

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF CUMBERLAND, 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 **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
N1	Grace Chambers Haddix	016A21-407-C	910997	Hamilton District; unimproved
N2	Gary P. Yeager, Jr. & Pamela M. Herrington	016A21-409-C	708673	Hamilton District; unimproved
		016A21-410-C	708673	Hamilton District; unimproved
		016A21-411-C	708673	Hamilton District; unimproved

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.**

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 **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 full balance due must be received 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 \$_____.

Tax Ticket Name: _____

Tax Map Number: _____

Account Number: _____

TACS Number: _____

Bid Amount: \$ _____

Buyers Premium: \$ _____

Deed Recordation Cost: \$ _____

Credit Card Hold: \$(_____ **)**

Total Due Now: \$ _____

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 Cumberland County 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 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 my electronic signature shall be considered true and accurate for the purposes of this transaction. I 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, that this real estate may be resold, and that I will be responsible for any 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 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

This image shows a full page of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for handwriting practice or general writing. There are no margins, text, or other markings on the page.

Parcel N1: Grace Chambers Haddix
Tax Map No. 016A21-407-C
Account No. 7967

Property Address

Owner Name/Address

HADDIX, GRACE CHAMBERS
133 TRICES LAKE ROAD
COLUMBIA, VA 23038

Map ID: 016A21 407 C

Acct No: 7967-1

Legal Description: INST.20130970 LOT 407C LV

Instrument: 00

Occupancy: VACANT

Dwelling Type:

Use/Class: SNGL FAMILY SUBURBAN

Acreage: 0.000

Effective Date: Invalid Date

Year Built:

Land Use:

Zoning: RESIDENTIAL-RURAL 14 USES

Year Remodeled:

Total Mineral: \$0

District: 38 HAMILTON DISTRICT CH

Year Effective:

Total Land: \$2,500

MH/Type:

On Site Date: 12/01/2022

Total Improvements: \$0

Condition:

Review Date:

Total Value: \$2,500



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 N2: Gary P. Yeager, Jr. & Pamela M. Herrington
Tax Map No. 016A21-409-C
Acct No. 11138

Property Address

Owner Name/Address

YEAGER, GARY P., JR. & HERRINGTON,
PAMELA M.
2614 NORTHWIND DRIVE

Map ID: 016A21 409 C HENRICO, VA 23233

Acct No: 11138-1

Legal Description: INST.20060290 LOT 409C LV

Deed Book/Page: 210 / 720

Instrument: 00

Occupancy: VACANT

Dwelling Type:

Use/Class: SNGL FAMILY SUBURBAN

Acreage: 0.000

Effective Date: Invalid Date

Year Built:

Land Use:

Zoning: RESIDENTIAL-RURAL 14 USES

Year Remodeled:

Total Mineral: \$0

District: 38 HAMILTON DISTRICT CH

Year Effective:

Total Land: \$2,500

MH/Type:

On Site Date: 12/01/2022

Total Improvements: \$0

Condition:

Review Date:

Total Value: \$2,500



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Parcel N2 cont'd: Gary P. Yeager, Jr. & Pamela M. Herrington
Tax Map No. 016A21-410-C
Acct No. 14205

Property Address	Owner Name/Address	
	YEAGER, GARY P., JR. & HERRINGTON, PAMELA M. 2614 NORTHWIND DRIVE	
Map ID: 016A21 410 C HENRICO, VA 23233		
Acct No: 14205-1		
Legal Description: INST.20060290 LOT		
Deed Book/Page: 210 / 720		
Instrument: 00		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: SNGL FAMILY SUBURBAN	Acreage: 0.000	
Effective Date: Invalid Date	Year Built:	Land Use:
Zoning: RESIDENTIAL-RURAL 14 USES	Year Remodeled:	Total Mineral: \$0
District: 38 HAMILTON DISTRICT CH	Year Effective:	Total Land: \$2,500
MH/Type:	On Site Date: 12/01/2022	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$2,500



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Parcel N2 cont'd: Gary P. Yeager, Jr. & Pamela M. Herrington
Tax Map No. 016A21-411-C
Acct No. 5668

Property Address	Owner Name/Address	
	YEAGER, GARY P., JR. & HERRINGTON, PAMELA M. 2614 NORTHWIND DRIVE	
Map ID:	016A21 411 C HENRICO, VA 23233	
Acct No:	5668-1	
Legal Description:	INST.20060290 LOT 411C	
Instrument:	00	
Occupancy:	VACANT	
Dwelling Type:		
Use/Class:	SNGL FAMILY SUBURBAN	Acreage: 0.000
Effective Date:	Invalid Date	Year Built:
Zoning:	RESIDENTIAL-RURAL 14 USES	Year Remodeled:
District:	38 HAMILTON DISTRICT CH	Year Effective:
MH/Type:		On Site Date: 12/01/2022
Condition:		Review Date:
		Land Use:
		Total Mineral: \$0
		Total Land: \$2,500
		Total Improvements: \$0
		Total Value: \$2,500



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