

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
COUNTY OF KING WILLIAM, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of King William, 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 **King William County Boardroom, 180 Horse Landing Road, King William Virginia 23086**, on **April 15, 2026** 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 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
J1	Harry Brown and Elsie Brown	54-30B1	706932	Sweet Hall District; Mt Olive-Cohoke Rd; Unimproved lot; ADJ Cohoke PT Lot 4; 1.17 acres, more or less
J2	Mary Carter	45-2	879577	Unmapped; Unimproved lot
J3	Norma G. Hill	6-43C	879575	Mangohick District; near Mitchells Mill Rd; Unimproved lot; ADJ Hill Plat 138/604; 3.07 acres, more or less
J4	Robert W. Hill	25-17	946264	Mangohick District; Nelsons Bridge Rd; Unimproved lot; ADJ Ogallala; 10.0 acres, more or less
J5	William Washington	44-48	803542	Courthouse District; 1472 Mt Olive-Cohoke Rd; ADJ Langbourne; 17.0 acres, more or less
J6	M.W. Taylor	19-55A	706984	Mangohick District; Near Endfield Rd; Unimproved lot; 8.7 acres, more or less
J7	John William Davis	7-31C	707097	Mangohick District; 144 Peyton Ln; ADJ Berry; unk acreage

J8	John Janosky Est	63A3-5-315	707103	West Point; Taylor Ave; Unimproved lot; Lots 315 316 Subd B E H; unk acreage
J9	Fay W. Carter & Charles F. Carter, Jr. REDEEMED	69A2-95-1458 REDEEMED	707149 REDEEMED	West Point; near Glass Island Rd; 15th St Lots 1458 1459 & 1462; unk acreage REDEEMED
J10	Penny Champ REDEEMED	31-16C REDEEMED	707163 REDEEMED	Courthouse District; 268 Woodbury Rd; Unimproved lot; ADJ Enfield or Woodbury Lot 11; 1.0 acre, more or less REDEEMED
J11	Herman H. Schutt III	22-C-2-A-18	809964	Aylett District; 403 Walnut Ln; Unimproved lot; Lot 18 Blk A Section 2 Black Walnut Estates; unk acreage
J12	Harry W. Reed, III	20-22D	707113	Mangohick District; 170 Upshaw Rd; Lot 1 Reed's Retreat; 5.18 acres, more or less
J13	Lucille S Young & Laura Smith	69-A1-62-868A	707154	West Point; Kirby St; Unimproved lot; C St Lot 868A North Half Of Old Lot 868; unk acreage
J14	William Wilkinson REDEEMED	18-1-5 REDEEMED	879570 REDEEMED	Mangohick District; 1572 Nelsons Bridge Rd; Deer Run Lot 5; 5.04 acres, more or less REDEEMED

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 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 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 April 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 County of King William 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 King William 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, by email to inquiry@forsaleatauction.biz or by phone to , at (540) 899-1776. 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) 548-4424, or by writing to the address below.

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

SAMPLE CONTRACT

At that certain real estate tax sale which closed on Wednesday, April 15, 2026 the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

Case Name: County of King William v. _____ (**Case No.** _____)

Tax Map Number:

Account Number:

TACS Number:

Buyer's Premium: \$ _____

Bid Deposit: \$ _____

Credit Card Hold: \$(_____)

Total Due Now: \$ _____

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 King William, 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 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 (April 15, 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 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.

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 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	_____ Street Address
_____ Name (please print)	_____ City, State, Zip
_____ Telephone	_____ Email Address

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 April, 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

J1. HARRY BROWN AND ELSIE BROWN
TAX MAP NO. 54-30B1
TACS NO. 706932



Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$0	\$0	\$0	\$40,700	\$40,700

Owner of Record

Owner	BROWN HARRY	Sale Price	\$0
Co-Owner	BROWN ELSIE	Certificate	
Address	1432 SOUTH NAPA ST PHILA, PA 19146	Book & Page	0/0
		Sale Date	10/06/2020
		Instrument	00

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J2. MARY CARTER
TAX MAP NO. 45-2
TACS NO. 879577

UNMAPPED IN GIS

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$0	\$0	\$0	\$52,000	\$52,000

Owner of Record

Owner	CARTER MARY	Sale Price	\$0
Co-Owner		Certificate	
Address	8409 NUNLEY DR APT C	Book & Page	0/0
	PARKVILLE, MD 21234-4450	Sale Date	10/06/2020
		Instrument	00

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J3. NORMA G. HILL
 TAX MAP NO. 54-30B1
 TACS NO. 879575



Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$0	\$0	\$0	\$48,300	\$48,300

Owner of Record

Owner	HILL NORMA G	Sale Price	\$0
Co-Owner	HILL HOPE M	Certificate	
Address	6412 13TH ST NW	Book & Page	0/0
	WASHINGTON, DC 20012-2902	Sale Date	10/06/2020
		Instrument	00

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J4. ROBERT W. HILL
 TAX MAP NO. 25-17
 TACS NO. 946264



Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$0	\$0	\$0	\$76,000	\$76,000

Owner of Record

Owner	HILL ROBERT W	Sale Price	\$0
Co-Owner		Certificate	
Address	15639 SCOTCHTOWN ROAD MONTPELIER, VA 23192	Book & Page	0/0
		Sale Date	10/06/2020
		Instrument	00

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J5. WILLIAM WASHINGTON
 TAX MAP NO. 44-48
 TACS NO. 803542



Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$10,100	\$0	\$0	\$88,000	\$98,100

Owner of Record

Owner	WASHINGTON, JACQUELYN G	Sale Price	\$0
Co-Owner	SPURLOCK CHAKRIS TANAKA	Certificate	
Address	P O BOX 1297	Book & Page	/
	WEST POINT, VA 23181	Sale Date	04/23/2021
		Instrument	03

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J6. M.W. TAYLOR
TAX MAP NO. 19-55A
TACS NO. 706984



Current Value

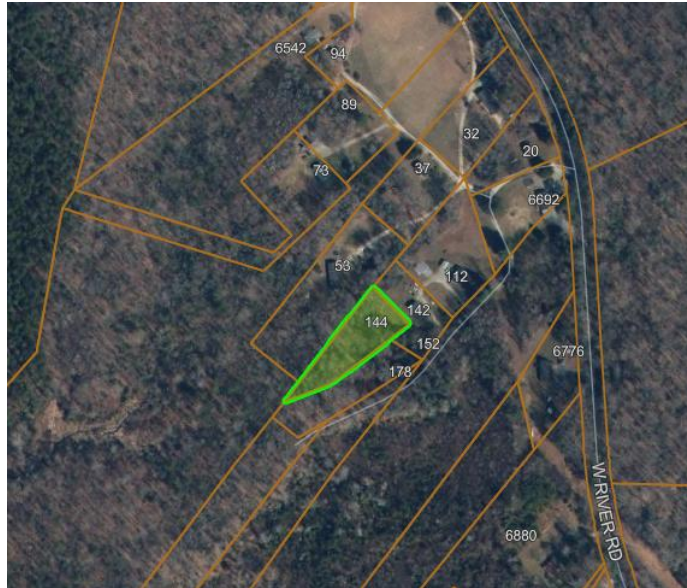
Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$0	\$0	\$0	\$63,100	\$63,100

Owner of Record

Owner	TAYLOR M W	Sale Price	\$0
Co-Owner		Certificate	
Address	MANGOICK, VA 23069	Book & Page	0/0
		Sale Date	12/01/2011
		Instrument	00

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J7. JOHN WILLIAM DAVIS
TAX MAP NO. 7-31C
TACS NO. 707097



Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$19,400	\$0	\$0	\$30,000	\$49,400

Owner of Record

Owner DAVIS JOHN WILLIAM Co-Owner Address 144 PEYTON LANE AYLETT, VA 23009	Sale Price \$28,000 Certificate Book & Page 302/208 Sale Date 07/22/1999 Instrument 00
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J8. JANOSKY JOHN EST.
TAX MAP NO. 63A3-5-315
TACS NO. 707103



Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$0	\$0	\$0	\$28,000	\$28,000

Owner of Record

Owner	JANOSKY JOHN EST	Sale Price	\$0
Co-Owner		Certificate	
Address	3530 CHELSEA RD WEST POINT, VA 23181	Book & Page	0/0
		Sale Date	10/06/2020
		Instrument	00

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J9. FAY W. CARTER & CHARLES F. CARTER, JR.
TAX MAP NO. 69A2-95-1458

REDEEMED TACS NO. 707149



Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$93,100	\$0	\$0	\$30,000	\$123,100

Owner of Record

Owner	CARTER CHARLES F JR	Sale Price	\$0
Co-Owner		Certificate	
Address	943 TURKEY RUN ROAD SHACKLEFORDS, VA 23156	Book & Page	/
		Sale Date	09/24/2024
		Instrument	48

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REDEEMED

J10. PENNY CHAMP
TAX MAP NO. 31-16C
TACS NO. 707163



Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$0	\$0	\$0	\$40,000	\$40,000

Owner of Record

Owner	CHAMP PENNY B	Sale Price	\$7,000
Co-Owner		Certificate	
Address	268 WOODBURY ROAD WALKERTON, VA 23177	Book & Page	277/662
		Sale Date	02/25/1998
		Instrument	01

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J11. HERMAN H. SCHUTT III
TAX MAP NO. 22-C-2-A-18
TACS NO. 809964



Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$0	\$0	\$5,000	\$46,200	\$51,200

Owner of Record

Owner	SCHUTT HERMAN H III	Sale Price	\$0
Co-Owner	SCHUTT FRANCES M	Certificate	
Address	403 WALNUT LANE	Book & Page	0/0
	KING WILLIAM, VA 23086	Sale Date	10/06/2020
		Instrument	00

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J12. HARRY W. REED III
TAX MAP NO. 20-22D
TACS NO. 707113



Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$135,300	\$0	\$7,600	\$56,700	\$199,600

Owner of Record

Owner	LORRAINE R REED ET ALS	Sale Price	\$0
Co-Owner		Certificate	
Address	170 UPSHAW ROAD AYLETT, VA 23009	Book & Page	/
		Sale Date	10/21/2022
		Instrument	03

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J13. LUCILLE S. YOUNG & LAURA SMITH
 TAX MAP NO. 69-A1-62-868A
 TACS NO. 707154



Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$0	\$0	\$0	\$30,000	\$30,000

Owner of Record

Owner	YOUNG LUCILLE S &	Sale Price	\$0
Co-Owner		Certificate	
Address	4621 BLAGDEN TERRACE NW	Book & Page	0/0
	WASHINGTON, DC 20011	Sale Date	10/06/2020
		Instrument	00

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J14. WILLIAM WILKINSON
TAX MAP NO. 18-1-5
TACS NO. 879570

REDEEMED



Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$127,900	\$0	\$6,000	\$56,200	\$190,100

Owner of Record

Owner	WILKINSON WILLIAM H ET AL	Sale Price	\$55,000
Co-Owner		Certificate	
Address	1572 NELSONS BRIDGE RD HANOVER, VA 23069	Book & Page	316/269
		Sale Date	03/19/2001
		Instrument	00

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