

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF WESTMORELAND, 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 **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 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.

	Property Owner(s)	Tax Map No.	TACS No.	Property Description
N1	Richard B. Lucas, Jr., Et Al.	34-45	572010	1.4 acre +/- across from 245 Pratt’s Place, Montross
N2	James E. & Janet M. Shreve	10C-5-1-17	572176	PBE Shorewood Section, Lot 17, Block 1, Shorewood Dr.
N3	Barbara A. Diehl	10C-4-1-3	572152	PBE Albrough Section 2, Lot 3, Block 1, Albrough Blvd.
N4	Lora Gilmore	26K2-2-30	572209	Glebe Harbor Lot 30, Section 5, behind 272 N. Glebe Rd.
N5	Frank I. Jr. & William O. McDonald	26K1-1-173	572451	Glebe Harbor Lot 173, Section 1, on Otter Lane
N6	Don F. & Ernestine King	10C-13-5-29	730802	PBE Circle Lane Section, Lot 29, Block 5, Mattox Avenue
N7	John M. Banach	10C-6-1-34	572671	PBE Woodbine Section Lot 34, Block 1, Wildwood Road
N8	James E. & Bessie P. Southard	6E-1-2-66	572405	Colonial Forest Lot 66, Block 2, Section 1, near Monroe Bay Circle
N9	James E. & Bessie P. Southard	6E-1-2-67	572405	Colonial Forest Lot 67, Block 2, Section 1, near Monroe Bay Circle
N10	Herbert S. & Opal E. Fleshman	6E-2-C-7	572348	Colonial Forest Lot 7, Block C, Section 2, near Monroe Bay Circle
N11	Herbert S. & Opal E. Fleshman	6E-2-C-8	572348	Colonial Forest Lot 8, Block C, Section 2, near Monroe Bay Circle
N12	Robert E. Scott	6E-1-7-2	572864	Colonial Forest Lot 2, Block 7, Section 1, near Monroe Bay Circle

N13	Robert E. Scott	6E-1-7-4	572864	Colonial Forest Lot 4, Block 7, Section 1, near Monroe Bay Circle
N14	Jack & Thelma M. Glenn	5B-1-D-31	572019	Colonial Beach Estates Lot 31, Block D, Section 1, on Colonial Circle
N15	A. Carlton Rowe	36B-1-32	731005	Nomini Boat Club Estates Lot 32, Section 1, near Center Street
N16	Allen Lester Crabbe	49-91A	812979	Part Robert Crabbe Estate on Skipjack Road, Kinsale
N17	Joseph W. Smithson	5B-1-D-32	572404	Colonial Beach Estates Lot 32, Block D, Section 1, on Colonial Circle
N18	Ivanhoe V. & Dorothy W. Yeamans	49H-1-6-2	572244	Shady Harbor Shores Lot 2, Block 6, Section 1, near Ewell Road

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 **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 full balance due must be received 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 County of Westmoreland. 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 Brad Smith, at (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

N1 Richard B. Lucas, Jr., Et Al.

Map ID: 34 45

Acct No: 10905-1

Legal Description: ADJ JONES EST 1.5 AC

Use/Class: SNGL FAM RES-SUBURAN Acreage: 1.500

Year Assessed: 2022

Zoning: Year Remodeled: Total Mineral: \$0

District: 02 MONTROSS Total Land: \$4,200

Total Improvements: \$0

Total Value: \$4,200



N2 James E. & Janet M. Shreve

Map ID: 10C 5 1 17

Acct No: 18388-1

Legal Description: PBE SHOREWOOD SEC LOT 17 BK 1

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled:

District: 03 WASHINGTON

Total Mineral: \$0

Total Land: \$8,000

Total Improvements: \$0

Total Value: \$8,000



N3 Barbara A. Diehl

Map ID: 10C 4 1 3

Acct No: 14266-1

Legal Description: PBE ALBROUGH SEC 2 LOT 3 BK 1

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled:

District: 03 WASHINGTON

Total Mineral: \$0

Total Land: \$8,000

Total Improvements: \$0

Total Value: \$8,000



N4 Lora Gilmore

Map ID: 26K2 2 30

Acct No: 3097-1

Legal Description: GLEBE HARBOR LOT 30 SEC 5

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



N5 Frank I. Jr. & William O. McDonald

Map ID: 26K1 1 173

Acct No: 2496-1

Legal Description: GLEBE HARBOR LOT 173 SEC 1

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled:

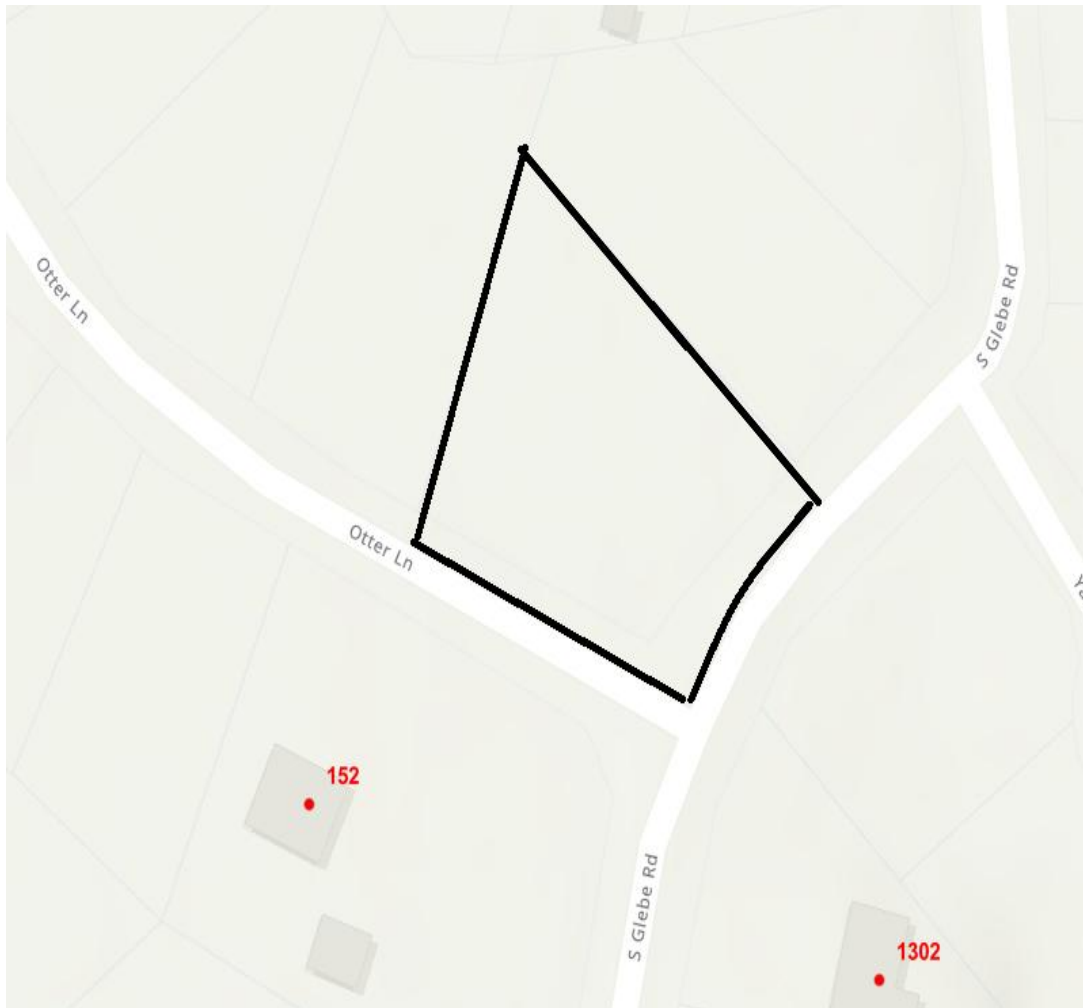
District: 01 COPLE

Total Mineral: \$0

Total Land: \$8,500

Total Improvements: \$0

Total Value: \$8,500



N6 Don F. & Ernestine King

Map ID: 10C 13 5 29

Acct No: 16271-1

Legal Description: PBE CIRCLE LANE SEC LOT 29 BK 5

Use/Class: SNGL FAM RES-SUBURAN Acreage: 0.000

Year Assessed: 2022 Year Built: Land Use:

Zoning: Year Remodeled: Total Mineral: \$0

District: 03 WASHINGTON Total Land: \$8,000

Total Improvements: \$0

Total Value: \$8,000



N7 John M. Banach

Map ID: 10C 6 1 34

Acct No: 12730-1

Legal Description: PBE WOODBINE SEC LOT 34 BK 1

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled: Total Mineral: \$0

District: 03 WASHINGTON Total Land: \$8,000

Total Improvements: \$0

Total Value: \$8,000



N8 James E. & Bessie P. Southard

Map ID: 6E 1 2 66

Acct No: 18632-1

Legal Description: COLONIAL FOREST LOT 66 BK 2 SEC 1

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled:

Total Mineral: \$0

District: 03 WASHINGTON

Total Land: \$500

Total Improvements: \$0

Total Value: \$500



N9 James E. & Bessie P. Southard

Map ID: 6E 1 2 67

Acct No: 18633-1

Legal Description: COLONIAL FOREST LOT 67 BK 2 SEC 1

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled:

Total Mineral: \$0

District: 03 WASHINGTON

Total Land: \$800

Total Improvements: \$0

Total Value: \$800



N10 Herbert S. & Opal E. Fleshman

Map ID: 6E 2 C 7 GLENDALE MD 20769

Acct No: 14701-1

Legal Description: COLONIAL FOREST LOT 7 BK C SEC 2

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled: Total Mineral: \$0

District: 03 WASHINGTON Total Land: \$500

Total Improvements: \$0

Total Value: \$500



N11 Herbert S. & Opal E. Fleshman

Map ID: 6E 2 C 8 GLENDALE MD 20769

Acct No: 14702-1

Legal Description: COLONIAL FOREST LOT 8 BK C SEC 2

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled:

Total Mineral: \$0

District: 03 WASHINGTON

Total Land: \$500

Total Improvements: \$0

Total Value: \$500



N12 Robert E. Scott

Map ID: 6E 1 7 2

Acct No: 18305-1

Legal Description: COLONIAL FOREST LOT 2 BK 7 SEC 1

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled:

Total Mineral: \$0

District: 03 WASHINGTON

Total Land: \$500

Total Improvements: \$0

Total Value: \$500



N13 Robert E. Scott

Map ID: 6E 1 7 4

Acct No: 18306-1

Legal Description: COLONIAL FOREST LOT 4 BK 7 SEC 1

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled:

Total Mineral: \$0

District: 03 WASHINGTON

Total Land: \$500

Total Improvements: \$0

Total Value: \$500



N14 Jack & Thelma M. Glenn

Map ID: 5B 1 D 31

Acct No: 14975-1

Legal Description: COLONIAL BEACH EST LOT 31 BK D SEC 1

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled:

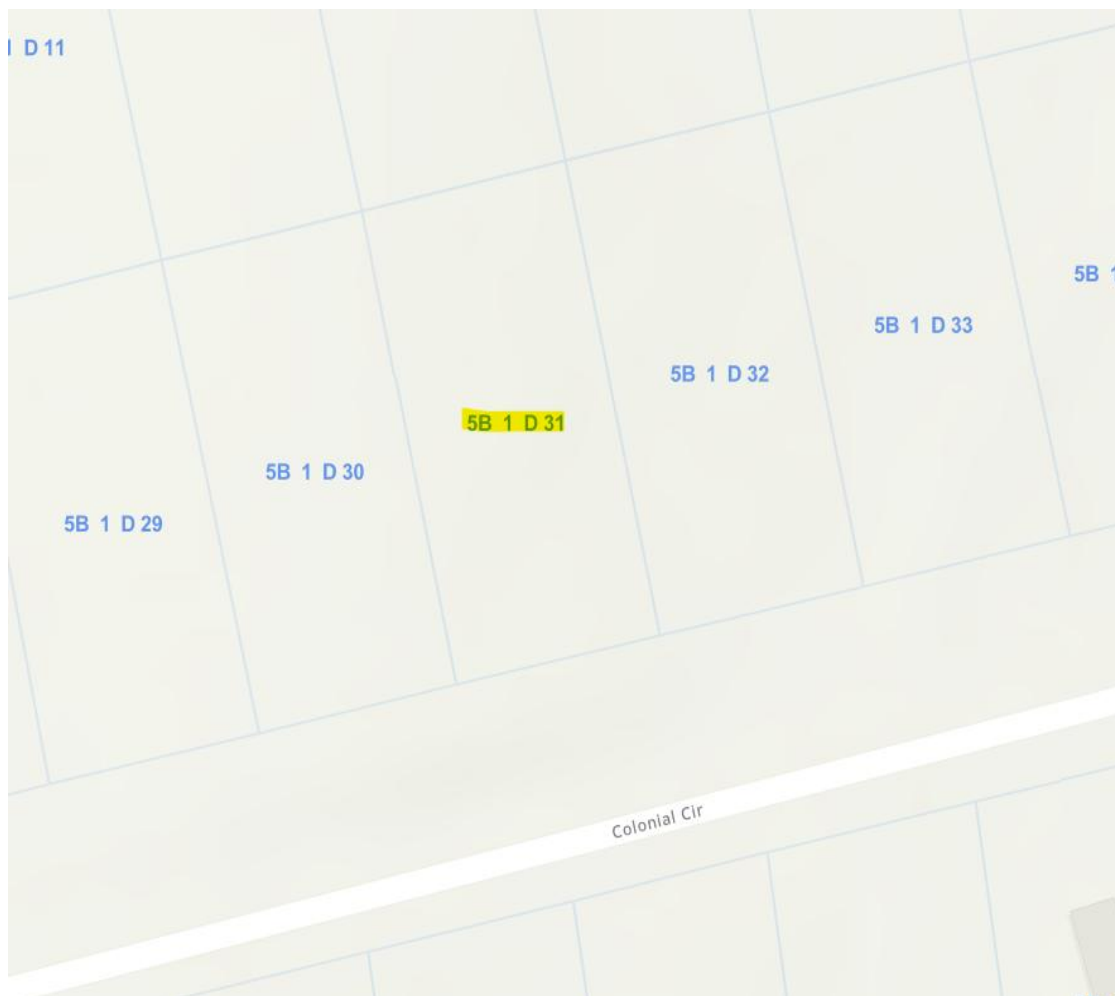
Total Mineral: \$0

District: 03 WASHINGTON

Total Land: \$800

Total Improvements: \$0

Total Value: \$800



N15 A. Carlton Rowe

Map ID: 36B 1 32

Acct No: 11725-1

Legal Description: NOMINI BOAT CLUB EST LOT 32 SEC 1

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled:

District: 02 MONTROSS

Total Mineral: \$0

Total Land: \$200

Total Improvements: \$0

Total Value: \$200



N16 Allen Lester Crabbe

Map ID: 49 91A

Acct No: 1809-1

Legal Description: PT ROBERT CRABBE EST

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled:

District: 01 COPLE

Total Mineral: \$0

Total Land: \$2,100

Total Improvements: \$0

Total Value: \$2,100



N17 Joseph W. Smithson

Map ID: 5B 1 D 32

Acct No: 18613-1

Legal Description: COLONIAL BEACH EST LOT 32 BK D SEC 1

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled:

Total Mineral: \$0

District: 03 WASHINGTON

Total Land: \$800

Total Improvements: \$0

Total Value: \$800



N18 Ivanhoe V. & Dorothy W. Yeamans

Map ID: 49H 1 6 2

Acct No: 8711-1

Legal Description: SHADY HARBOR SHORES LOT 2 BK 6 SEC 1

Use/Class: SNGL FAM RES-SUBURAN

Year Assessed: 2022

Zoning: Year Remodeled:

Total Mineral: \$0

District: 01 COPLE

Total Land: \$500

Total Improvements: \$0

Total Value: \$500

