

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Cumberland, 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 **Cumberland County Courthouse, 1 Courthouse Circle, Cumberland, Virginia 23040**, on **September 10, 2025** at **11:00AM**.

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.	TACS No.	Property Description
J1	Jessie Cochran Turner, et als. REDEEMED	023-A-35	508681	Hamilton District; 42.57+/- AC; unimproved parcel REDEEMED
J2	Fleming Wilson & Egenious W. Coles	089-A-5	768974	Randolph District; Unknown location; Unknown acreage
J3	Steven Dale Pippen	089-A-67	708675	Randolph District; 2.22+/- AC; unimproved parcel
J4	Merlee Robeson Estate, et als.	080-A-23	811548	Unmapped; Randolph District; 6.00+/-AC; unimproved parcel
J5	Erlene Barrett, e als.	044-A-18	755568	296 Pinegrove Road; Hamilton District; 102.88+/- AC;
J6	Grace Johnson REDEEMED	018-A-35	737521	103 Amphill Road; Hamilton District; 1.20+/- AC; REDEEMED
J7	Sallie Jones	018-A-17	811554	Hamilton District; 3.00+/-AC; unimproved parcel
	Sallie Jones	018-A-18	811554	Hamilton District; 6.00+/-AC; unimproved parcel
J8	Hazel Langhorne Estate	076-A-72-A1	910996	Madison District; 2.230+/- AC; unimproved parcel
	Hazel Langhorne Estate	076-A-72-A	910996	Madison District; 2.230+/- AC; unimproved parcel

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) 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, at (804) 229-9271 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 17, 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 Cumberland 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 Cumberland 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, by email to inquiry@forsaleatauction.biz or by phone to Jerry Bertram, at (804) 229-9271. 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) 548-4424, or by writing to the address below.

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

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

At that certain real estate tax sale which closed on Wednesday, September 10, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

Case Name: County of Cumberland 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 Cumberland, 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 10, 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.

_____ 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 10th 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

NOTES

[illegible]

Parcel J1: Jessie Cochran Turner, et al.
Tax Map No. 023-A-35, Acct No. 1072

Property Address:

Owner Name/Address

TURNER, JESSIE COCHRAN, ET ALS
C/O FRANK W. TURNER, JR.
817 EDGEHILL ROAD

Map ID: 023 A 35 RICHMOND, VA 23222-3511

Acct No: 1072-1

Legal Description: INST.20091536 42.57 AC

Instrument: 00

Occupancy: VACANT

Dwelling Type:

Use/Class: AG 20-100 AC

Acreage: 42.570

Effective Date: Invalid Date

Year Built:

Land Use:

Zoning: AGRICULTURAL

Year Remodeled:

Total Mineral: \$0

District: 38 HAMILTON DISTRICT CH

Year Effective:

Total Land: \$146,000

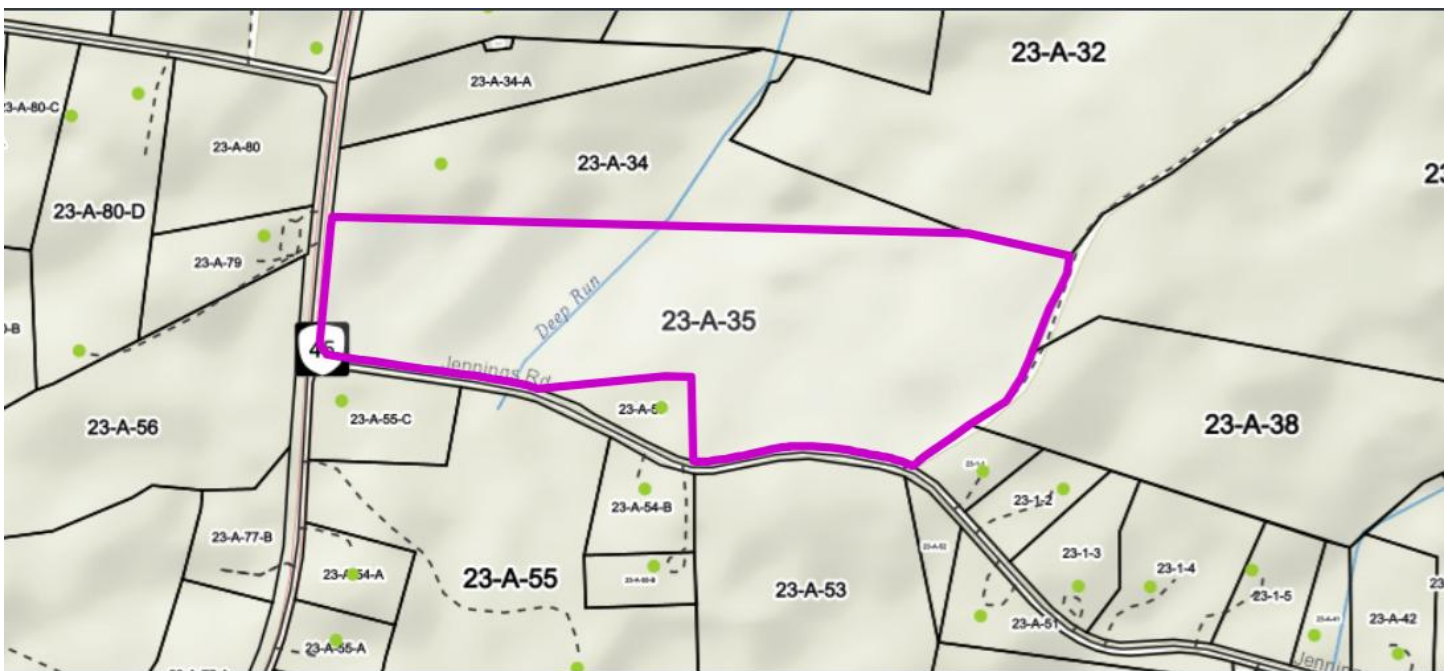
MH/Type:

On Site Date: 11/21/2022 **Total Improvements:** \$0

Condition:

Review Date:

Total Value: \$146,000



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

Parcel J2: Fleming Wilson, Egenious W. Coles
Tax Map No. 089-A-5, Acct No. 3098

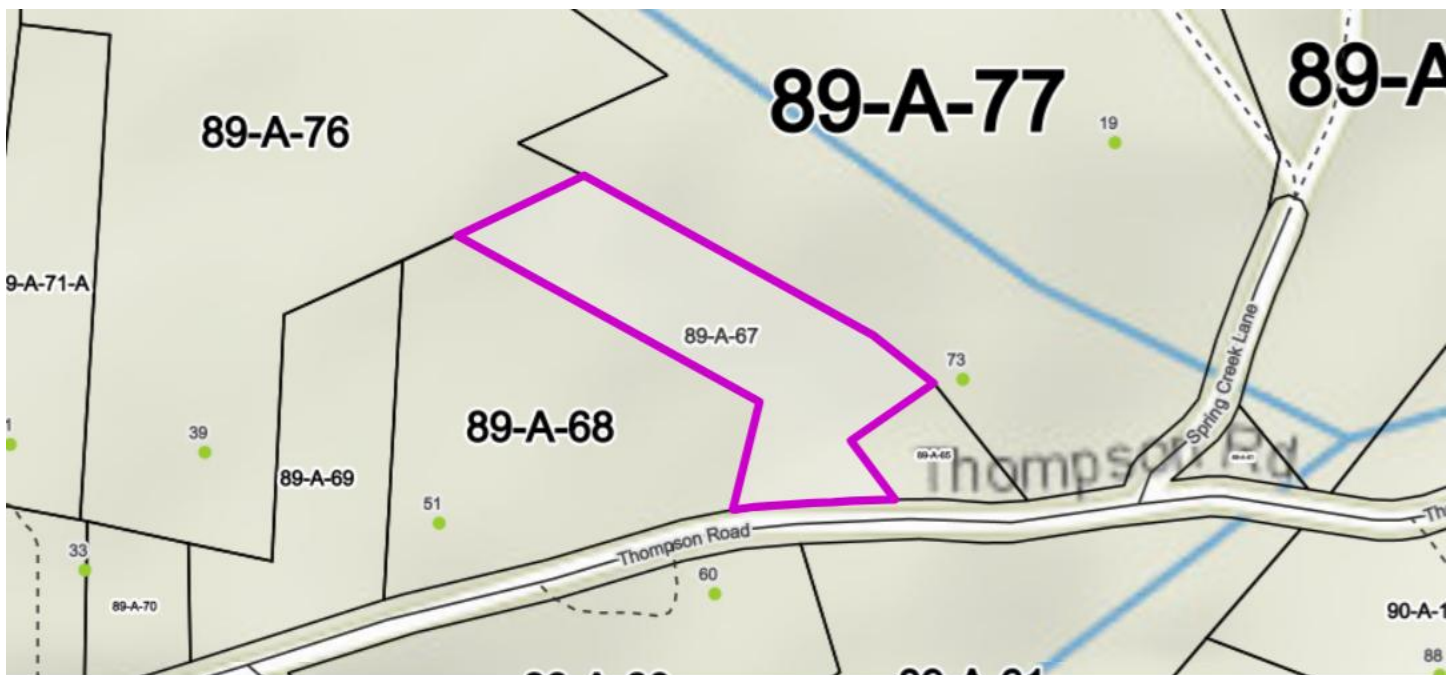
Property Address	Owner Name/Address	
	WILSON, FLEMING & COLES, EGENIOUS W. C/O FREDERICK COLES III 4802 S. 1110 EAST	
	Map ID: 089 A 5 SALT LAKE CITY, UT 84117-2194	
	Acct No: 3098-1	
Legal Description:	WB.20020080 42.000 AC	
	Instrument: 00	
	Occupancy: VACANT	
Dwelling Type:		
	Use/Class: AG 20-100 AC	Acreage: 42.000
Effective Date: Invalid Date	Year Built:	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 39 RANDOLPH DISTRICT CR	Year Effective:	Total Land: \$89,250
MH/Type:	On Site Date: 12/12/2022	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$89,250

UNKNOWN LOCATION

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

Parcel J3: Steven Dale Phippen
Tax Map No. 089-A-67, Acct No. 12718

Property Address	Owner Name/Address	
	PIPPEN, STEVEN DALE	
	5432 RIDGE RUN TERRACE	
	CHESTERFIELD, VA 23832	
Map ID: 089 A 67		
Acct No: 12718-1		
Legal Description: (DB 137-42)WB30-143 2.220 AC		
Instrument: 00		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: SNGL FAMILY SUBURBAN	Acreage: 2.220	
Effective Date: Invalid Date	Year Built:	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 39 RANDOLPH DISTRICT CR	Year Effective:	Total Land: \$16,650
MH/Type:	On Site Date: 12/08/2022	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$16,650



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

**Parcel J4: Merlee Robeson Estate, et al.
Tax Map No. 080-A-23, Acct No. 2970**

Property Address	Owner Name/Address	
	ROBESON, MERLEE, ET ALS. ESTATE	
	C/O WENDELL P. ROBERSON	
	PO BOX 663	
	Map ID: 080 A 23 PINEHURST, NC 28374	
	Acct No: 2970-1	
Legal Description:	WB 30-161 6.000 AC	
	Instrument: 00	
	Occupancy: VACANT	
Dwelling Type:		
Use/Class:	SNGL FAMILY SUBURBAN	Acreage: 6.000
Effective Date:	Invalid Date	Year Built:
Zoning:	AGRICULTURAL	Year Remodeled:
District:	39 RANDOLPH DISTRICT CR	Year Effective:
MH/Type:		On Site Date: 03/24/2023
Condition:		Review Date:
		Land Use:
		Total Mineral: \$0
		Total Land: \$22,200
		Total Improvements: \$0
		Total Value: \$22,200

UNMAPPED

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

**Parcel J5: Erlene Barrett, et als.
Tax Map No. 044-A-18, Acct No. 14180**

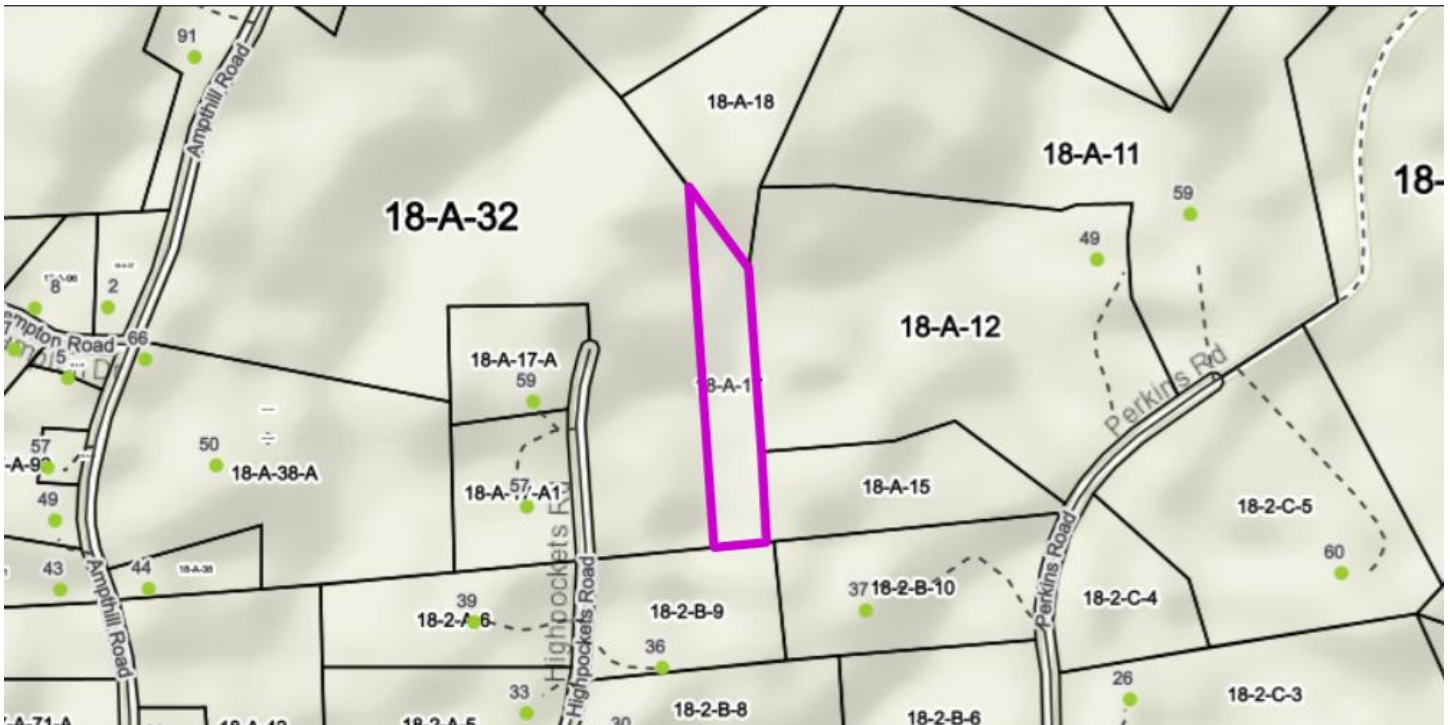
Property Address	Owner Name/Address	
296 PINEGROVE ROAD	BARRETT, ERLENE, ET ALS	
CUMBERLAND, VA	C/O CAROL GRAY	
	4219 LAWNWOOD DRIVE	
Map ID: 044 A 18	N CHESTERFIELD, VA 23234	
Acct No: 14180-1		
Legal Description: (WB30-48), 202000174, 102.88 AC 202000188		
Instrument: 00		
Occupancy: DWELLING		
Dwelling Type: CONV		
Use/Class: RESIDENTIAL / AG 100 AC OR MORE	Acreage: 102.880	
Effective Date: Invalid Date	Year Built: 1880	Land Use:
Zoning: AGRICULTURAL	Year Remodeled: 1984	Total Mineral: \$0
District: 38 HAMILTON DISTRICT CH	Year Effective: 1951	Total Land: \$239,510
MH/Type:	On Site Date: 01/09/2023	Total Improvements: \$5,000
Condition: POOR	Review Date:	Total Value: \$244,510



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

Parcel J7: Sallie Jones
Tax Map No. 018-A-17, Acct No. 1284

Property Address	Owner Name/Address	
	JONES, SALLIE	
	C/O JEAN GILLIAM	
	199 SHERWOOD ROAD	
	Map ID: 018 A 17 CARTERSVILLE, VA 23027	
	Acct No: 1284-1	
Legal Description:	DB33-233 (DB33-261) 3.00 AC	
	Instrument: 00	
	Occupancy: VACANT	
Dwelling Type:		
Use/Class:	RESIDENTIAL / SNGL FAMILY SUBURBAN	Acreage: 3.000
Effective Date:	Invalid Date	Year Built:
	Zoning: RESIDENTIAL-RURAL 7 USES	Year Remodeled:
	District: 38 HAMILTON DISTRICT CH	Year Effective:
MH/Type:		On Site Date: 11/17/2022
Condition: POOR		Review Date:
		Land Use:
		Total Mineral: \$0
		Total Land: \$18,600
		Total Improvements: \$0
		Total Value: \$18,600



Parcel J7, cont'd: Sallie Jones
Tax Map No. 018-A-18, Acct No.

Property Address**Owner Name/Address**

JONES, SALLIE

C/O JEAN GILLIAM

199 SHERWOOD ROAD

Map ID: 018 A 18 CARTERSVILLE, VA 23027

Acct No: 1285-1

Legal Description: (DB58-71) 6.00 AC

Instrument: 00

Occupancy: VACANT

Dwelling Type:

Use/Class: SNGL FAMILY SUBURBAN

Acreage: 6.000

Effective Date: Invalid Date

Year Built:

Land Use:

Zoning: RESIDENTIAL-RURAL 7 USES **Year Remodeled:**

Total Mineral: \$0

District: 38 HAMILTON DISTRICT CH

Year Effective:

Total Land: \$26,100

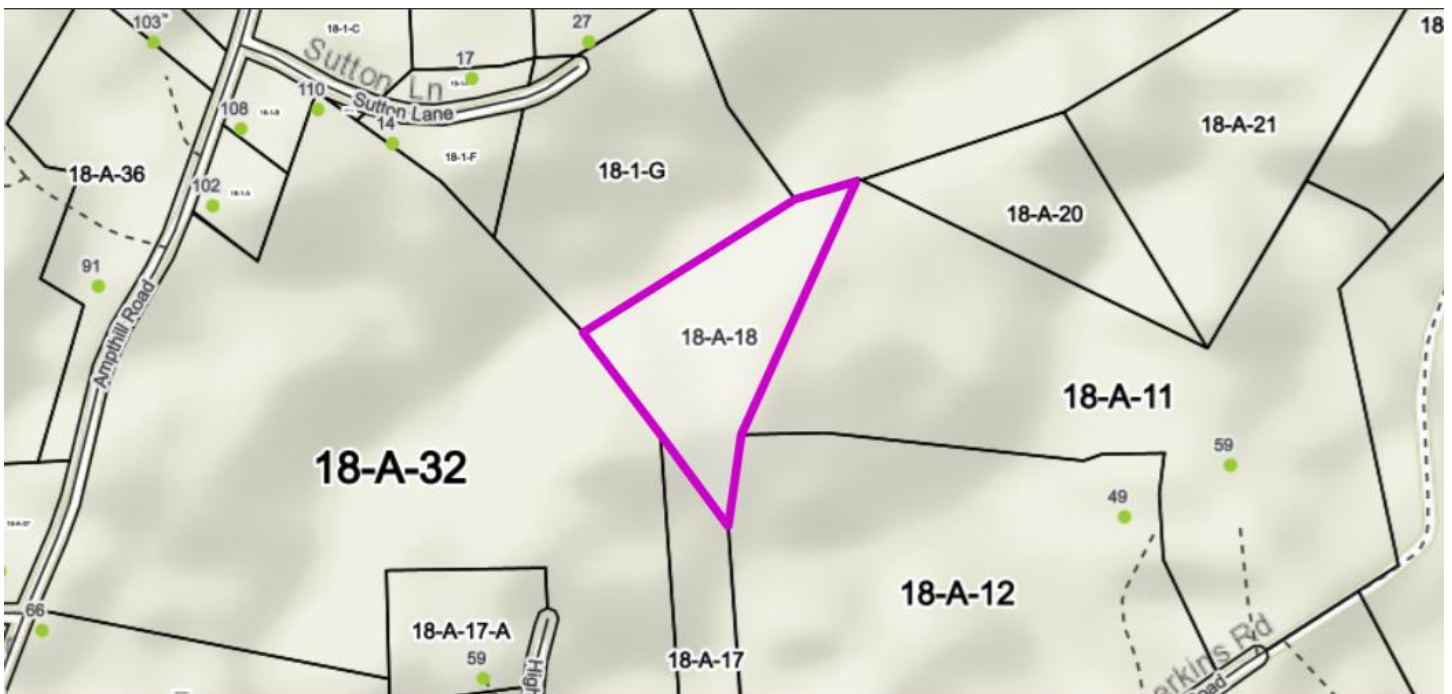
MH/Type:

On Site Date: 11/17/2022 **Total Improvements:** \$0

Condition:

Review Date:

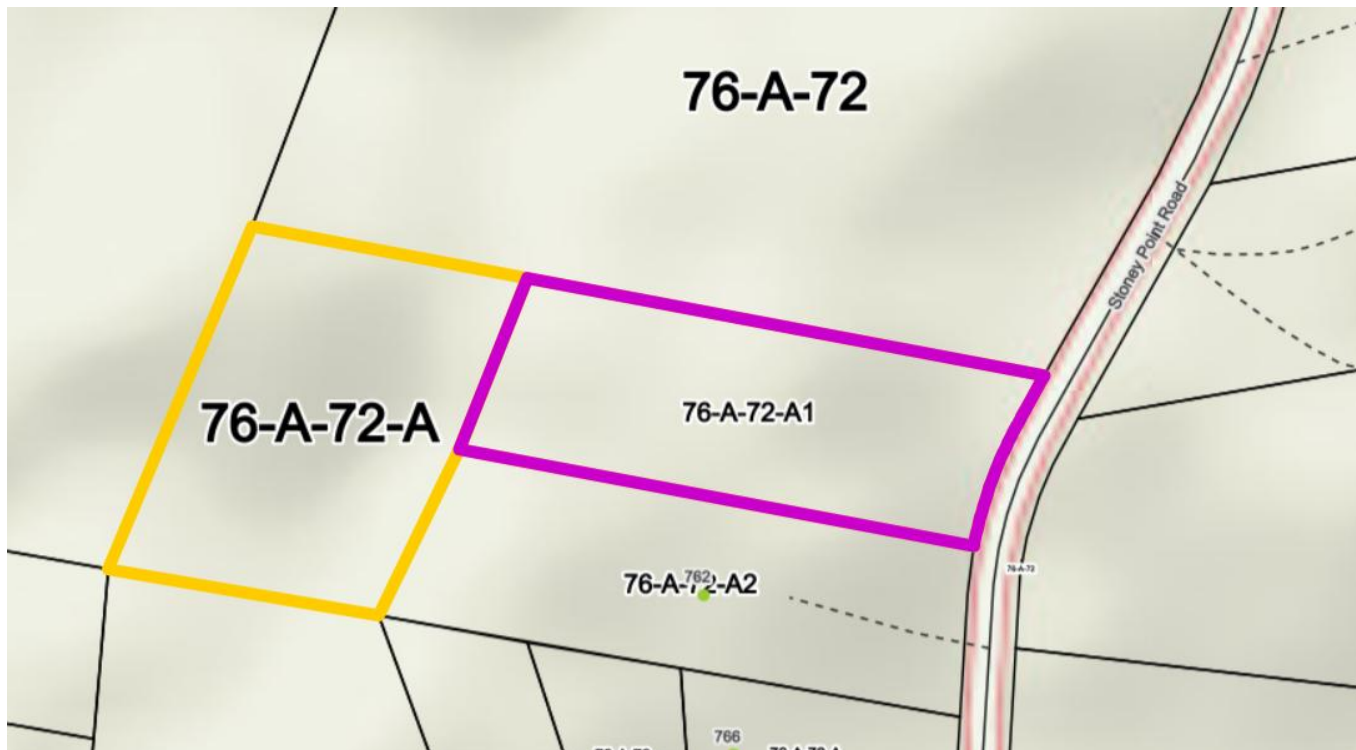
Total Value: \$26,100



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

Parcel J8: Hazel Langhorne Estate
Tax Map No. 076-A-72-A1, Acct No. 19139

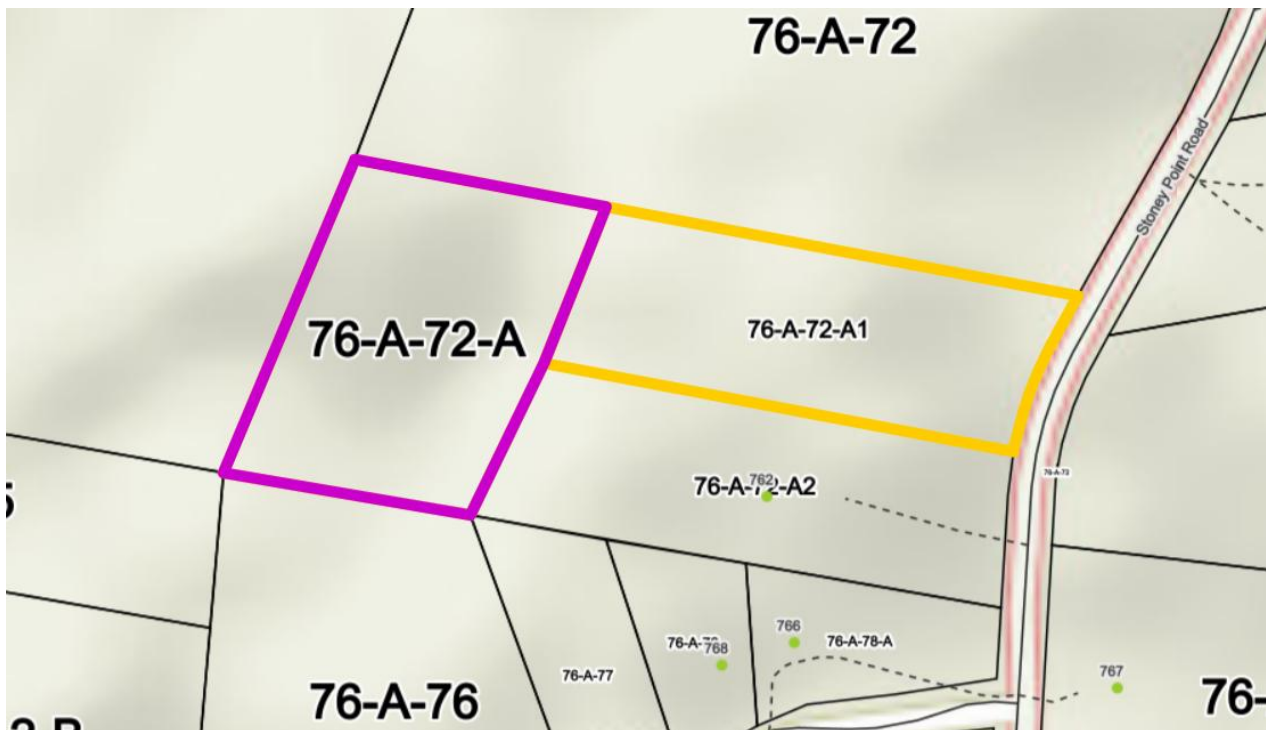
Property Address	Owner Name/Address	
	LANGHORNE, HAZEL ESTATE	
	C/O MATTIE TRENT	
	706 STONEY POINT ROAD	
	Map ID: 076 A 72 A1 CUMBERLAND, VA 23040	
	Acct No: 19139-1	
Legal Description:	INST.20150522 2.23 AC PARCEL2	
	Instrument: 2015 2015 522	
	Occupancy: VACANT	
Dwelling Type:		
Use/Class:	SNGL FAMILY SUBURBAN	Acreage: 2.230
Effective Date:	Invalid Date	Year Built:
Zoning:	AGRICULTURAL	Year Remodeled:
District:	34 MADISON DISTRICT CM	Year Effective:
MH/Type:		On Site Date: 03/20/2023
Condition:		Review Date:
		Land Use:
		Total Mineral: \$0
		Total Land: \$12,270
		Total Improvements: \$0
		Total Value: \$12,270



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

Parcel J8, cont'd: Hazel Langhorne Estate
Tax Map No. 076-A-72-A, Acct No. 17248

Property Address	Owner Name/Address	
	LANGHORNE, HAZEL ESTATE	
	C/O MATTIE TRENT	
	706 STONEY POINT ROAD	
Map ID:	076 A 72 A CUMBERLAND, VA 23040	
Acct No:	17248-1	
Legal Description:	(DB209-709) 20150522 2.23 AC PARCEL 3	
Deed Book/Page:	209 / 709	
Instrument:	00	
Occupancy:	VACANT	
Dwelling Type:		
Use/Class:	SNGL FAMILY SUBURBAN	Acreage: 2.230
Effective Date:	Invalid Date	Year Built:
Zoning:	AGRICULTURAL	Year Remodeled:
District:	34 MADISON DISTRICT CM	Year Effective:
MH/Type:		On Site Date:
Condition:		Review Date:
		Land Use:
		Total Mineral:
		Total Land:
		Total Improvements:
		Total Value:



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