 27-5-3

**Total Land Area:**

1.00 Acres

**Property Address:**

911 ADDRESS NOT ON FILE

**Legal Description(s):**

URBANNA RD LOT 3

**Magisterial District:**

SALUDA

**Remarks:**

COMMERCIAL; OLD NIGHT CLUB  
ZONED LDR CRACK IN  
FOUNDATION

**Building 1:**

\$0.00

**Land Value:**

\$40,000

**Other Improvements:**

\$0.00

**Total Value:**

**\$40,000**

### EXTERIOR INFORMATION

**Year Built:**

1948

**Occupancy Type:**

FAIR VALUE-COMM

**Condition:**

POOR

**Foundation:**

CINDERBLOCK

**Exterior Walls:**

CNDRBLK

**Roofing:**

METAL

**Roof Type:**

GABLE

### SITE INFORMATION

**Zoning Type:**

LDR

**Terrain Type:**

ON

**Character:**

LEVEL

**Right of Way:**

PUBLIC

**Easements:**

PAVED

**Water:**

WELL

**Sewer:**

SEPTIC

**Electric:**

YES

**Fuel Type:**

OIL