

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Northumberland, 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 Northumberland County Courthouse, 220 Judicial Place, Heathsville, Virginia** on **November 6, 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 Big Red Auctions (“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	Clarice Lav Brooks Carrie Ball or Clarice Brooks	38-(1)-68 38-(1)-68-A	925879	4.237 acres +/- in Bridge Neck on Sunnybank Road, Reedville 4.00 acres +/- in Bridge Neck on Sunnybank Road, Reedville
J2	Ernestine Proctor	19-B(1)-12	964107	Upper Bay View Lot 12 on Condit Pond, 1.48 acres +/-
J3	James Mathews	7-(3)-12	806035	1.956 acres +/- off of Fruit Plain Road, Callao
J4	Christopher M. & Mark Allen Shargots	19-A(1)-48	703880	White Sand Harbour Lot 48, 1.1 acres +/- on Cubitt Creek Road
J5	Maurice Leonard Sr. or Kilcha Lane	25-C(1)-136	925878	Betz Landing Lot 136, 2.71 acres on Steamboat Lane
J6	William R. Taylor	35-(1)-8-B 35-(1)-8-C	1046651	3.33 acres +/- on Sampsons Wharf Road 1.11 acres +/- on Sampsons Wharf Road

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: bigredauctions.hibid.com. 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 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 deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than November 13, 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 Northumberland 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 Northumberland 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 bigredauctions.hibid.com, by email to bigredhibid@gmail.com or by phone to (804) 577-7449. 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 804-893-5176, or by writing to the address below.

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

J1 : Clarice Lav Brooks - 38-(1)-68

Parcel Record Number (PRN) 18548001

District FAIRFIELDS DISTRICT

Total Acres 4.237

Legal Desc 1 IN BRIDGE NECK

Legal Desc 2 WBF-682 DBF-553 M-357 MM-595

SINGLE FAMILY RESIDENCE (SUBURBAN)

Current Value (2025)

Land \$99,300

Main Structures \$0

Other Structures \$0

TOTALS \$99,300

Carrie Ball or Clarice Brooks - 38-(1)-68-A

Parcel Record Number (PRN) 23383001

District FAIRFIELDS DISTRICT

Total Acres 4.0

Legal Desc 1 IN BRIDGE NECK

Legal Desc 2 DBYY-513

SINGLE FAMILY RESIDENCE (SUBURBAN)

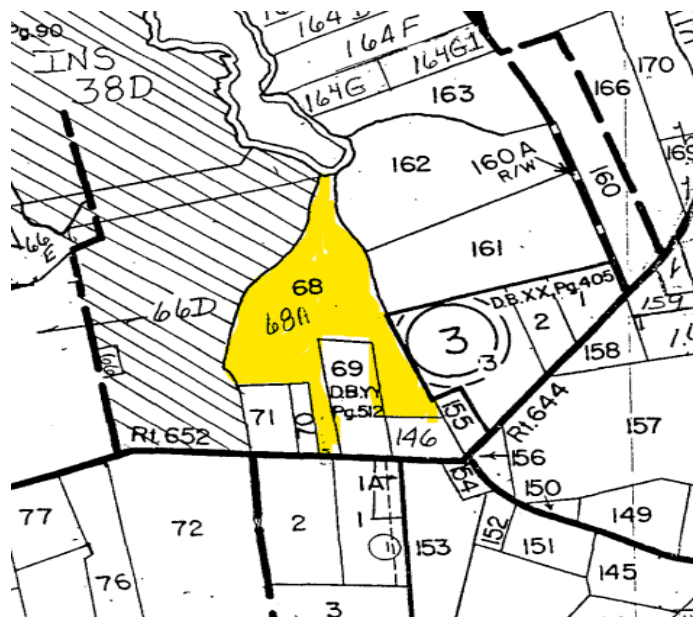
Current Value (2025)

Land \$10,000

Main Structures \$0

Other Structures \$0

TOTALS \$10,000



J2: Ernestine Proctor - 19-B(1)-12

Parcel Record Number (PRN) 21257001

District FAIRFIELDS DISTRICT

Total Acres 1.48

Legal Desc 1 UPPER BAY VIEW

Legal Desc 2 LOT 12 DB298-466

SINGLE FAMILY RESIDENCE (SUBURBAN)

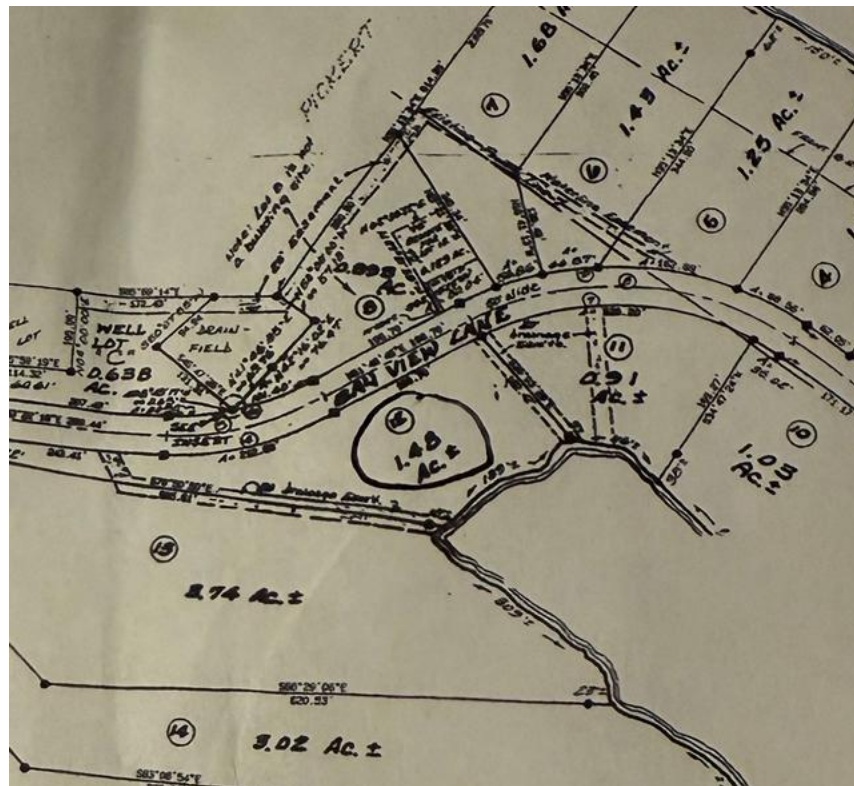
Current Value (2025)

Land \$47,400

Main Structures \$0

Other Structures \$0

TOTALS \$47,400



J3: James Mathews - 7-(3)-12

Parcel Record Number (PRN) 36700186
District LOTTSBURG DISTRICT
E911 Address(es) 0 OFF FRUIT PLAIN RD
Total Acres 1.956
Legal Desc 1 FRUIT PLAIN ACRES LOT 12
Legal Desc 2 DB460-389
SINGLE FAMILY RESIDENCE (SUBURBAN)

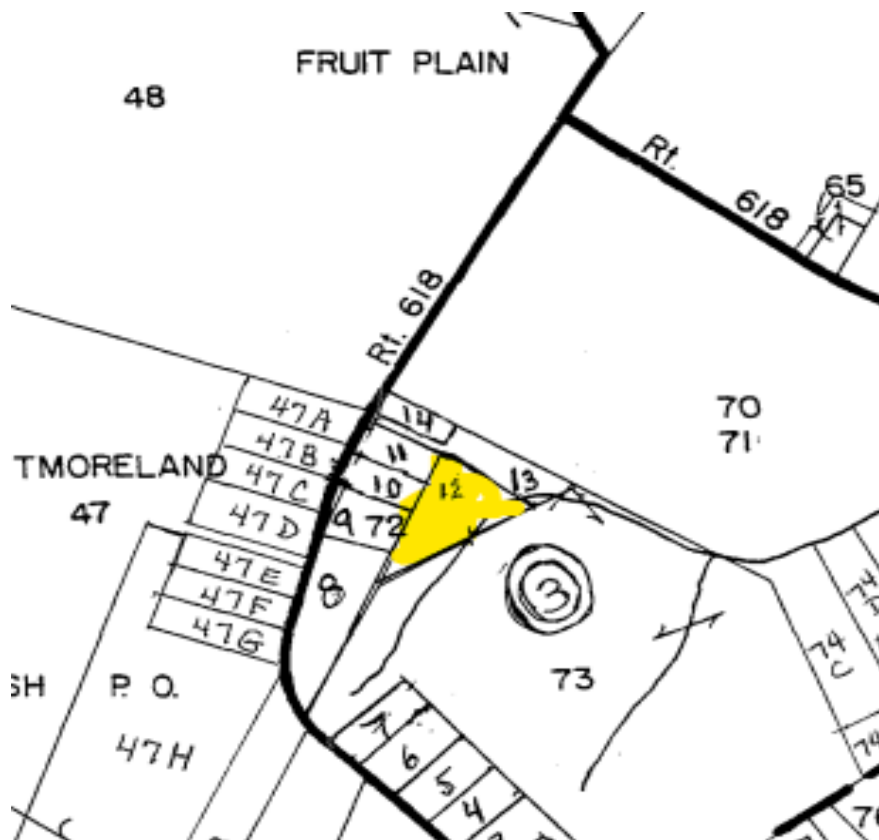
Current Value (2025)

Land \$14,900

Main Structures \$0

Other Structures \$5,600

TOTALS \$20,500



J4: Christopher M. & Mark Allen Shargots - 19-A(1)-48

Parcel Record Number (PRN) 25478001

District FAIRFIELDS DISTRICT

Total Acres 1.1

SINGLE FAMILY RESIDENCE (SUBURBAN)

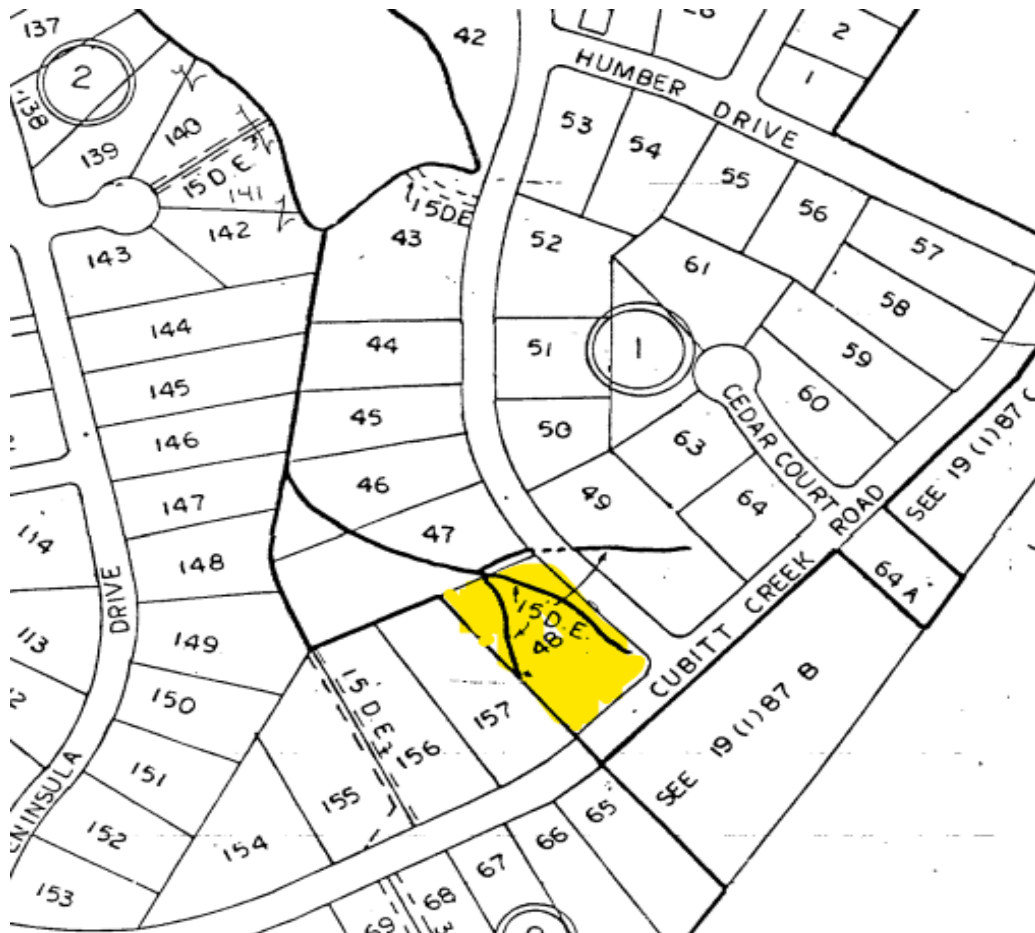
Current Value (2025)

Land \$15,500

Main Structures \$0

Other Structures \$0

TOTALS \$15,500



J5: Maurice Leonard Sr. or Kilcha Lane - 25-C(1)-136

Parcel Record Number (PRN) 29597001

District HEATHSVILLE DISTRICT

E911 Address(es) 0 STEAMBOAT LANE

Total Acres 2.71

State Class SINGLE FAMILY RESIDENCE (SUBURBAN)

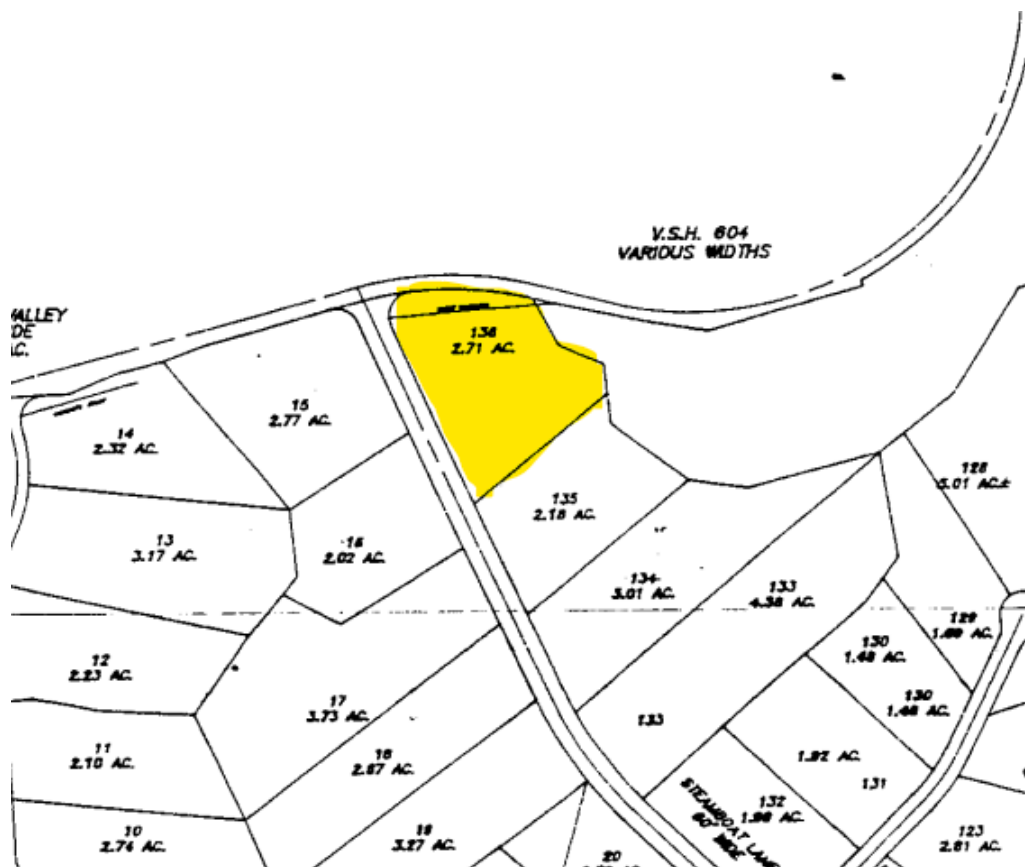
Current Value (2025)

Land \$22,300

Main Structures \$0

Other Structures \$0

TOTALS \$22,300



J6: William R. Taylor - 35-(1)-8-B + 35-(1)-8-C

Parcel Record Number (PRN) 25758001
District WICOMICO DISTRICT
Total Acres 3.33
Legal Desc 1 FOREST LAND
Legal Desc 2 DB589-699
SINGLE FAMILY RESIDENCE (SUBURBAN)

Current Value (2025)

Land \$22,700

Main Structures \$0

Other Structures \$0

TOTALS \$22,700

Parcel Record Number (PRN) 25758002
District WICOMICO DISTRICT
Total Acres 1.11
Legal Desc 1 FOREST LAND
Legal Desc 2 DB589-699
SINGLE FAMILY RESIDENCE (SUBURBAN)

Current Value (2025)

Land \$14,800

Main Structures \$0

Other Structures \$0

TOTALS \$14,800

