

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

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at an **online-only** public auction. Pre-bidding is available now, and bidding will begin to close **on Monday, October 20, 2025 at 11:00 am EST.**

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 announcements take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
N1	Wilda Ruth Lamb	13A115-1216	1479	39029	on North Lakeshores Dr., Lot 1216, Blue Ridge Shores, Green Springs Magisterial Dist.
N2	Green Mountain Properties, Inc.	13A115-1221	372	15248	on North Lakeshores Dr., Lot 1221, Blue Ridge Shores, Green Springs Magisterial Dist.
N3	Marshall P. Haggard, et al.	13A5-5-527	6547	12811	corner of South Lakeshores Dr. & Locust Dr., Lot 527, Blue Ridge Shores, Green Springs Magisterial Dist.
N4	W E Terry, et al.	13A5-5-632	15681	207290	on Ellis Dr., Lot 632, Blue Ridge Shores, Green Springs Magisterial Dist.
N5	Charles A. Halbert, et al.	13A5-2-178	6571	12813	on Fairview Rd., Lot 178, Blue Ridge Shores, Green Springs Magisterial Dist.
N6	Ethel S. Buckner, et al.	96A-1-X-1	14856	320486	between Orchid Lake Dr., Beaver Hut Dr., & Angle Ave., 0.5 AC +/-, Lot 1, BLK X, Orchid Lake Estate, Cuckoo Magisterial Dist.
N7	Burnetta O. Powell	96A-1-K-1	12806	24900	on Deer Dr., Lot 1, BLK K, Orchid Lake Estate, Cuckoo Magisterial Dist.
N8	Ronald Nuckols	96A-1-N-34	11882	24923	on Deer Dr., Lot 34-35, BLK N, Orchid Lake Estate, Cuckoo Magisterial Dist.
N9	BCM Inc.	76-28	22920	14943	on Belle Mead Rd., 0.046 AC +/-, Jackson Magisterial Dist.
N10	Lafayette Price	78-1-3A	12870	13740	near Three Notch Rd., 0.50 AC +/-, Louisa Courthouse Magisterial Dist.
N11	Henry F. Jones, et al.	24-83	8812	393998	18385 Louisa Rd., 0.11 AC +/-, Green Springs Magisterial Dist.
N12	Worman Development, LC	39-20-A	29252	15988	on Bays Farm Rd., 0.987 AC +/-, Wetlands Open Space, Lot A, Bays Farm Subdivision, Louisa Magisterial Dist.
N13	Nazie Coleman	42-5-1B	3181	459519	on Chopping Rd., 0.13 AC +/-, Mineral Magisterial Dist.
N14	Marie Timberlake	43-3	15997	14151	near Hidden Farm Dr., 2 AC +/-, Mineral Magisterial Dist.

N15	Lucy Thompson	27-44	15874	207293	near Chalklevel Rd., 1 AC +/-, Mineral Magisterial Dist.
N16	John Sam Thompson	57-68	15869	157010	near Foxbrook Ct., 2 AC +/-, Mineral Magisterial Dist.
N17	Peggy J. Jenkins	60-52	14408	15417	near Moorefield Rd., 3 AC +/-, Cuckoo Magisterial Dist.
N18	Claude C. Robertson	104-5-B	23736	13811	on Claude Ln., 0.29 AC +/-, Lot 2, "Claude's Place" Subdivision, Jackson Magisterial Dist.
N19	Archie Jones	67-8-B	8746	13265	near Courthouse Rd., 1 AC +/-, Parcel B, Louisa Magisterial Dist.

TERMS OF SALE: Louisa County has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward. 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.

All interested bidders must register and be approved by TACS to bid. Registration and bidding are free of charge and are done at tacssale.com. If any interested bidders do not have access to the internet, please contact TACS at 804-548-4408 or auctions@taxva.com for assistance with creation of an account and placement of bids.

Approved bidders may bid online at any time during which the auction is open. Bidders may enter a maximum bid amount and allow the system to bid in pre-set increments for them, or may manually enter each bid individually, at their preference.

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 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 buyer's premium of 10% of the**

highest bid or \$150, whichever is greater, added to the winning bid, and deed recordation costs, as determined by the Louisa County Circuit Court, added to the winning bid to determine the final contract price. The final contract price must be received in full no later than Monday, October, 27, 2025. Time is of the essence.

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.** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. **Cash and personal checks will not be accepted.** Checks and money orders shall be made payable to Louisa County and forwarded to TACS, at the address shown below. 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 the County of Louisa and you may not be a Defendant in any pending delinquent tax matter. Questions should be directed to TACS online at tacssale.com, by email to auctions@taxva.com, by phone to 804-548-4408, or by writing to the address below.

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

****TACS is not responsible for internet connectivity issues, software functionality, bidding application, or system errors which could cause a bid to fail to be recognized. There is no recourse or remedy, implied or offered, to any online bidders in the event of any issues.****