

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
LANCASTER COUNTY, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Lancaster, the undersigned Special Commissioner will offer for sale at a simulcast (online and in person) public auction to be held at the **Board of Supervisors Meeting Room in the Lancaster County Administration Building**, located at **8311 Mary Ball Road, Lancaster, Virginia 22503** on **Thursday, October 2, 2025** at **11:00am**.

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be subsequently posted or announced by Taxing Authority Consulting Services, PC (“TACS”). Subsequent posts or announcements take precedence over any prior written or verbal terms of sale.

<u>No.</u>	<u>Property Owner(s)</u>	<u>Account Nos.</u>	<u>Property Description</u>
J1.	David Hall, et al.	Tax Map No. 34-99 Account No. 10912 TACS No. 493602	Vacant Land; Irvington Road, White Stone; NR White Stone; 1 Acre, More or Less
J2.	Lesley Waller Estate, et al.	Tax Map No. 28-95 Account No. 8382 TACS No. 805407	1257 Irvington Road, Weems; Robinson; 2 Acres, More or Less
J3.	Jerome S. White Estate, et al.	Tax Map No. 7-35A Account No. 585 TACS No. 724788	Vacant Land; Lara Road, Lancaster; NR Lebanon; 4.37 Acres, More or Less
J4.	Jeffro Taylor, Jr., et al. Goldie Taylor	Tax Map No. 8-26 Account No. 754 TACS No. 641773	Vacant Land; Corner of Lara Road and Mohan’s Run, Lancaster; NR Lebanon; 4.645 Acres, More or Less
J5.	Lyle L. Dawson, et al. Albert C. Dawson, et al.	Tax Map No. 14A-3-13 Account No. 1615 TACS No. 493623	5313 Mary Ball Road, Lancaster; Village of Lively; Lot 69.3 Feet x 100 Feet, More or Less
J6.	Lou Ethel Washington, et al.	Tax Map No. 35-150 Account No. 12216 TACS No. 724775	133 Dameron Drive, White Stone; Folly; 3 Acres, More or Less
J7.	Sandra L. Saul Clifton O’Neal Saul	Tax Map No. 9-50A Account No. 901 TACS No. 168748	687 Chestnut Grove Lane, Lancaster; Chestnut Grove; 12.345 Acres, More or Less

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of the County of Lancaster. 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 Lancaster County 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 of the property.

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 ten percent (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 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 at <https://bigredauctions.hibid.com>. If any interested bidders are unable to attend for in-person bidding and do not have access to the internet, please contact Big Red Auctions, at (804) 577-7449 for assistance.

The highest bidder will receive their purchase contract and balance due via email following the close of the auction. Please allow up to twenty-four (24) hours for the same. The contract shall immediately be executed and returned to TACS. **The deposit and buyer's premium must be received within seven (7) days following the auction closing - no later than October 9, 2025.** Cashier's checks and money orders shall be made payable to Lancaster County and forwarded to TACS at the address shown below. **Cash and personal checks will not be accepted.** Wire transfers are preferred and instructions will be provided to the highest bidder upon email request to cat@taxva.com.

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to Lancaster County 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 <https://bigredauctions.hibid.com>, by phone to Brad Smith at (804) 577-7449, or by email to bigredauctioneer@gmail.com. Questions concerning the property subject to sale should be directed to TACS online at www.taxva.com, by phone to Cat Bertram at (804) 545-2377, by email to taxsales@taxva.com, or by writing to the address below.

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

**PURCHASER'S ACKNOWLEDGMENT AND
CONTACT OF SALE**

At that real estate tax sale which closed on October 2, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

Case Name: Lancaster County v. _____

Tax Map Number: _____

Bid Deposit: \$ _____ **Remaining Bid:** \$ _____

Buyer's Premium: \$ _____ **Deed Recordation:** \$ _____

Total Due Now: \$ _____ **Purchase Balance:** \$ _____

I understand that the above-referenced "Total Due Now" is required to be deposited today with the Special Commissioner and that the above-referenced "Purchase Balance" will be due within fifteen (15) days of confirmation of sale by the Lancaster County Circuit Court. I understand that in the event my payment is returned or otherwise does not clear within fifteen (15) 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, if-is, where-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 this property has been sold in gross and not by the acre and that no warranty has been made as to the accuracy of the GIS system, including maps and USGS soil survey information.

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 I will be responsible for any real estate taxes on this parcel from the date of sale (October 2, 2025) forward. I further understand that if I owe delinquent taxes or nuisance abatement liens to Lancaster County, or if I am a Defendant in any pending delinquent tax matter, 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, or if the balance of the purchase price and deed recordation cost are not paid in accordance with the terms of sale herein, 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. Additionally, I understand that this real estate may be resold and that I will be responsible for any damages or deficiency upon resale.

I understand that the former owner(s) of this property may, for good cause shown, within ninety (90) days from 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 (required)

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 the 2nd day of October, 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

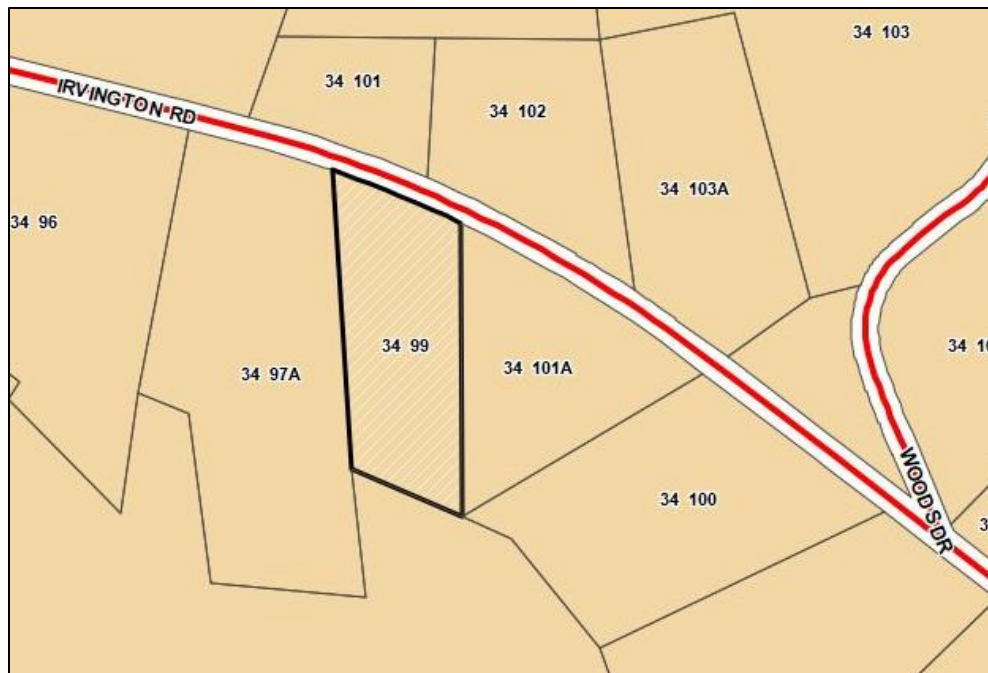
NOTES

This image shows a full page of blank, 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.

PARCEL J1 – DAVID HALL, ET AL.
Tax Map No. 34-99

Parcel Number:	34 99
Owner Name:	HALL DAVID C/O MARIE HALL
Address:	23 YORK CT #2 BALTIMORE MD 21218
Description:	NR WHITE STONE 1 AC
Acreage:	1.000
Land Value:	20000
Improvements Value:	0
Total Value:	20000
Deed Book/Page:	91/0376
Instrument Number:	0

USDA Soil survey indicates Sassafras
Loamy Fine Sand and Sloping Sandy Land*



Legal disclaimer: Under Virginia State law, these records are public information. Display of this information on the internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the Va. State Code to read the pertinent enabling statute. While Lancaster County has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics, the County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Lancaster County does not assume any liability associated with the use or misuse of this data.

*No guarantees are made as to percolation rates or suitability of soil for use with septic systems of any kind. Estimates of soil characteristics given above are taken from the United States Department of Agriculture soil survey records and are for informational purposes only. No guarantee is made for the accuracy of soil survey estimates. An independent soil test is suggested in order to determine soil type, characteristics, and suitability for use with septic systems.

PARCEL J2 – LESLEY WALLER ESTATE, ET AL.
Tax Map No. 28-95

Parcel Number:	28 95
Owner Name:	WALLER LESLEY EST
Address:	C/O RACHEAL JONES PO BOX 1513 KILMARNOCK VA 22482
Property Address:	1257 IRVINGTON RD
Description:	ROBINSON 2 AC
Acreage:	2.000
Land Value:	14500
Improvements Value:	0
Total Value:	14500
Instrument Number:	0

USDA Soil survey indicates Sassafras
Loamy Fine Sand and Beltsville Very
Fine Sandy Loam*



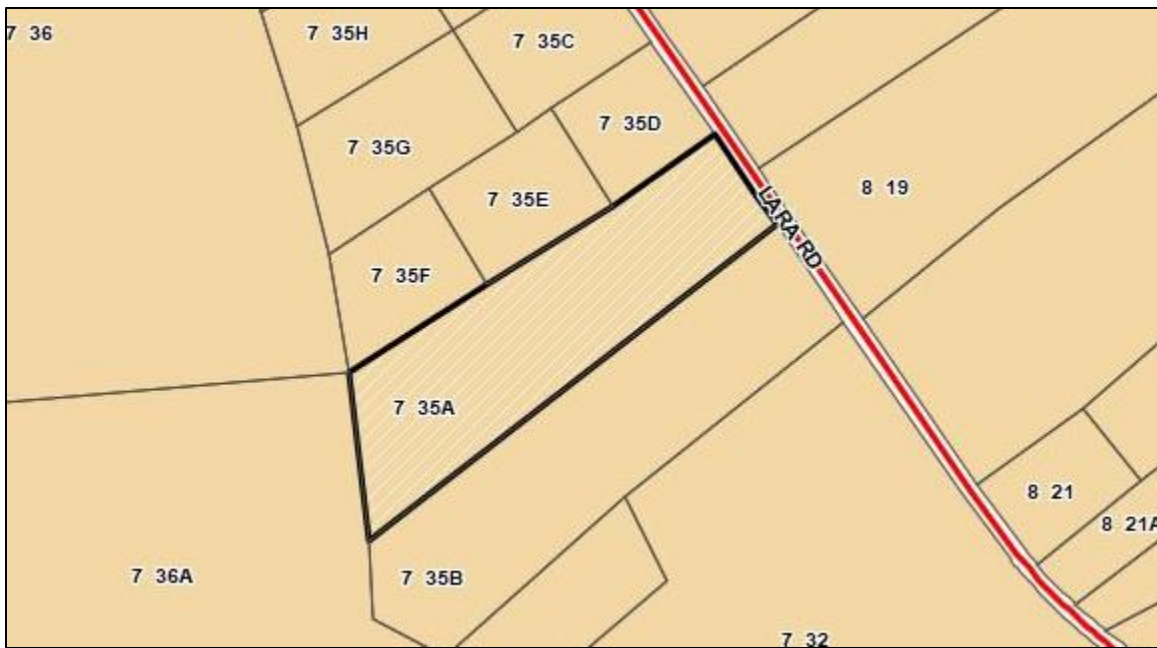
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PARCEL J3 – JEROME S. WHITE ESTATE, ET AL.
Tax Map No. 7-35A

Parcel Number:	7 35A
Owner Name:	WHITE JEROME S EST C/O HAROLD L POLLARD
Address:	6605 AARON MEE WAY BALTIMORE MD 21237
Description:	NR LEBANON 4.37 AC
Acreage:	4.370
Land Value:	18700
Improvements Value:	0
Total Value:	18700
Deed Book/Page:	251/0639
Instrument Number:	0

USDA Soil survey indicates Kempsville Fine Sandy Loam, Sloping Sandy Land, Steep Sandy Land, and Sassafras Fine Sandy Loam*



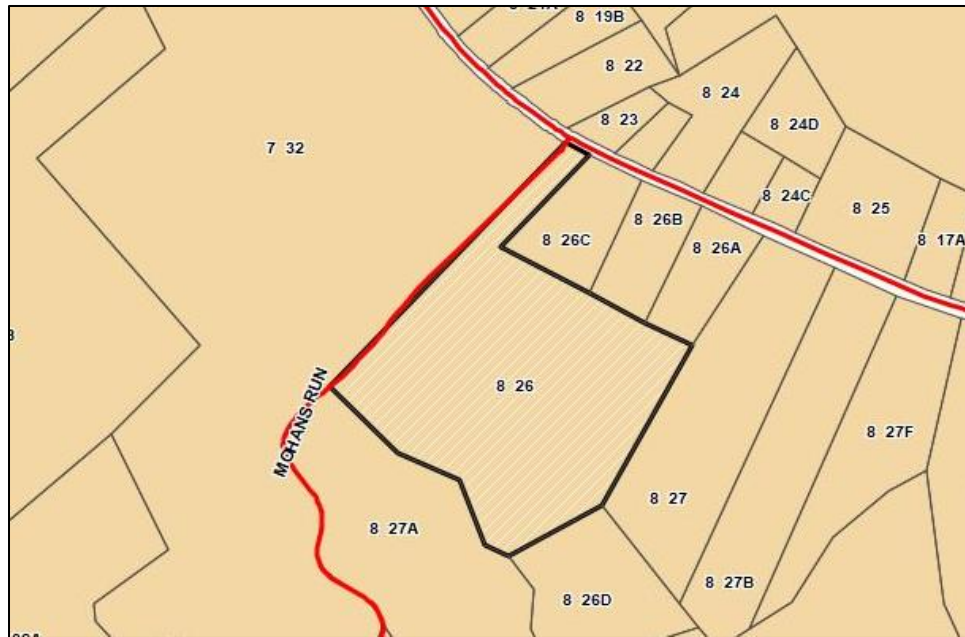
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PARCEL J4 – JEFFRO TAYLOR, JR., ET AL.
Tax Map No. 8-26

Parcel Number:	8 26
Owner Name:	TAYLOR JEFFRO JR
Address:	C/O GOLDIE TAYLOR 3921 CLARINTH RD BALTIMORE MD 21215
Description:	NR LEBANON 4.645 AC
Acreage:	4.645
Land Value:	22900
Improvements Value:	0
Total Value:	22900
Deed Book/Page:	395/0064
Instrument Number:	0
Last Recordation Date:	08/29/1997
Selling Price:	6000

USDA Soil survey indicates Steep Sandy Land
and Sassafras Fine Sandy Loam*



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PARCEL J5 – LYLE L. DAWSON, ET AL.
Tax Map No. 14A-3-13

Parcel Number:	14A 3 13
Owner Name:	DAWSON LYLE L & ALBERT C
Address:	627 MOSQUITO PT RD WHITE STONE VA 22578
Property Address:	5313 MARY BALL RD
Description:	LIVELY LOT
Acreage:	.000
Land Value:	20000
Improvements Value:	29300
Total Value:	49300
Deed Book/Page:	313/0282
Instrument Number:	0

USDA Soil survey indicates Suffolk Fine Sandy Loam*



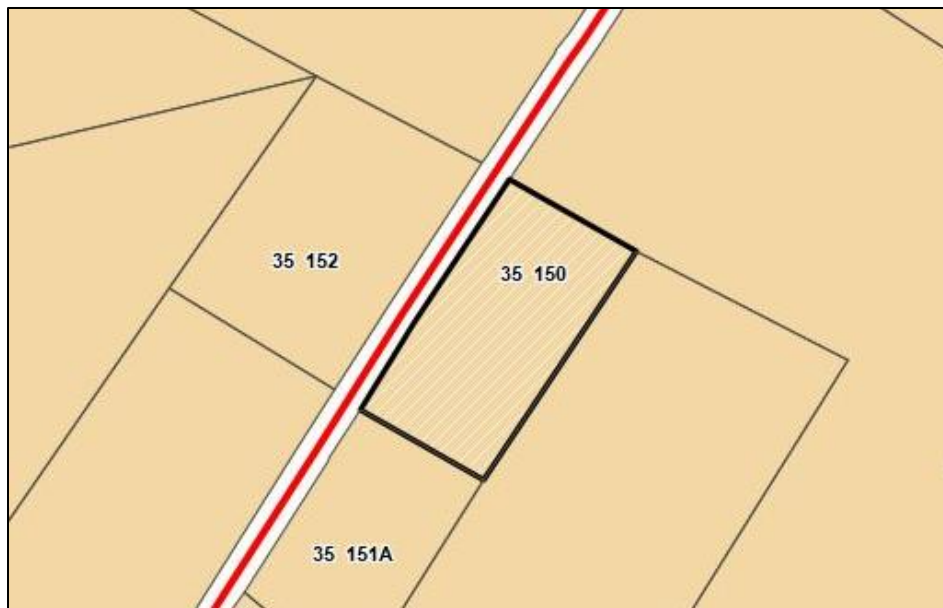
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PARCEL J6 – LOU ETHEL WASHINGTON, ET AL.
Tax Map No. 35-150

Parcel Number:	35 150
Owner Name:	WASHINGTON LOU ETHEL % LAURIE WASHINGTON
Address:	PO BOX 155 WHITE STONE VA 22578
Property Address:	133 DAMERON DR
Description:	FOLLY 3 AC
Acreage:	3.000
Land Value:	23000
Improvements Value:	15400
Total Value:	38400
Deed Book/Page:	141/0010
Instrument Number:	0

USDA Soil survey indicates Acredale Silt Loam*

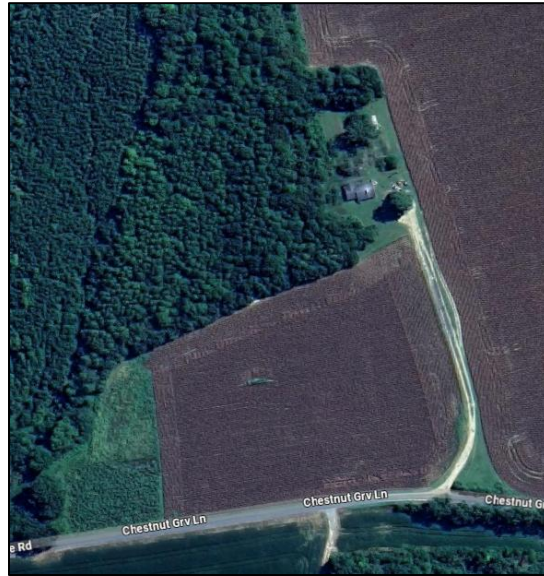


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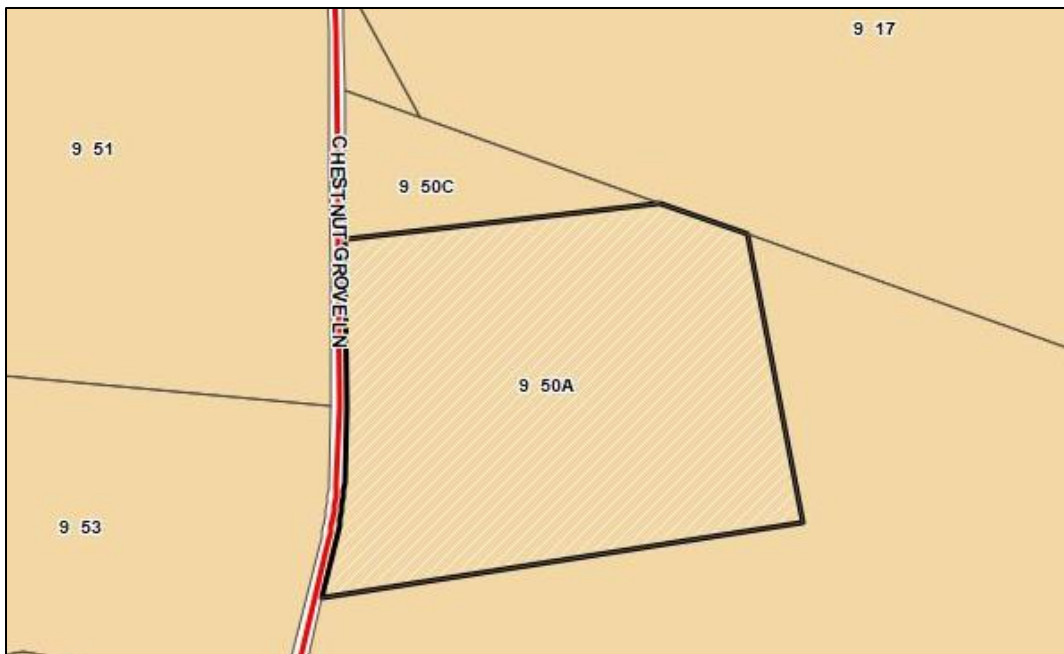
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PARCEL J7 – SANDRA L. SAUL, ET AL.
Tax Map No. 9-50A

Parcel Number:	9 50A
Owner Name:	SAUL SANDRA L
Address:	2954 LARA RD LANCASTER VA 22503
Property Address:	687 CHESTNUT GROVE LN
Description:	CHESTNUT GROVE 12.345 AC
Acreage:	12.345
Land Value:	47000
Improvements Value:	113000
Total Value:	160000
Deed Book/Page:	295/0619
Instrument Number:	0



USDA Soil survey indicates Sloping Sandy Land, Kempsville Fine Sandy Loam, Sassafras Fine Sandy Loam, and Suffolk Fine Sandy Loam*



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