

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

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a simulcast (online and in person bidding) 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 posted or announced by Big Red Auctions (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent 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>
N1.	Kenneth D. Honor, II Angela Davis	Tax Map No. 13-133 Account No. 1325 TACS No. 168730	Vacant Land; Near Hazel Lane, Lancaster; NR Nuttsville; 3.1 Acres, More or Less
N2.	Kenneth D. Honor, II Angela Davis	Tax Map No. 29B-222-32 Account No. 9253 TACS No. 168730	Vacant Land; Near Chases Road, White Stone; Lots 32 and 34; Block 2; Unit 2; Dymer Shore Estates
N3.	Kenneth D. Honor, II Angela Davis	Tax Map No. 29B-414-3 Account No. 9298 TACS No. 168730	Vacant Land; Near Chases Road, White Stone; Lots 3 and 4; Block 1; Unit 4; Dymer Shore Estates
N4.	George J. Hopkins, Jr. Trustee of Living Trust	Tax Map No. 20D-3-577 Account No. 3420 TACS No. 571634	Vacant Land; West Highview Drive, Lancaster; Lot 577; Section III; Corrotoman by the Bay
N5.	Deborah Jean Felthouse Smith	Tax Map No. 20D-4-71 Account No. 3522 TACS No. 493669	Vacant Land; Club View Drive, Lancaster; Lot 71; Section IV; Corrotoman by the Bay
N6.	David A. Walker, et al.	Tax Map No. 20D-2-478 Account No. 3280 TACS No. 641749	Vacant Land; East Highview Drive and Tiny Place, Lancaster; Lot 478; Section II; Corrotoman by the Bay
N7.	Wm Wood, et al. William Wood, et al.	Tax Map No. 34-383 Account No. 11503 TACS No. 493605	Vacant Land; Near Ocran Road, White Stone; Towles; 1 Acre, More or Less

N8.	Jason Keating	Tax Map No. 20E-1-61 Account No. 3704 TACS No. 1026308	Vacant Land; Circle Street, Lancaster; Lot 61A on Final Sub Plat of Lot 61; Heritage Point; 0.933 Acre, More or Less
N9.	Jason Keating	Tax Map No. 20E-1-61A Account No. 14614 TACS No. 881714	Vacant Land; Circle Street, Lancaster; Lot 61B on Final Sub Plat of Lot 61; Heritage Point; 1.079 Acres, More or Less

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 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.

PAYMENT TERMS: The highest bidder shall pay the high bid in full, along with the buyer's premium and deed recording cost, 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 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. 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 October 9, 2025).** All payments must be made in the form of cashier's check, money order or wire transfer. 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. 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 \$ _____.

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 received by TACS no later than _____. 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.

I understand that a Special Warranty Deed will be prepared after payment clearance and that the same will be forwarded to the Lancaster County Circuit Court Clerk's Office for recordation. I understand that I will receive the original 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 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, I agree to forfeit all amounts paid and pay any charges incurred 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.

_____ 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 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

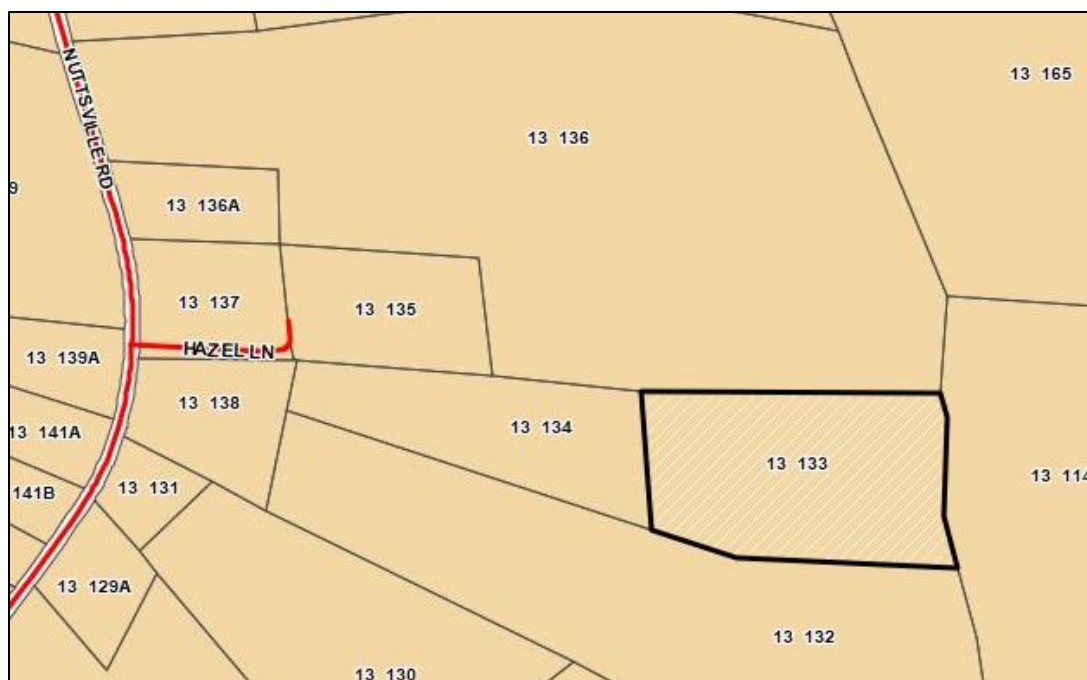
NOTES

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PARCEL N1 – KENNETH D. HONOR, II, ET AL.
Tax Map No. 13-133

Parcel Number:	13 133
Owner Name:	HONOR KENNETH D II & DAVIS, ANGELA
Address:	1510 ESSEX MILL RD #B DUNNSVILLE VA 22454
Description:	NR NUTTSVILLE 3.10 AC
Acreage:	3.100
Land Value:	4700
Improvements Value:	0
Total Value:	4700
Deed Book/Page:	439/0443
Instrument Number:	0
Last Recordation Date:	12/27/2000
Grantor:	BROWN MARY S C
Selling Price:	1500

USDA soil survey
indicates Kempsville
Fine Sandy Loam,
Steep Sandy Land, and
Mixed Alluvial 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 N2 – KENNETH D. HONOR, II, ET AL.
Tax Map No. 29B-222-32

Parcel Number:	29B 222 32
Owner Name:	HONOR KENNETH D II & DAVIS, ANGELA
Address:	1510 ESSEX MILL RD #B DUNNSVILLE VA 22454
Description:	DYMER SHORE EST LOTS
Acreage:	.000
Land Value:	400
Improvements Value:	0
Total Value:	400
Deed Book/Page:	439/0435
Instrument Number:	0
Last Recordation Date:	12/27/2000
Grantor:	STACY OLIVER & MARIE R
Selling Price:	300

USDA Soil survey
indicates Acredale Silt
Loam*



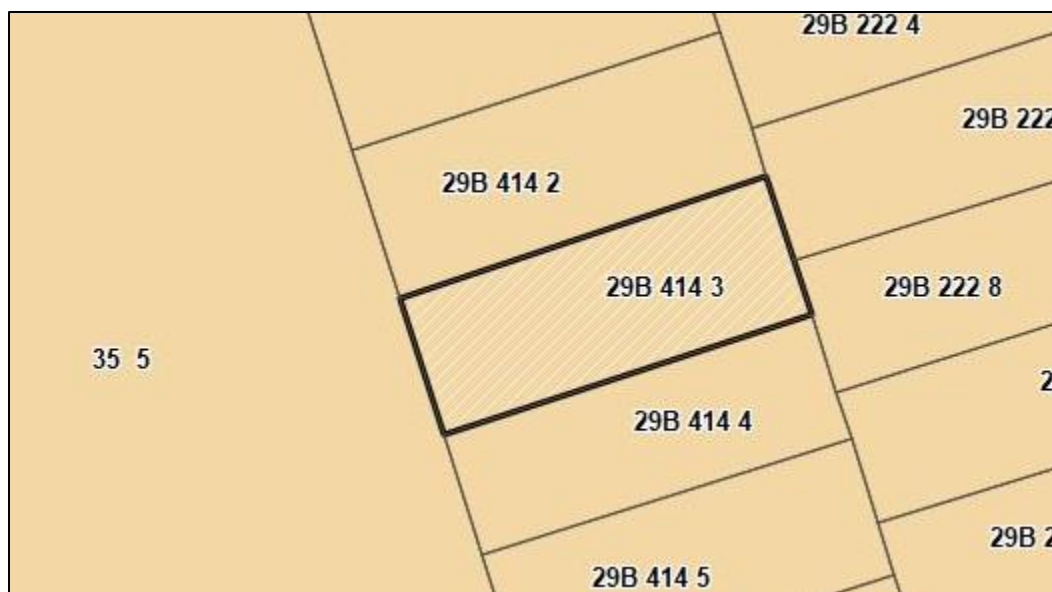
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PARCEL N3 – KENNETH D. HONOR, II, ET AL.
Tax Map No. 29B-414-3

Parcel Number:	29B 414 3
Owner Name:	HONOR KENNETH D II & DAVIS, ANGELA
Address:	1510 ESSEX MILL RD #B DUNNSVILLE VA 22454
Description:	DYMER SHORE EST LOTS
Acreage:	.000
Land Value:	400
Improvements Value:	0
Total Value:	400
Deed Book/Page:	439/0437
Instrument Number:	0
Last Recordation Date:	12/27/2000
Grantor:	SMITH JOHN F & JUNE M
Selling Price:	300

USDA Soil survey
indicates Acredale
Silt Loam*



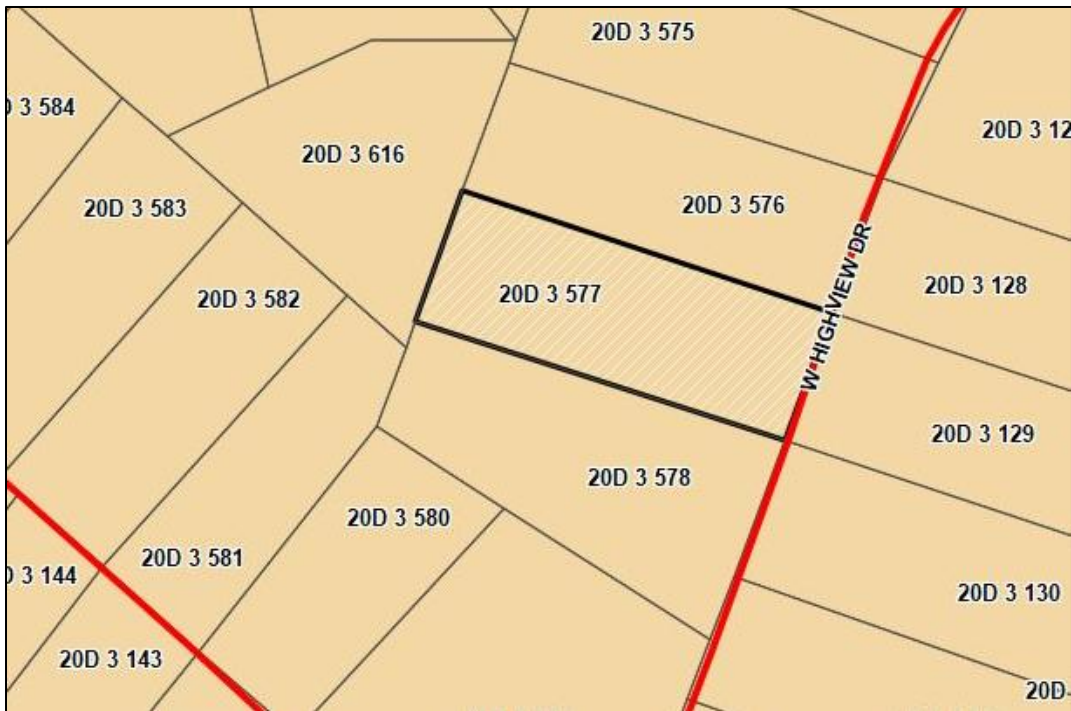
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PARCEL N4 – GEORGE J. HOPKINS, JR., TRUSTEE
Tax Map No. 20D-3-577

Parcel Number:	20D 3 577
Owner Name:	HOPKINS GEORGE JAY JR TRUSTEE UNDER GEORGE JAY HOPKINS JR LIVING TRUST
Address:	4511 OLD SUWANEE RD SUGARHILL GA 30518
Description:	CORROTOMAN BY THE BAY LOT
Acreage:	.000
Land Value:	3500
Improvements Value:	0
Total Value:	3500
Instrument Number:	LR 2012 0002122
Last Recordation Date:	10/22/2012
Grantor:	HOPKINS GEORGE J JR

USDA Soil survey
indicates Sassafras
Fine Sandy
Loam*



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PARCEL N5 – DEBORAH JEAN FELTHOUSE SMITH
Tax Map No. 20D-4-71

Parcel Number:	20D 4 71
Owner Name:	SMITH DEBORAH JEAN FELTHOUSE
Address:	307 BENSON ST NAPLES FL 34113
Description:	CORROTOMAN BY THE BAY LOT
Acreage:	.000
Land Value:	4000
Improvements Value:	0
Total Value:	4000
Instrument Number:	LR 2015 0001059
Last Recordation Date:	07/15/2015
Grantor:	FELTHOUSE DEBORAH JEAN &

USDA Soil survey indicates Sassafras
Loamy Fine Sand*



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PARCEL N6 – DAVID A. WALKER, ET AL.
Tax Map No. 20D-2-478

Parcel Number:	20D 2 478
Owner Name:	WALKER DAVID A (REV)
Address:	711 COLUMBIA AVE LAKE WACCAMAW NC 28450
Description:	CORROTOMAN BY THE BAY LOT
Acreage:	.000
Land Value:	4500
Improvements Value:	0
Total Value:	4500
Instrument Number:	LR 2002 0003400
Grantor:	LAKE WACCAMAW PRESBYTERIAN CHURCH

USDA Soil survey indicates Sassafras Loamy Fine Sand*



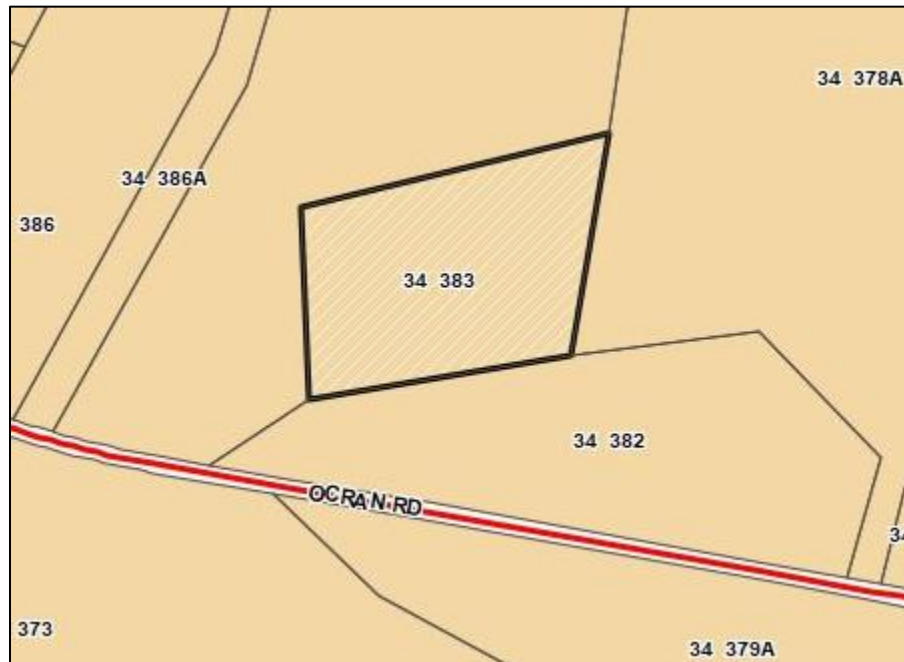
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PARCEL N7 – WILLIAM WOOD, ET AL.
Tax Map No. 34-383

Parcel Number:	34 383
Owner Name:	WOOD WM
	% LLEWELLYN BARNES
Address:	P O BOX 213
	WHITE STONE VA 22578
Description:	TOWLES 1 AC
Acreage:	1.000
Land Value:	4500
Improvements Value:	0
Total Value:	4500
Instrument Number:	0

USDA Soil survey
indicates Fallsington
Fine Sandy Loam and
Acredale Silt Loam*



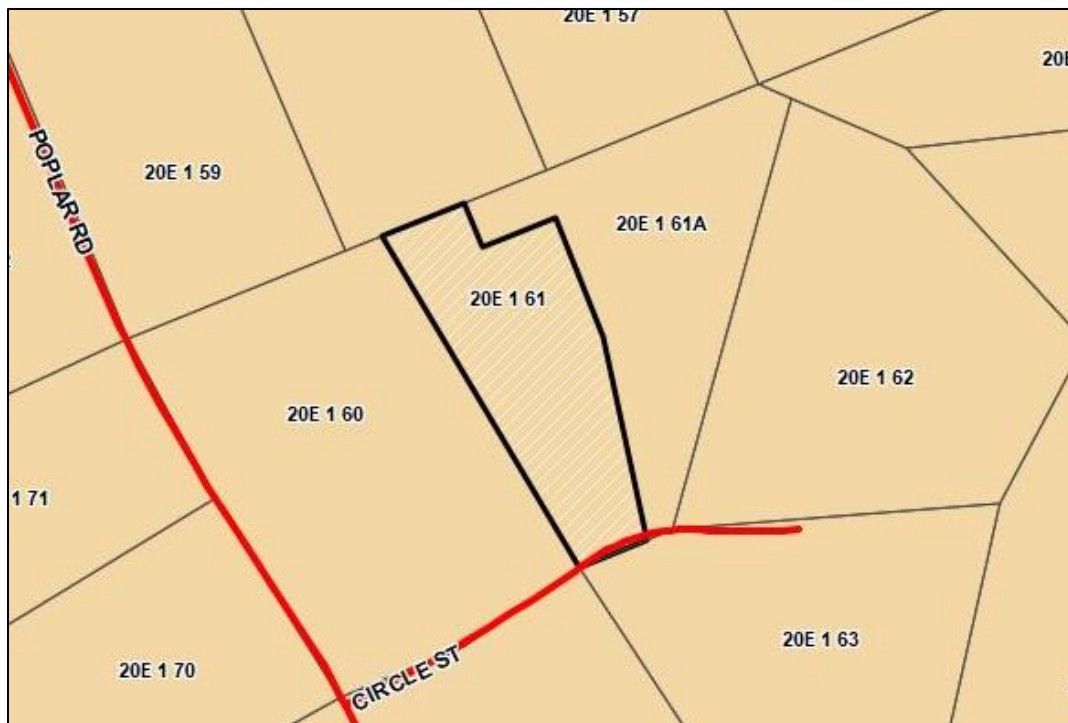
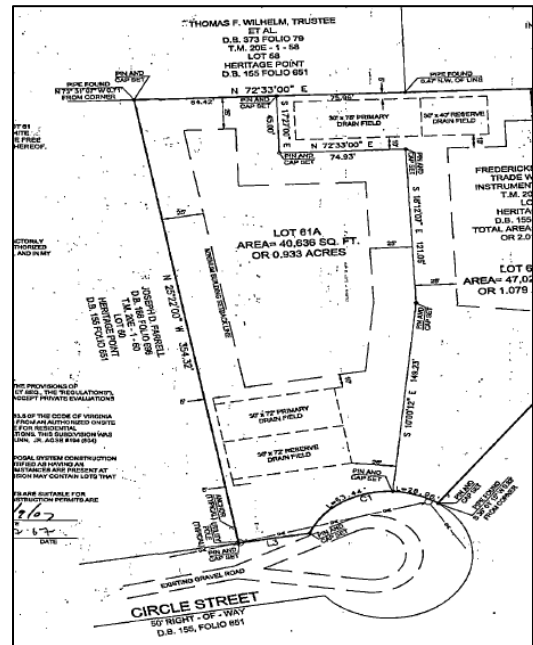
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PARCEL N8 – JASON KEATING **Tax Map No. 20E-1-61**

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

Parcel Number:	20E 1 61
Owner Name:	KEATING JASON
Address:	5906 KINGS CREST DR CHESTERFIELD VA 23832
Description:	HERITAGE POINT .933 AC
Acreage:	.933
Land Value:	9800
Improvements Value:	0
Total Value:	9800
Instrument Number:	LR 2016 0001048
Last Recordation Date:	06/27/2016
Grantor:	UB PROPERTIES INC
Selling Price:	6500 (Selling price reflects sale of two or more parcels)



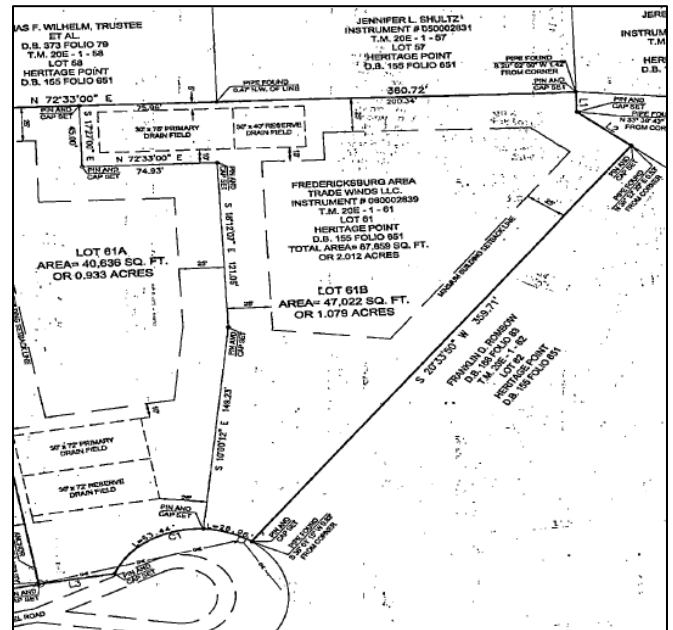
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PARCEL N9 – JASON KEATING Tax Map No. 20E-1-61A

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

Parcel Number:	20E 1 61A
Owner Name:	KEATING JASON
Address:	5906 KINGS CREST DR CHESTERFIELD VA 23832
Description:	HERITAGE POINT 1.079 AC
Acreage:	1.079
Land Value:	9800
Improvements Value:	0
Total Value:	9800
Instrument Number:	LR 2016 0001048
Last Recordation Date:	06/27/2016
Grantor:	UB PROPERTIES INC
Selling Price:	6500 (Selling price reflects sale of two or more parcels)



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.

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