

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Louisa, 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 **Public Meeting Room of the Louisa County Administration Building**, located at **1 Woolfolk Avenue, 1st Floor, Louisa, VA 23093**, on **May 15, 2026 at 1:00pm**.

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.	Account No.	TACS No.	Property Description
J1	Raymond J. Liebrecht Trustee & Raymond J. Liebrecht Living Trust	14-3-70B	1882	458195	on Jane Ln, 1.503 AC +/-, Lot 70B, Section I, McCoy Subd., Louisa Magisterial Dist.
J2	Jeanne A. Roberts aka Jeanne A. Roberts	43-39	3824	459539	2089 Zachary Taylor Hwy, 0.919 AC +/-, Western side of US Route No. 522, Mineral Magisterial Dist.
J3	Bessie G. Moody	44-22	11217	320365	near Johnson Rd, 4 AC +/-, Cuckoo Magisterial Dist.
J4	Bessie G. Moody & Norma G. Moody	30-12	11218	320365	on Centerville Rd., 9.5 AC +/-, Cuckoo Magisterial Dist.
J5	Calvin B. Greene & Alice T. Greene	43-11-A3	22842	61790	near Victory Ln. & Spring Rd., 3 AC +/-, Mineral Magisterial Dist.
J6	Larry W. Bagby & Rita E. Bagby	98-38-1	672	38157	1792 West Chapel Dr., 5.5 AC +/-, Lot 1, Jackson Magisterial Dist.
J7	Sarah Jones Brown	14-49	2077	107074	on Peach Grove Rd., 4.1298 AC +/-, Louisa Magisterial Dist.
J8	L. Lee Ramsey	16C-1-208	9125	307203	665 S Bluewater Blvd., 0.93 AC +/-, Lot 208, Section III, Bluewater Subd., Mineral Magisterial Dist.

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 \$2,500.00 and auctioneer fees of \$1,000.00, 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 (\$20,000.00) 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 **www.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 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 Louisa 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 Louisa 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 www.forsaleatauction.biz, by email to inquiry@forsaleatauction.biz or by phone to Ken Sebastian, at (540) 841-2085. 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 804-548-4418, or by writing to the address below.

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

****SAMPLE****

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

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

Case Name: County of Louisa 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 Louisa, 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 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 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 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.

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 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, PC

**Property J1* - Raymond J. Liebrecht Trustee
& Raymond J. Liebrecht Living Trust**

Tax Map Number: 14-3-70B

Account Number: 1882

Acreage: 1.503 AC +/-

Property Description: On Jane Lane

Land Value: \$31,600 Improvement Value: \$0.00 Total Value: \$31,600

Location 57 PEACH GROVE RD	Property Account Number 1882	Parcel ID 14 3 70B Old Parcel ID
Owner LIEBRECHT, RAYMOND J TRS RAYMOND J LIEBRECHT LIVING TRUST Address	Current Property Mailing Address	City INDIAN HEAD State MD Zip 20640 Zoning N/A
Sale Date 2/8/2019 Sale Price 0	Current Property Sales Information	Legal Reference 1600-296 Grantor(Seller) LIEBRECHT, RAYMOND J
Year 2026 Land Area 1.5 ACRES	Current Property Assessment	<u>Card 1 Value</u> Building Value 0 Xtra Features Value 0 Land Value 31,600 Total Value 31,600
Narrative Description This property contains 1.5 ACRES of land mainly classified as N/A with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with commercial unit(s) and residential unit(s), 0 total room(s), 0 total bedroom(s), total bath(s), total half bath(s), total 3/4 bath(s).		
Legal Description BIBB FARM & N A RIVER MCCOY SUB LOT 70B PB 7/256 DB 1600/296 1.503 AC		



Property J2* - Jeane A. Roberts aka Jeanne A. Roberts

Tax Map Number: 43-39

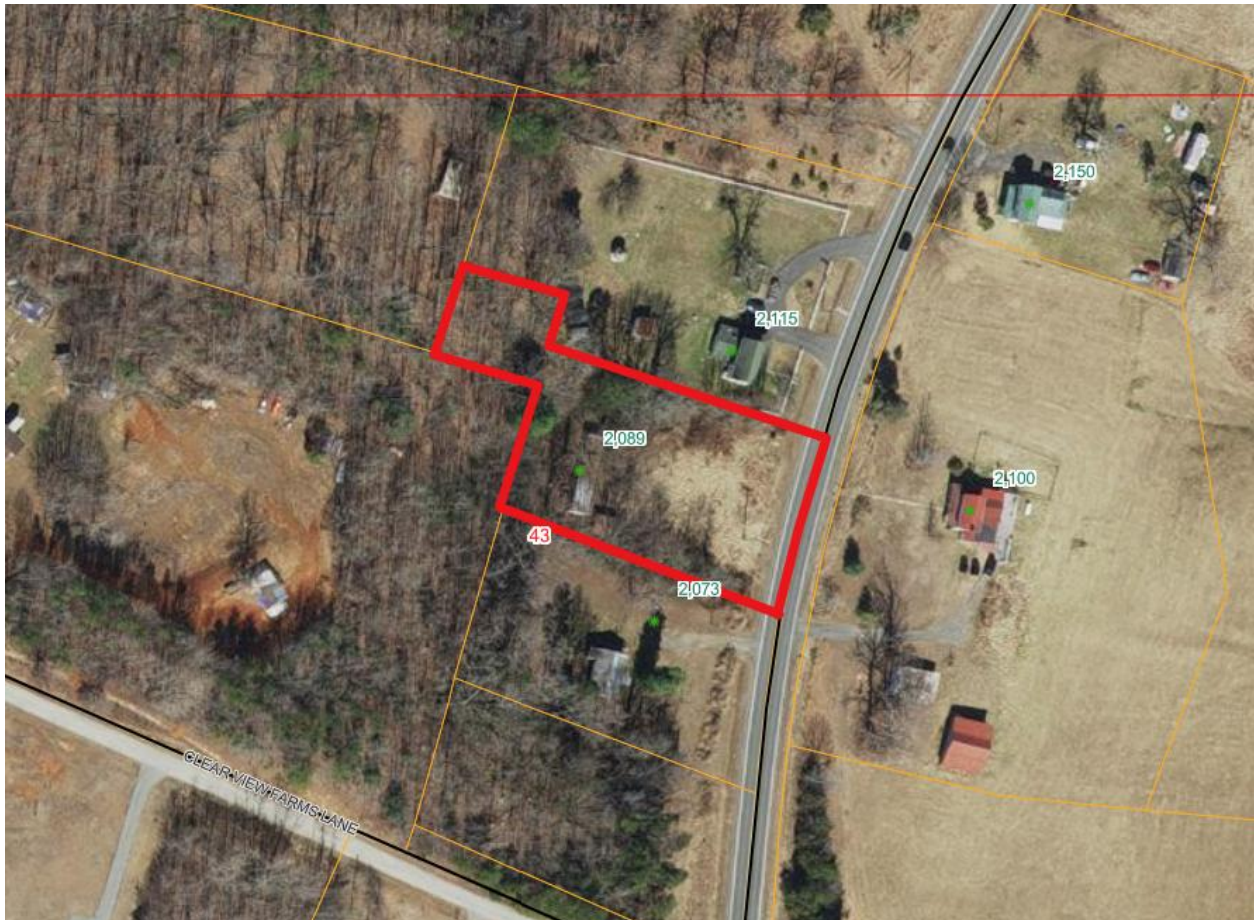
Account Number: 3824

Acreage: 0.919 AC +/-

Property Description: 2089 Zachary Taylor Highway

Land Value: \$50,700 Improvement Value: \$1,800 Total Value: \$52,500

Location 2089 ZACHARY TAYLOR HWY	Property Account Number 3824	Parcel ID 43 39 Old Parcel ID
Owner ROBERTS, JEANE A	Current Property Mailing Address	
Address	City MINERAL State VA Zip 23117 Zoning N/A	
Current Property Sales Information		
Sale Date 8/2/1991 Sale Price 16,000	Legal Reference 405-598 Grantor(Seller)	
Current Property Assessment		
Year 2026 Land Area 0.919 ACRES	Card 1 Value Building Value 0 Xtra Features Value 1,800 Land Value 50,700 Total Value 52,500	
Narrative Description		
This property contains 0.919 ACRES of land mainly classified as SINGLE FAMILY SUBURB with a(n) VAC-W/ MOB HOME style building, built about 0 , having N/A exterior and N/A roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 total room(s), 0 total bedroom(s), 0 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).		
Legal Description		
GRACELAND & ATKINS DB-405/598 0.919 AC		



Property J3* - Bessie G. Moody

Tax Map Number: 44-22

Account Number: 11217

Acreage: 4.00 AC +/-

Property Description: near Johnson Road

Land Value: \$4,900 Improvement Value: \$0.00 Total Value: \$4,900

Location	Property Account Number 11217	Parcel ID 44 22
	Current Property Mailing Address	Old Parcel ID
Owner MOODY, BESSIE G ET ALS Address		City State Zip 0-391 Zoning N/A
	Current Property Sales Information	
Sale Date 1/1/1900 Sale Price 0		Legal Reference Grantor(Seller)
	Current Property Assessment	
Year 2026 Land Area 4 ACRES		Card 1 Value Building Value 0 Xtra Features Value 0 Land Value 4,900 Total Value 4,900
	Narrative Description	
This property contains 4 ACRES of land mainly classified as N/A with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with commercial unit(s) and residential unit(s), 0 total room(s), 0 total bedroom(s), total bath(s), total half bath(s), total 3/4 bath(s).		
	Legal Description	
MICHAEL RD & GRADYS DB 68/273 4.00 AC		



Property J4* - Bessie G. Moody & Norma G. Moody

Tax Map Number: 30-12

Account Number: 11218

Acreage: 9.50 AC +/-

Property Description: on Centerville Road

Land Value: \$11,600 Improvement Value: \$0.00 Total Value: \$11,600

Location	Property Account Number 11218	Parcel ID 30 12
	Current Property Mailing Address	Old Parcel ID
Owner MOODY, BESSIE G, NORMA G ET AL Address		City State Zip 0 Zoning N/A
Current Property Sales Information		
Sale Date 1/1/1900 Sale Price 0		Legal Reference Grantor(Seller)
Current Property Assessment		
Year 2026 Land Area 9.5 ACRES		Card 1 Value Building Value 0 Xtra Features Value 0 Land Value 11,600 Total Value 11,600
Narrative Description		
This property contains 9.5 ACRES of land mainly classified as N/A with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with commercial unit(s) and residential unit(s), 0 total room(s), 0 total bedroom(s), total bath(s), total half bath(s), total 3/4 bath(s).		
Legal Description		
MERCERSVILLE PLAT 34/628 LOT 4 DB 68/273 9.50 AC		



Property J5* - Calvin B. Greene & Alice T. Greene

Tax Map Number: 43-11-A3

Account Number: 22842

Acreage: 3.00 AC +/-

Property Description: near Victory Lane & Spring Road

Land Value: \$51,000 Improvement Value: \$0.00 Total Value: \$51,000

Location	Property Account Number 22842	Parcel ID 43 11 A3 Old Parcel ID
Owner GREENE, CALVIN B & ALICE T Address C/O EVELYN FAITH BAKER P O BOX 961	Current Property Mailing Address	City MINERAL State VA Zip 23117 Zoning N/A
Current Property Sales Information		
Sale Date 3/17/1992 Sale Price 3,000	Legal Reference 418-227 Grantor(Seller)	
Current Property Assessment		
Year 2026 Land Area 3 ACRES	Card 1 Value Building Value 0 Xtra Features Value 0 Land Value 51,000 Total Value 51,000	
Narrative Description		
This property contains 3 ACRES of land mainly classified as N/A with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with commercial unit(s) and residential unit(s), 0 total room(s), 0 total bedroom(s), total bath(s), total half bath(s), total 3/4 bath(s).		
Legal Description		
CON CREEK LOT A3 DB 418/227 3.00 AC		



Property J6* - Larry W. Bagby & Rita E. Bagby

Tax Map Number: 98-38-1

Account Number: 672

Acreage: 5.50 AC +/-

Property Description: 1792 West Chapel Drive

Land Value: \$70,000 Improvement Value: \$141,700 Total Value: \$212,400

Location 1792 CHAPEL DR	Property Account Number 672	Parcel ID 98 38 1
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Owner BAGBY, LARRY W Address 1792 W CHAPEL DR	Current Property Mailing Address City BUMPASS State VA Zip 23024 Zoning N/A
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Sale Date 3/31/2004 Sale Price 0	Current Property Sales Information Legal Reference 840-630 Grantor(Seller)
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Year 2026 Land Area 5.5 ACRES	Current Property Assessment Card 1 Value Building Value 135,900 Xtra Features Value 5,800 Land Value 70,700 Total Value 212,400
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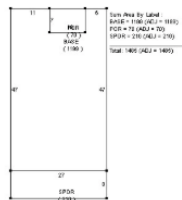
Narrative Description

This property contains 5.5 ACRES of land mainly classified as SINGLE FAMILY SUBURB with a(n) 1 Sty style building, built about 0 , having VINYL exterior and METAL roof cover, with 0 commercial unit(s) and 1 residential unit(s), 6 total room(s), 3 total bedroom(s), 1 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

BAGBY & ST. HWY. PB 8/1834-35 LOT 1 DB 840/630 5.50AC

Property Images



Property J7* - Sarah Jones Brown

Tax Map Number: 14-49

Account Number: 2077

Acreage: 4.1298 AC +/-

Property Description: on Peach Grove Road

Land Value: \$64,500 Improvement Value: \$0.00 Total Value: \$64,500

Location	Property Account Number 2077	Parcel ID 14 49
	Current Property Mailing Address	Old Parcel ID
Owner BROWN, SARAH Address C/O JULIA PITTS 1028 MANNING DR		City FREDERICKSBURG State VA Zip 22405 Zoning N/A
	Current Property Sales Information	
Sale Date 1/1/1900 Sale Price 0		Legal Reference Grantor(Seller)
	Current Property Assessment	
Year 2026 Land Area 4.1298 ACRES		Card 1 Value Building Value 0 Xtra Features Value 0 Land Value 64,500 Total Value 64,500
	Narrative Description	
This property contains 4.1298 ACRES of land mainly classified as N/A with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with commercial unit(s) and residential unit(s), 0 total room(s), 0 total bedroom(s), total bath(s), total half bath(s), total 3/4 bath(s).		
	Legal Description	
MISS BICKERS 4.1298 AC .00		



Property J8* - L. Lee Ramsey

Tax Map Number: 16C-1-208

Account Number: 9125

Acreage: 0.93 AC +/-

Property Description: 665 South Bluewater Blvd

Land Value: \$49,100 Improvement Value: \$336,800 Total Value: \$385,900

Location 665 BLUEWATER BLVD	Property Account Number 9125	Parcel ID 16C 1 208 Old Parcel ID
Owner RAMSEY, L LEE Address 665 S BLUEWATER BLVD		City MINERAL State VA Zip 23117 Zoning N/A
Current Property Mailing Address		
Sale Date 6/14/2000 Sale Price 62,500		Legal Reference 642-190 Grantor(Seller) MCCLURE, HARRY E
Current Property Sales Information		
Year 2026 Land Area 0.93 ACRES		Card 1 Value Building Value 335,800 Xtra Features Value 1,000 Land Value 49,100 Total Value 385,900
Current Property Assessment		
Narrative Description		
This property contains 0.93 ACRES of land mainly classified as SINGLE FAMILY SUBURB with a(n) 1 Sty style building, built about 1985 , having FRAME exterior and ASPHALT roof cover, with 0 commercial unit(s) and 1 residential unit(s) , 5 total room(s) , 3 total bedroom(s) , 2 total bath(s) , 1 total half bath(s) , 0 total 3/4 bath(s) .		
Legal Description		
BLUE WATER SUBD LOT 208 DB 642/190 0.93 AC		
Property Images		

