

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of James City, 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 **James City County Board Room at 101 Mounts Bay Road, Building F, Williamsburg, Virginia 23185, on May 5, 2026 at 11:00 am.**

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 For Sale At Auction (“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
1	Samuel L. & Luetta Gary	2220100057	497223	3297 Chickahominy Road, Toano; 2.15 acres +/-
2	Boca Land Investors, LLC	1330100012	703639	8455 Beckenham Court, Williamsburg; 17.01 acres +/-
3	Charles O. II & Judith C. Matthews	4731200156	497345	156 Albemarle Drive, Williamsburg; 0.097 acre +/-
4	Angeline Hanson Large	1420100023	598410	Unknown location; 3 acres +/- Acreage Lots Stonehouse Subdivision
5	Milton M. Jones	3910100106	769394	110 Watford Lane, Williamsburg; 0.172 acre +/-
6	Thomas O. & Sharon L. Beckhoff, Trustees	1910200081	497519	3073 N. Riverside Drive, Lanexa; 0.359 acre +/-
7	Theresa Piggott & Don McNeal Carter	2430500024	497399	124 Briar Lane, Williamsburg; 0.138 acre +/-

**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 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 represent 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 all funds paid as liquidated damages to cover attorney's fees of \$2,500 and auctioneer fees of \$1,000, with any remaining amount go to the locality to cover additional costs of resale. Failure to make a timely or sufficient deposit also makes the high bidder liable for these fees, plus resale costs and deficiencies.

**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 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.**

**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 **forsaleatauction.biz**. 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 For Sale At Auction, at (540) 899-1776 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 May 12, 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 County of James City 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 James City 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 [forsaleatauction.biz](http://forsaleatauction.biz), by email to [inquiry@forsaleatauction.biz](mailto:inquiry@forsaleatauction.biz), or by phone to (540) 899-1776. Questions concerning the property subject to sale should be directed to TACS online at [www.taxva.com](http://www.taxva.com), by email to [taxsales@taxva.com](mailto: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

**PURCHASER'S ACKNOWLEDGEMENT AND  
CONTRACT OF SALE**

At the real estate tax sale which closed on May 5, 2026, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ \_\_\_\_\_.

**Case Name:** \_\_\_\_\_

**Tax Map Number:** \_\_\_\_\_

**Account Number:** \_\_\_\_\_

**TACS Number:** \_\_\_\_\_

**Buyer's Premium:** \$ \_\_\_\_\_

**Bid Deposit:** \$ \_\_\_\_\_

**Total Due Now:** \$ \_\_\_\_\_

**SAMPLE CONTRACT**

I understand that the above-referenced "Total Due Now" is required to be deposited today with the Special Commissioner and that the balance of the high bid and the deed recordation cost will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of James City, Virginia. I understand that in the event my payment is returned or otherwise does not clear within twenty (20) days, this contract of sale may be voided, I may be responsible for damages or costs of resale, 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 that I bear the risk of loss from the date of this contract. 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 (May 5, 2026). I further 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 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 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 of all funds paid as liquidated damages to cover attorney's fees of \$2,500 and auctioneer fees of \$1,000, with any remaining amount going to the locality to cover additional costs of resale. Failure to make a timely or sufficient deposit also makes the high bidder liable for these fees, plus resale costs and deficiencies.

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.

_____ <b>Signature</b>	_____ Street Address
_____ Name (please print)	_____ City, State, Zip
_____ Telephone	_____ Email Address

**SAMPLE CONTRACT**

Title will be taken in the name of:

\_\_\_\_\_

Type of Interest:  Tenants in Common  Tenants by Entirety with ROS  Joint Tenants  None

**CERTIFICATION**

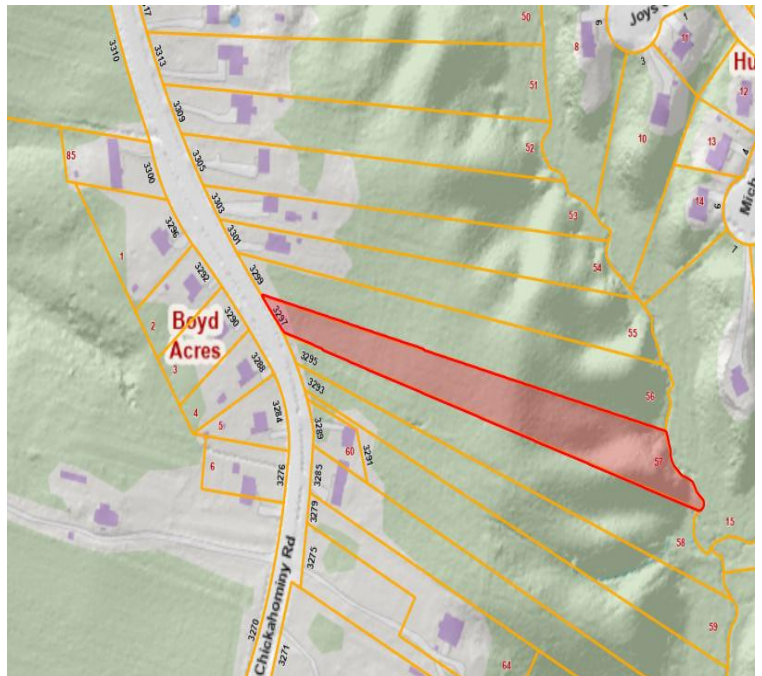
It is hereby certified that the above-referenced purchaser has, on this 5th day of May, 2026, acknowledged and executed the foregoing Purchaser's Acknowledgment and Contract of Sale. I further certify that the contact information and signature shown above belong to the aforementioned purchaser and are true and correct to the best of my knowledge.

\_\_\_\_\_  
Taxing Authority Consulting Services, P.C.

# 1: Samuel L. & Luetta Gary

<b>Parcel Address:</b> 3297 CHICKAHOMINY RD, Toano, VA 23168
<b>LRSN:</b> 26399
<b><u>Parcel ID (PIN):</u></b> 2220100057
<b>Parcel Class Description:</b> Single Family - Suburban
<b>Legal Acreage:</b> 2.15
<b>Property Description:</b> L-8 ADJ HORACE BROWN; PREVIOUSLY ASSESSED AS PART OF (22-2)(01-0-0055)...
<b>Subdivision:</b> Acreage Lots Stonehouse

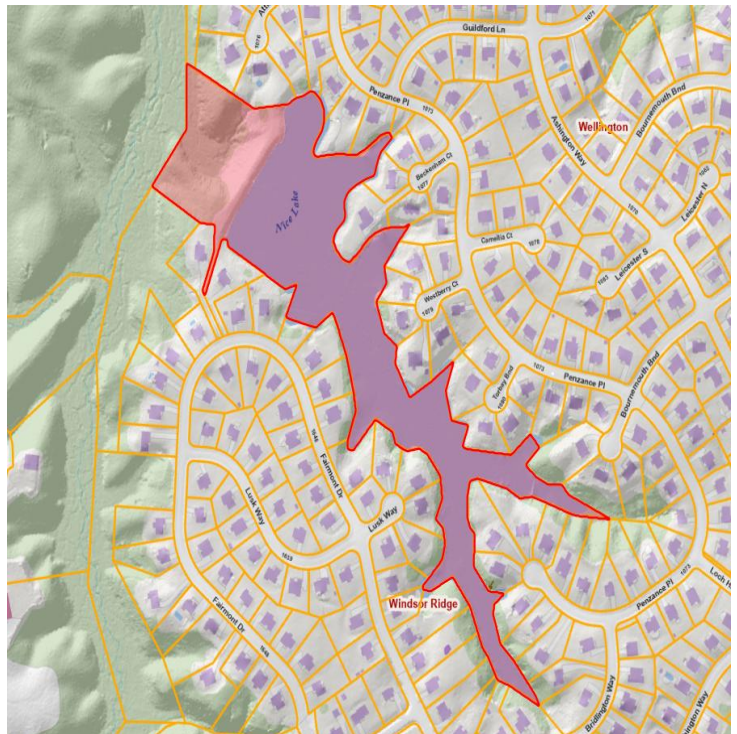
<b>Valuation as of:</b>	<b>January 1, 2026</b>
<b>Effective for Billing:</b>	<b>July 1, 2026</b>
Land Value	\$148,400
Improvement Value	\$0
Total Value	\$148,400



## 2: Boca Land Investors, LLC

<b>Parcel Address:</b> 8455 BECKENHAM COURT, Williamsburg, VA 23188
<b>LRSN:</b> 3329
<b><u>Parcel ID (PIN):</u></b> 1330100012
<b>Parcel Class Description:</b> Single Family - Urban
<b>Legal Acreage:</b> 17.01
<b>Property Description:</b> DEVELOPABLE LAND WELLINGTON
<b>Subdivision:</b> Wellington

<b>Valuation as of:</b>	<b>January 1, 2026</b>
<b>Effective for Billing:</b>	<b>July 1, 2026</b>
Land Value	\$34,000
Improvement Value	\$0
Total Value	\$34,000



### 3: Charles O. II & Judith C. Matthews

<b>Parcel Address:</b> 156 ALBEMARLE DRIVE, Williamsburg, VA 23185
<b>LRSN:</b> 11264
<b><u>Parcel ID (PIN):</u></b> 4731200156
<b>Parcel Class Description:</b> Single Family - Urban
<b>Legal Acreage:</b> 0.097
<b>Property Description:</b> U-156 ALBEMARLE CONDO
<b>Subdivision:</b> Albemarle Condos

<b>Valuation as of:</b>	<b>January 1, 2026</b>
<b>Effective for Billing:</b>	<b>July 1, 2026</b>
Land Value	\$35,500
Improvement Value	\$149,900
Total Value	\$185,400



#### 4: Angeline Hanson Large

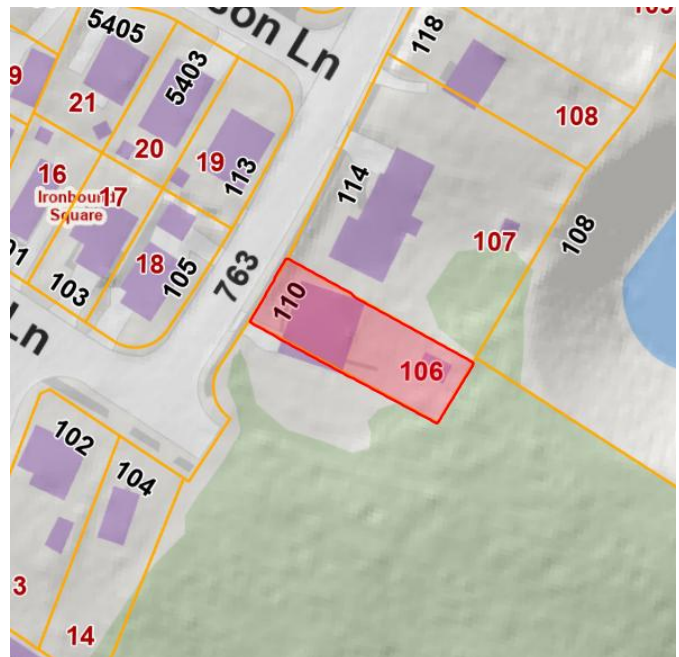
<b>Parcel Address:</b> 100 UNKNOWN LOCATION, Williamsburg, VA 23188
<b>LRSN:</b> 11921
<b><u>Parcel ID (PIN):</u></b> 1420100023
<b>Parcel Class Description:</b> Single Family - Suburban
<b>Legal Acreage:</b> 3
<b>Property Description:</b> ADJ SHEPHERD - UNKNOWN LOCATION
<b>Subdivision:</b> Acreage Lots Stonehouse

<b>Valuation as of:</b>	<b>January 1, 2026</b>
<b>Effective for Billing:</b>	<b>July 1, 2026</b>
Land Value	\$13,400
Improvement Value	\$0
Total Value	\$13,400

## 5: Milton M. Jones

<b>Parcel Address:</b> 110 WATFORD LANE, Williamsburg, VA 23188
<b>LRSN:</b> 20660
<b><u>Parcel ID (PIN):</u></b> 3910100106
<b>Parcel Class Description:</b> Single Family - Urban
<b>Legal Acreage:</b> 0.172
<b>Property Description:</b> PT PARKERS SUBDIVISION
<b>Subdivision:</b> Belen and Carriage Heights Parker

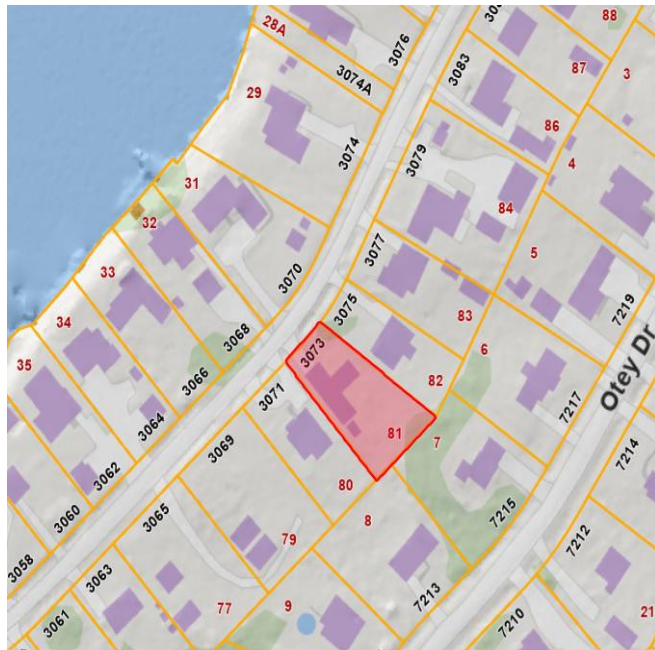
<b>Valuation as of:</b>	<b>January 1, 2026</b>
<b>Effective for Billing:</b>	<b>July 1, 2026</b>
Land Value	\$53,700
Improvement Value	\$82,200
Total Value	\$135,900



## 6: Thomas O. & Sharon L. Beckhoff, Trustees

<b>Parcel Address:</b> 3073 N RIVERSIDE DR, Lanexa, VA 23089
<b>LRSN:</b> 19739
<b><u>Parcel ID (PIN):</u></b> 1910200081
<b>Parcel Class Description:</b> Single Family - Suburban
<b>Legal Acreage:</b> 0.359
<b>Property Description:</b> L-81 S-1 CHICKAHOMINY HAVEN
<b>Subdivision:</b> Chickahominy Haven

<b>Valuation as of:</b>	<b>January 1, 2026</b>
<b>Effective for Billing:</b>	<b>July 1, 2026</b>
Land Value	\$78,000
Improvement Value	\$257,600
Total Value	\$335,600



## 7: Theresa Piggott & Don McNeal Carter

<b>Parcel Address:</b> 124 BRIAR LANE, Williamsburg, VA 23188
<b>LRSN:</b> 5776
<b><u>Parcel ID (PIN):</u></b> 2430500024
<b>Parcel Class Description:</b> Single Family - Urban
<b>Legal Acreage:</b> 0.138
<b>Property Description:</b> U-24 PH-4 BRIARWOOD PARK CONDOMINIUMS
<b>Subdivision:</b> Briarwood Park

<b>Valuation as of:</b>	<b>January 1, 2026</b>
<b>Effective for Billing:</b>	<b>July 1, 2026</b>
Land Value	\$43,600
Improvement Value	\$162,800
Total Value	\$206,400

