

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
TOWN OF COLONIAL BEACH AND
COUNTY OF WESTMORELAND, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Westmoreland, 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 Board of Supervisors Room, 111 Polk Street, Montross, Virginia, on December 4, 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	John Carroll Donahue	3A1-2-25-7	948664	Part Lot 7, Block 25, Lossing Avenue, Town of Colonial Beach
J2	John Carroll Donahue	3A1-2-17-16	948664	Lot 16, Block 17, Irving Avenue, Town of Colonial Beach
J3	Jeffrey W. & Cindra V. Norman	26K1-1-16	813153	Glebe Harbor Lot 16, Section 1 on S. Glebe Road
J4	Jeffrey W. & Cindra V. Norman	26K1-1-18	813153	Glebe Harbor Lot 18, Section 1 on Glebe Harbor Drive
J5	William Jones Enterprises, Inc.	23E-81	572655	Currioman Bay Estates Lot 81 on Monument Drive
J6	William Jones Enterprises, Inc.	22D-53	572655	Sanford Shores Lot 53 on General Lee Court
J7	William Jones Enterprises, Inc.	22A-A-9	572655	Light Horse Forest Lot 9, Section A on S. Independence Drive
		22A-A-10		Light Horse Forest Lot 10, Section A on S. Independence Drive
J8	Neville V. McKen	25B1-2-12	572505	Cabin Point Lot 12, Section 10 on Lighthouse Lane
J9	Neville V. & Clara Rita McKen	25B3-2-19	572505	Cabin Point Lot 19, Section 6 on Lighthouse Lane
J10	Jason E. Boseck	3A1-2-38-8	948661	Lot 8, Block 38, Bancroft Avenue, Town of Colonial Beach

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 December 11, 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 Westmoreland 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 the Town of Colonial Beach or County of Westmoreland 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: John Carroll Donahue

Map ID: 3A1 2 25 7

Acct No: 21157-1

Legal Description: PT OF LOT 7 BK 25 DB 797 PG 507

Use/Class: SNGL FAM RES-URBAN

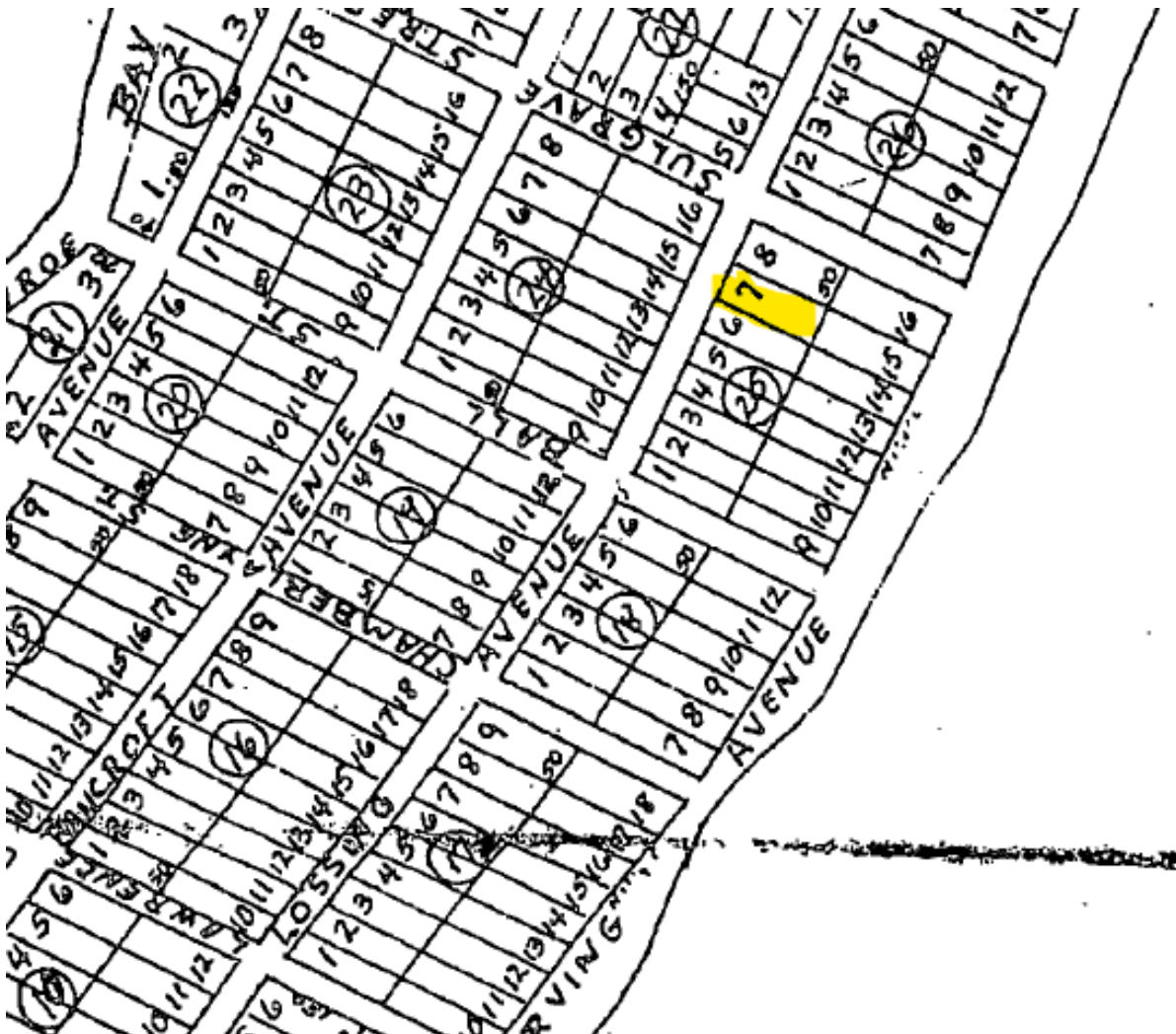
Year Assessed: 2022

Zoning: Year Remodeled: Total Mineral: \$0

District: 09 TOWN OF COLONIAL BEACH Total Land: \$41,500

Total Improvements: \$0

Total Value: \$41,500



J2: John Carroll Donahue

Map ID: 3A1 2 17 16

Acct No: 21160-1

Legal Description: LOT 16 BK 17 DB 797 PG 507

Use/Class: SNGL FAM RES-URBAN

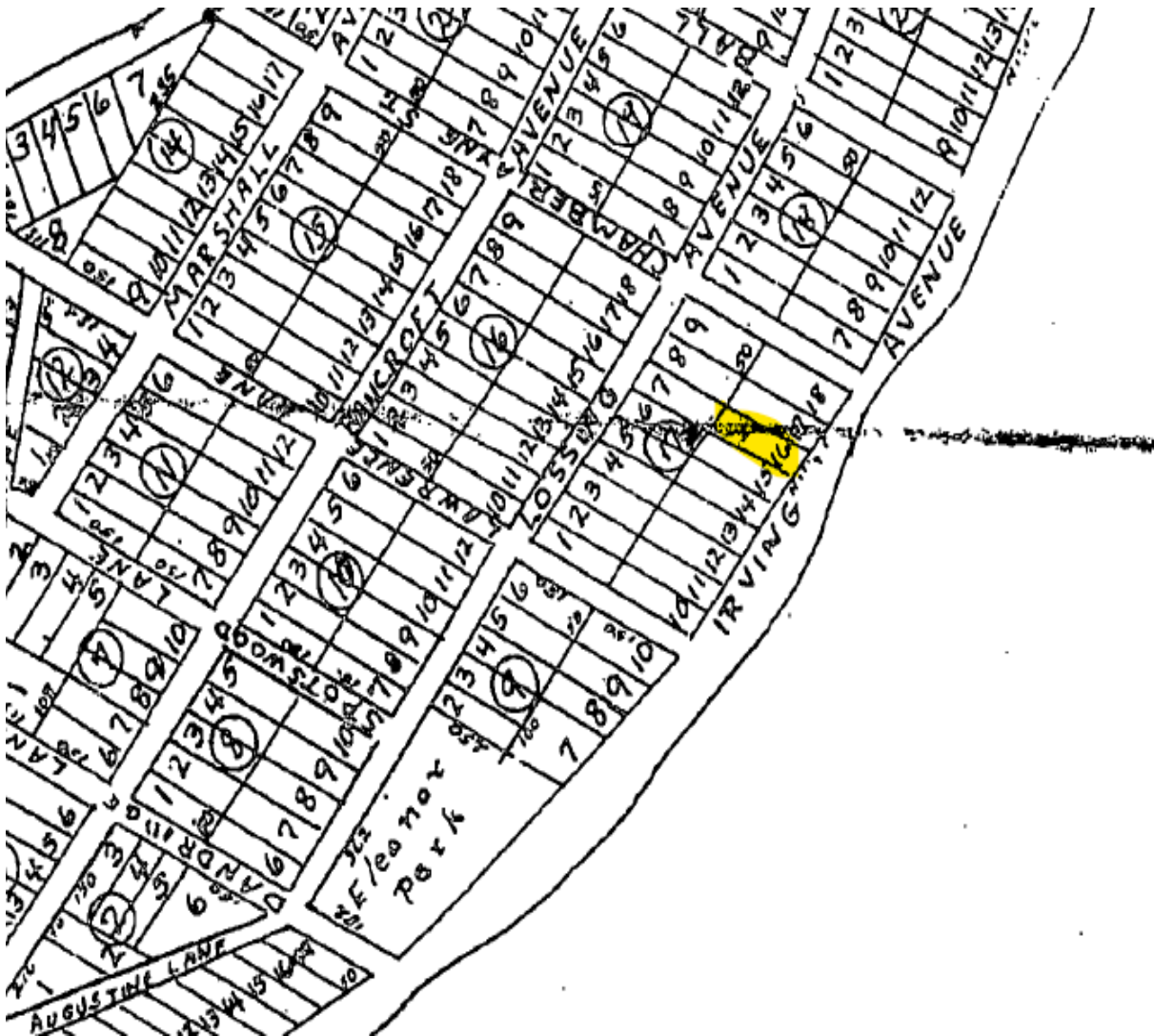
Year Assessed: 2022

Zoning: Year Remodeled: Total Mineral: \$0

District: 09 TOWN OF COLONIAL BEACH Total Land: \$99,600

Total Improvements: \$0

Total Value: \$99,600



J3: Jeffrey W. & Cindra V. Norman

Map ID: 26K1 1 16

Acct No: 5777-1

Legal Description: GLEBE HARBOR LOT 16 SEC 1

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled:

District: 01 COPLE

Total Mineral: \$0

Total Land: \$85,000

Total Improvements: \$3,400

Total Value: \$88,400



J4: Jeffrey W. & Cindra V. Norman

Map ID: 26K1 1 18

Acct No: 5778-1

Legal Description: GLEBE HARBOR LOT 18 SEC 1

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled:

District: 01 COPLE

Total Mineral: \$0

Total Land: \$8,500

Total Improvements: \$0

Total Value: \$8,500



J5: William Jones Enterprises, Inc.

Map ID: 23E 81

Acct No: 9869-1

Legal Description: CURRIOMAN BAY ESTATES LOT 81

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled:

District: 02 MONTROSS

Total Mineral: \$0

Total Land: \$6,200

Total Improvements: \$0

Total Value: \$6,200



J6: William Jones Enterprises, Inc.

Map ID: 22D 53

Acct No: 12395-1

Legal Description: SANFORD SHORES LOT 53

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled:

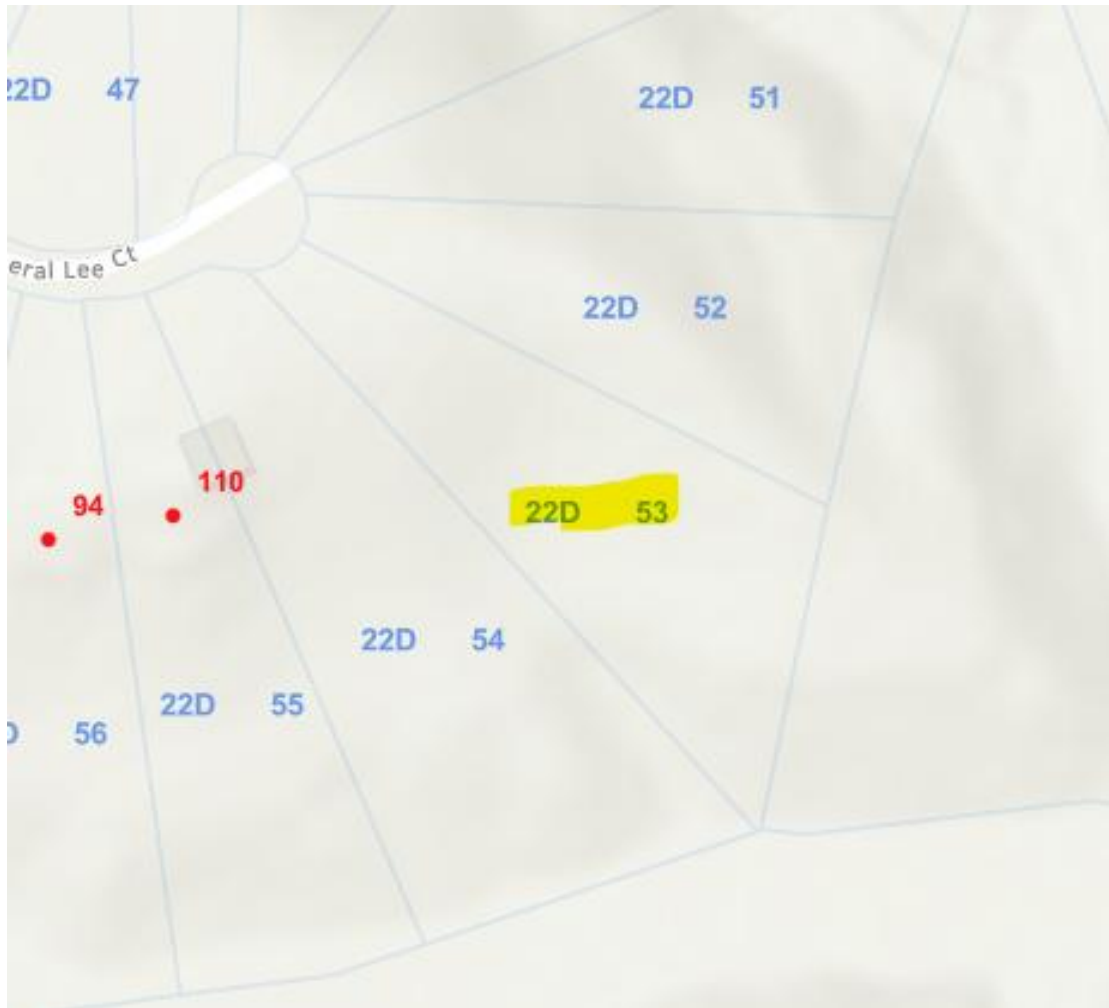
District: 02 MONTROSS

Total Mineral: \$0

Total Land: \$24,900

Total Improvements: \$0

Total Value: \$24,900



J7: William Jones Enterprises, Inc.

Map ID: 22A A 9

Acct No: 12392-1

Legal Description: LIGHT HORSE FOREST LOT 9 SEC A

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled:

District: 02 MONTROSS

Total Mineral: \$0

Total Land: \$20,800

Total Improvements: \$0

Total Value: \$20,800

Map ID: 22A A 10

Acct No: 12393-1

Legal Description: LIGHT HORSE FOREST LOT 10 SEC A

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled:

District: 02 MONTROSS

Total Mineral: \$0

Total Land: \$20,800

Total Improvements: \$0

Total Value: \$20,800



J8: Neville V. McKen

Map ID: 25B1 2 12

Acct No: 5304-1

Legal Description: CABIN POINT LOT 12 SEC 10

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled:

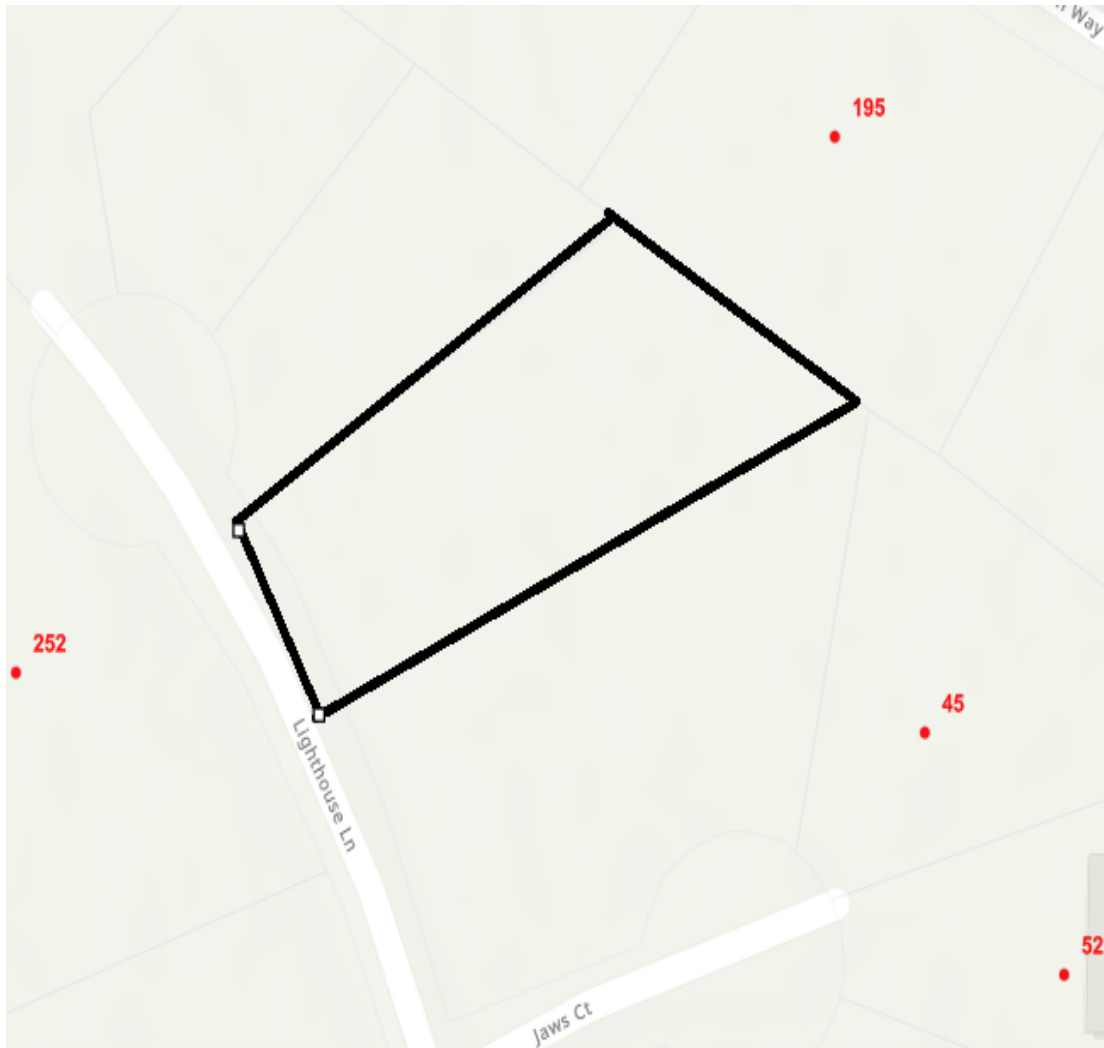
District: 01 COPLE

Total Mineral: \$0

Total Land: \$10,000

Improvements: \$0

Total Value: \$10,000



J9: Neville V. & Clara Rita McKen

Map ID: 25B3 2 19

Acct No: 5305-1

Legal Description: CABIN POINT LOT 19 SEC 6

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled:

District: 01 COPLE

Total Mineral: \$0

Total Land: \$10,000

Total Improvements: \$0

Total Value: \$10,000



J10: Jason E. Boseck

Map ID: 3A1 2 38 8

Acct No: 20327-1

Legal Description: LOT 8 BK 38 DB 497 PG 219

Use/Class: SNGL FAM RES-URBAN

Year Assessed: 2022

Zoning: Year Remodeled: Total Mineral: \$0

District: 09 TOWN OF COLONIAL BEACH Total Land: \$47,500

Total Improvements: \$5,400

Total Value: \$52,900

