

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
CITY OF HAMPTON, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of City of Hampton, 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 **Ruppert Sargent Building 1 Franklin Street, Hampton, Virginia 23669**, on **January 15, 2026 at 11:00 AM in the Veterans Conference Room**.

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 Dudley Resources ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS"). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	RPC No.	TACS No.	Property Description
J1	Larry W. Sayre	12002096	1112689	26 Fulton St. REAR, Hampton, Virginia 23663
J2	Walter C. Crist	12001423	1112677	7 Howard St., Hampton, Virginia 23663
J3	Sarabi-Kia Farzin	1003572	1112675	2401 Victoria Blvd, Hampton, Virginia 23661
J4	Focus One, LLC.	1003246	1112674	1812 Laguard Dr. Hampton, Virginia 23661
J5	Old Buckroe Heights Corp.	12002751	1112647	212 W. Sherwood Ave. Hampton, Virginia 23663
J5 con't	Old Buckroe Heights Corp.	12002752	1112647	218 W. Sherwood Ave. Hampton, Virginia 23663
J6	Rudolph V. Bland	2003517	1112696	31 E. Pembroke Ave. Hampton, Virginia 23669
J7	Edward M. Taylor, II	1001193	1297883	123 Prince James Dr. Hampton, Virginia 23669
J8	Fairfield Recreation Assn,	11000277	1112667	623 Fairfield Blvd B Hampton, Virginia 23669
J9	Josie M. Usher REDEEMED	3004488 REDEEMED	1112652 REDEEMED	79 Roxbury Ter, Hampton, Virginia 23666 REDEEMED
J10	Tele Homes, LLC	1007182	1112657	Lasalle Ave. Hampton, Virginia 23661

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

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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 and the buyer assumes the risk of loss from the date of the sale. 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.

Credit Card information or other proof of funds will be collected as part of the registration process for deposit purposes. If using a credit card, immediately upon conclusion of the Sale, the highest bidder's registered credit card will be charged an initial deposit amount of \$2,500.00, or the minimum deposit amount outlined in the terms above, if less than \$2,500.00.

Terms applicable to In-Person Bidders ONLY: The deposit and buyer's premium are due at the close 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.**

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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 <https://www.dudleyresources.auction/>. 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 Dudley Resources, at (804) 709-1954 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 January 22, 2026).** 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 City of Hampton 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 City of Hampton 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 <https://www.dudleyresources.auction/>, by email to info@dudleyresources.com or by phone to , at (804) 709-1954. 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 804-548-4429, or by writing to the address below.

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

SAMPLE “Online bidders ONLY”
PURCHASER’S ACKNOWLEDGEMENT AND
CONTRACT OF SALE

PURCHASER’S ACKNOWLEDGEMENT AND CONTRACT OF SALE At that certain real estate tax sale which closed on _____, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Case Name _____
Tax Map No. _____
Account No. _____
TACS No. _____

Buyer’s Premium: \$ _____
Bid Deposit: \$ _____
Credit Card Hold: \$(_____)
Total Due Now: \$ _____

I understand that the above-referenced “Total Due Now” is required to be **received** by TACS **no later than** _____ and that the balance and the deed recordation cost will be due within fifteen days after confirmation of this sale by the Circuit Court of the _____, Virginia.

Certified funds shall be made payable to _____ and forwarded to TACS at the address below. Wire transfer instructions will be provided on 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, I may be liable for damages, 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, 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 this limitation. I understand that I will be notified at the address below of the date the Special Commissioner intends to ask the Court to confirm this sale, and that this Court hearing will be my last opportunity to raise any questions concerning this sale. 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 I will be responsible for any real estate taxes on this parcel from the auction closing date. I understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit filed by the above-named locality, that this contract shall be 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 if I fail to comply with this Purchaser’s Acknowledgement and Contract of Sale, or if the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit all amounts paid and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale. 5

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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 the former owner(s) of this property may for good cause shown, within ninety (90) days from the entry of the Decree of Confirmation in this matter, petition the Court to have the matter reheard. I understand that title to the property described herein will be taken in the name(s) indicated below and I represent that I have the authority to purchase and title the property in the name(s) shown below.

High Bidder Electronic Signature

Date: _____

Bidder Name: _____

Street Address: _____

City, State, ZIP: _____

Phone: _____

Email: _____

Title will be taken in the name of:

Type of Interest: Tenants in Common ☐ Tenants by Entirety with ROS ☐ Joint Tenants with ROS ☐ N/A ☐

If **purchaser** contact information is different from **bidder** contact information, please provide it below.

CERTIFICATION

It is hereby certified that TACS has received this Purchaser's Acknowledgment and Contract of Sale, signed and dated by the above-referenced bidder, on _____.

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

SAMPLE “In-person bidders ONLY”
PURCHASER’S ACKNOWLEDGEMENT AND
CONTRACT OF SALE

At that certain Special Commissioner’s sale held on Thursday, January 15, 2026 in the cause styled City of Hampton v. _____ (Case No. _____), the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____, and a buyer’s premium of \$ _____.

Tax Map No. _____

Account No. _____

I understand that a deposit of \$ _____ (25% of the purchase price or \$1,000.00, whichever is more, or the entire purchase price if less than \$1,000.00, or \$20,000.00 if purchase price is more than \$80,000.00) is required to be deposited today with the Special Commissioner and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court City of Hampton, Virginia. Further, I understand that a buyer’s premium is required in this auction and have agreed to pay \$ _____ as a buyer’s premium.

I understand that this property is being sold subject to any covenants, easements, agreements, restrictions, reservations, conditions of record, 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 this limitation. I understand that I will be notified at the address below of the date the Court intends to confirm this sale, and that this Court hearing will be my last opportunity to raise any questions concerning this sale. 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 I will be responsible for any real estate taxes on this parcel from the date of sale (auction date). I further understand that in the event I owe delinquent taxes to the City of Hampton or if I am named as a Defendant in any delinquent tax suit filed by the City of Hampton, Virginia, that this contract may be made null and void 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.

If the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit the deposit and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount. I further understand that if I fail to comply with this Purchaser’s Acknowledgement and Contract of Sale, that this real estate may be resold and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

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I understand that the former owner(s) of this property may for good cause shown, within ninety (90) days from the entry of the Decree of Confirmation in this matter, petition the Court to have the matter reheard. I understand that title to the property described herein will be taken in the name(s) indicated below and I represent that I have the authority to purchase and title the property in the name(s) shown below.

Signature

Print Name:

Address:

Phone:

Email:

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 15th day of January, 2026, 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

Property J1

Larry W. Sayre

RPC No. 12002096

TACS No. 1112689

Assessment Value as FY2026: \$41,300

Property Description:

26 Fulton St. REAR, Hampton

0.12 +/- acres Vacant lot



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 City of Hampton has worked to ensure that the assessment data contained herein is accurate, the City 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 City records for official information.

Property J2

Walter C. Crist, et al.

RPC No. 12001423

TACS No. 1112677

Assessment Value as FY2026: \$55,000

Property Description:

7 Howard St., Hampton

0.07 +/- acres Vacant lot



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Property J3

RPC No. 1003572

TACS No. 1112675

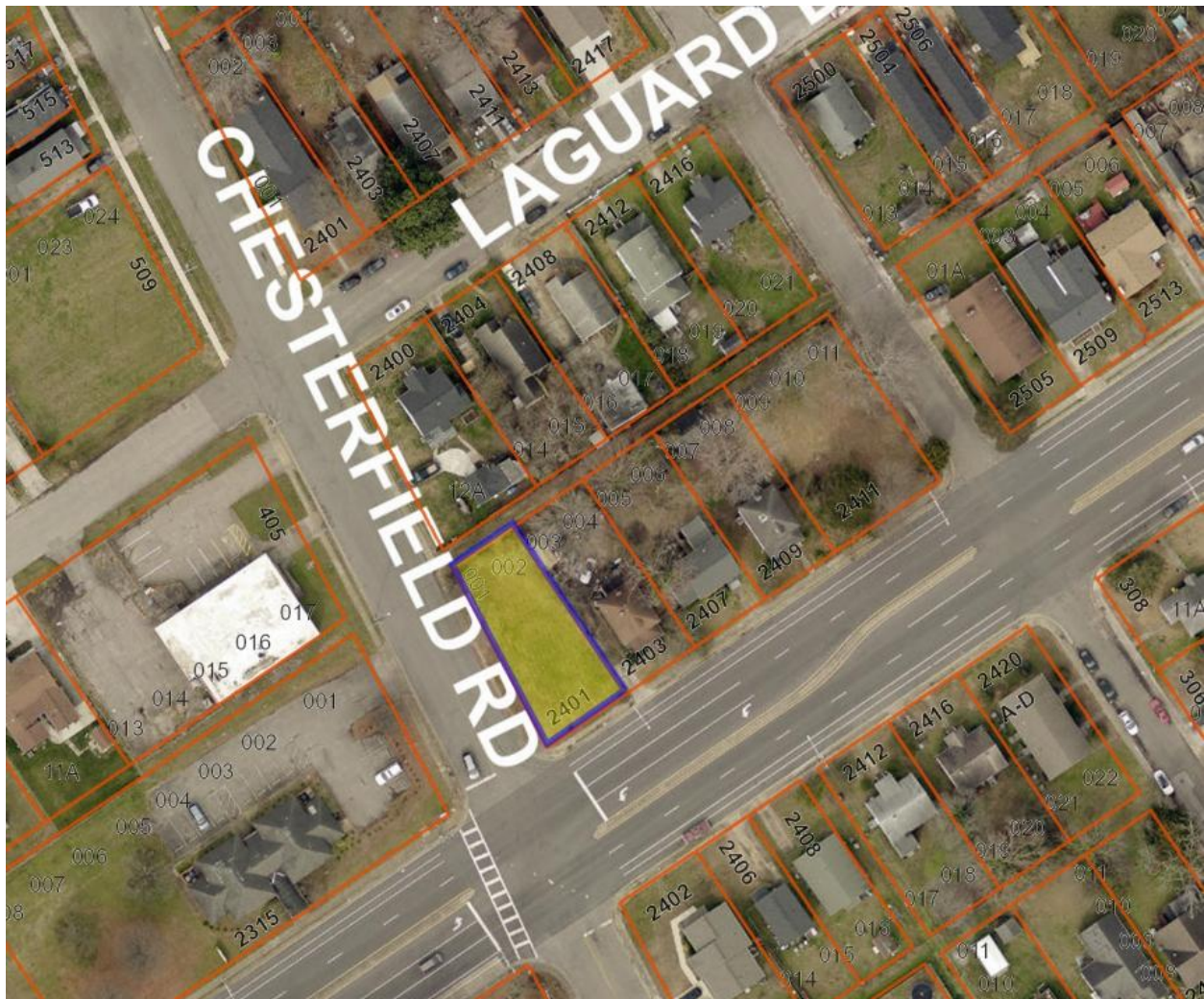
Assessment Value as FY2026: \$45,000

Sarabi-Kia Farzin

Property Description:

2401 Victoria Blvd, Hampton

0.14 +/- acres Vacant lot



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Property J4

Focus One, LLC

RPC No. 1003246

TACS No. 1112674

Assessment Value as FY2026: \$40,500

Property Description:

1812 Laguard Dr., Hampton

.08 +/- acres Vacant lot



Title:

Date: 1/14/2026

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Property J5

Old Buckroe Heights Corp.

RPC No. 12002751

TACS No. 1112647

Assessment Value as FY2026: \$20,600

Property Description:

212 W. Sherwood Ave., Hampton

0.06 +/- acres Vacant lot



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Property J5 con't Old Buckroe Heights Corp.

RPC No. 12002752

TACS No. 1112647

Assessment Value as FY2026: \$11,000

Property Description:

218 W. Sherwood Ave., Hampton

0.04 +/- acres Vacant lot



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Property J6

Rudolph V. Bland, et al.

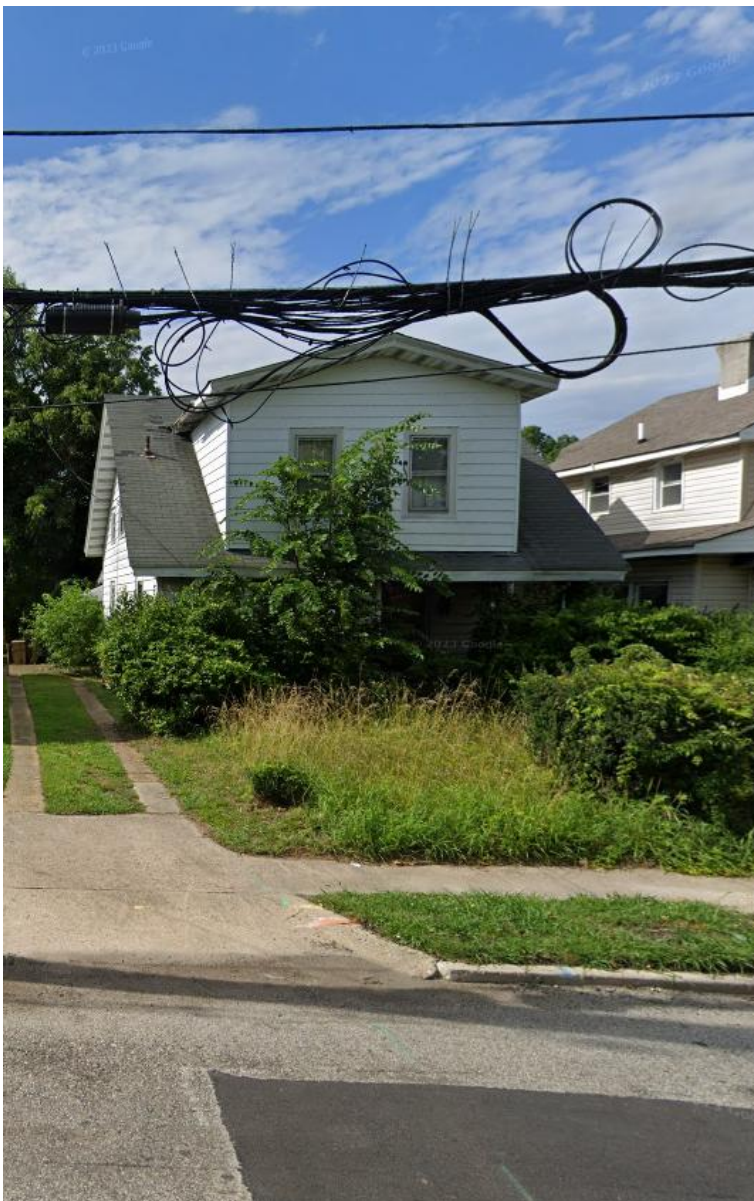
RPC No. 2003517

TACS No. 1112696

Assessment Value as FY2026: \$142,700

Property Description:

31 E. Pembroke Ave., Hampton



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Property J7

Edward M. Taylor, II

RPC No. 1001193

TACS No. 1297883

Assessment Value as FY2026: \$259,700

Property Description:

123 Prince James Drive, Hampton



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Property J8

Fairfield Recreation Area

RPC No. 11000277

TACS No. 1112667

Assessment Value as FY2026: \$50,000

Property Description:

623 Fairfield Blvd B, Hampton

1.48 +/- acres of Common Area



Legal

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Property J9

Josie M. Usher, et al.

RPC No. 3004488

TACS No. 1112652

Assessment Value as FY2026: \$218,100

Property Description:

79 Roxbury Terrace, Hampton



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Property J10

Tele Homes, LLC

RPC No. 1007182

TACS No. 1112657

Assessment Value as FY2026: \$28,800

Property Description:

Lasalle Ave., Hampton

0.31 +/- Vacant Land



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