

**NOTICE OF DELINQUENT TAXES  
AND SALE OF REAL PROPERTY  
COUNTY OF LOUISA, 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 **1 Woolfolk Avenue, 1st Floor, Louisa, VA 23093**, on **May 15, 2026 at 1:00pm. Public Meeting Room of the Louisa County Administration Building**

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 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
N1	Sallie M. Foster	23-51D	5577	12717	on S Spotswood Trl, 0.03 AC +/-, Green Springs Magisterial Dist.
N2	Charles Fountain	23-104	5587	12718	on Louisa Rd, South side of Jefferson Hwy, Green Springs Magisterial Dist.
N3	Claude R. Grimm	42-87	6348	107308	near Davis Hwy, 0.75 AC +/-, Mineral Magisterial Dist.
N4	William Samuel Groome	66-58	22999	672287	on Grooms Ln, 0.025 AC +/-, Courthouse Magisterial Dist.
N5	Wyatt Kent and Ethel Kent	9-85	9092	585359	near Jefferson Ln; 0.50 AC +/-, 1 mile South of the Town of Gordonsville, Green Springs Magisterial Dist.
N6	James A. Morris and Thelma J. Morris	56-5-A	11381	13530	on Courthouse Rd, 0.106 AC +/-, fronting on Hwy Route No. 208, Louisa Courthouse Magisterial Dist.
N7	Jewell M. Schaefer	13A3-1-95	14053	320458	on S Lakeshore Dr., Lot No. 95, Subd. Of Blue Ridge Shores, Green Springs Magisterial Dist.
N8	Jewell M. Schaefer	13A3-1-96	14054	320458	corner of S Lakeshore Dr. & Red Cedar Rd, Lot No. 96, Subd. Of Blue Ridge Shores, Green Springs Magisterial Dist.
N9	Steve Veselosky	43-45	16465	14244	on Johnny Hall Rd, 1 AC +/-, Mineral Magisterial Dist.

**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 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 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 \$750 and auctioneer fees of \$250, 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 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 at the close 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 **[www.forsaleatauction.biz](http://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 full balance due must be received 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. Questions concerning the registration and bidding process should be directed to the Auctioneer online at [www.forsaleatauction.biz](http://www.forsaleatauction.biz), by email to [inquiry@forsaleatauction.biz](mailto: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](http://www.taxva.com), by email to [taxsales@taxva.com](mailto: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 \$ \_\_\_\_\_.

**Property Owner:** \_\_\_\_\_

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

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

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

**Bid Amount:** \$ \_\_\_\_\_

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

**Deed Recordation Fee:** \$ \_\_\_\_\_

**Credit Card Hold:** \$(\_\_\_\_\_)

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

I understand that the above-referenced "Total Due" is required to be paid today. 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, unknown liens, 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 these limitations. 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 a Special Warranty Deed will be prepared after payment clearance and that the same will be forwarded to the County of Louisa Circuit Court Clerk's Office for recordation. I understand that I will receive the entered Deed as soon as the same is made available and that I have no right of entry upon the property until such time as the deed is recorded as anticipated herein.

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 the above-named locality, that this contract shall become 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, I agree to forfeit of all funds paid as liquidated damages to cover attorney's fees of \$750 and auctioneer fees of \$250, with any remaining amount go to the locality to cover additional costs of resale. Failure to make a timely or sufficient payment also makes the high bidder liable for these fees, plus resale costs and deficiencies.

_____ <b>Signature</b>	_____ 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 N1\* - Sallie M. Foster

Tax Map Number: 23-51D

Account Number: 5577

Acreage: 0.03 AC +/-

Property Description: on South Spotswood Trail

Land Value: \$200 Improvement Value: \$0 Total Value: \$200

Location <a href="#">0 S SPOTSWOOD TRL</a>	Property Account Number <a href="#">5577</a>	Parcel ID <a href="#">23 51D</a>
Current Property Mailing Address		Old Parcel ID
Owner <a href="#">FOSTER, SALLIE M</a>		City <a href="#">LOUISA</a>
Address <a href="#">C/O JACQUELINE B. FOSTER</a>		State <a href="#">VA</a>
<a href="#">4403 COURTHOUSE RD</a>		Zip <a href="#">23093</a>
		Zoning <a href="#">N/A</a>
Current Property Sales Information		
Sale Date <a href="#">1/1/1900</a>		Legal Reference
Sale Price <a href="#">0</a>		Grantor(Seller)
Current Property Assessment		
Year <a href="#">2026</a>		<a href="#">Card 1 Value</a>
Land Area <a href="#">0.03 ACRES</a>		Building Value <a href="#">0</a>
		Xtra Features Value <a href="#">0</a>
		Land Value <a href="#">200</a>
		Total Value <a href="#">200</a>
<a href="#">Narrative Description</a>		
This property contains <a href="#">0.03 ACRES</a> of land mainly classified as <a href="#">N/A</a> with a(n) <a href="#">N/A</a> style building, built about <a href="#">N/A</a> , having <a href="#">N/A</a> exterior and <a href="#">N/A</a> roof cover, with commercial unit(s) and residential unit(s), <a href="#">0</a> total room(s), <a href="#">0</a> total bedroom(s), total bath(s), total half bath(s), total 3/4 bath(s).		
<a href="#">Legal Description</a>		
CO RD DB 298/064 0.030 AC		



## Property N2\* - Charles Fountain

Tax Map Number: 23-104

Account Number: 5587

Property Description: on Louisa Road, South side of Jefferson Highway

Land Value: \$2,500 Improvement Value: \$0 Total Value: \$2,500

Location 0 LOUISA RD	Property Account Number 5587	Parcel ID 23 104 Old Parcel ID
Owner FOUNTAIN, CHARLES Address C/O JAMES FOUNTAIN 1287 OLD MOUNTAIN RD	Current Property Mailing Address	City LOUISA State VA Zip 23093 Zoning N/A
Sale Date 1/1/1900 Sale Price 0	Current Property Sales Information	Legal Reference 75-223 Grantor(Seller)
Year 2026 Land Area 0.5 ACRES	Current Property Assessment	Card 1 Value Building Value 0 Xtra Features Value 0 Land Value 2,500 Total Value 2,500
Narrative Description This property contains 0.5 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 POORE CREEK & BRATCHER DB 75/223 .50 AC		
Property Images		



## Property N3\* - Claude R. Grimm

Tax Map Number: 42-87

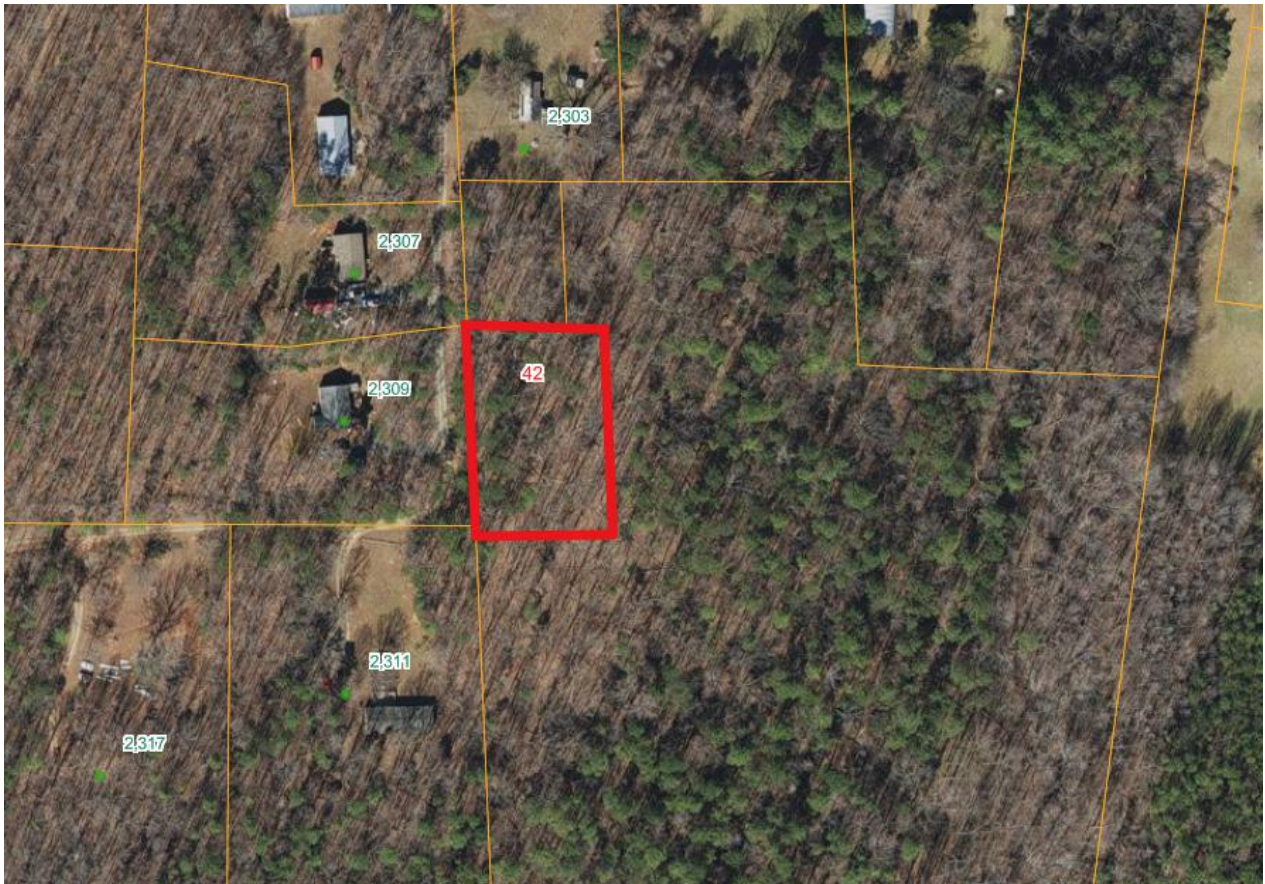
Account Number: 6348

Acreage: 0.75 AC +/-

Property Description: near Davis Highway

Land Value: \$2,300 Improvement Value: \$0 Total Value: \$2,300

Location	Property Account Number 6348	Parcel ID 42 87 Old Parcel ID
Owner GRIMM, CLAUDE R Address C/O JAMES GRIMM P O BOX 11	Current Property Mailing Address	City MINERAL State VA Zip 23117 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 0.75 ACRES	Card 1 Value Building Value 0 Xtra Features Value 0 Land Value 2,300 Total Value 2,300	
Narrative Description		
This property contains 0.75 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		
C & O RR & HIX .75 AC		



## Property N4\* - William Samuel Groome

Tax Map Number: 66-58

Account Number: 22999

Acreage: 0.025 AC +/-

Property Description: on Grooms Lane

Land Value: \$200 Improvement Value: \$0 Total Value: \$200

<b>Location</b>	Property Account Number 22999	Parcel ID 66 58 Old Parcel ID
<b>Current Property Mailing Address</b>		
Owner GROOME, WILLIAM SAMUEL Address 3502 HALLOWAY NORTH		City UPPER MARLBORO State MD Zip 20772 Zoning N/A
<b>Current Property Sales Information</b>		
Sale Date 2/2/1993 Sale Price 0		Legal Reference 72-220 Grantor(Seller)
<b>Current Property Assessment</b>		
Year 2026 Land Area 0.025 ACRES		<b>Card 1 Value</b> Building Value 0 Xtra Features Value 0 Land Value 200 Total Value 200
<b>Narrative Description</b>		
This property contains 0.025 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).		
<b>Legal Description</b>		
ROCKY CREEK PLAT 437/153 DB 72/220 .025 AC		



## Property N5\* - Wyatt Kent and Ethel Kent

Tax Map Number: 9-85

Account Number: 9092

Acreage: 0.50 AC +/-

Property Description: near Jefferson Lane, 1 mile South  
of the Town of Gordonsville

Land Value: \$5,000 Improvement Value: \$0 Total Value: \$5,000

Location	Property Account Number 9092	Parcel ID 9 85
	Current Property Mailing Address	Old Parcel ID
Owner KENT, WYATT & ETHEL		City
Address		State
		Zip 0
		Zoning N/A
Current Property Sales Information		
Sale Date 1/1/1900		Legal Reference
Sale Price 0		Grantor(Seller)
Current Property Assessment		
Year 2026		Card 1 Value
Land Area 0.5 ACRES		Building Value 0
		Xtra Features Value 0
		Land Value 5,000
		Total Value 5,000
Narrative Description		
This property contains 0.5 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		
GORDONSVILLE & JEFFERSON .50 AC		



**Property N6\* - James A. Morris and Thelma J. Morris**

Tax Map Number: 56-5-A

Account Number: 11381

Acreage: 0.106 AC +/-

Property Description: on Courthouse Road

Land Value: \$600 Improvement Value: \$0 Total Value: \$600

Location 0 COURTHOUSE RD	Property Account Number 11381	Parcel ID 56 5 A
Current Property Mailing Address		Old Parcel ID
Owner MORRIS, JAMES A & THELMA J		City LOUISA State VA Zip 23093 Zoning N/A
Address C/O ROBIN A JOHNSON 7221 COURTHOUSE RD		
Current Property Sales Information		
Sale Date 1/1/1900 Sale Price 0		Legal Reference Grantor(Seller)
Current Property Assessment		
Year 2026		Card 1 Value
Land Area 0.106 ACRES		Building Value 0 Xtra Features Value 0 Land Value 600 Total Value 600
Narrative Description		
This property contains 0.106 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		
HARRIS CREEK & POINDEXTER PLAT 187/361 PARCEL B DB 187/360 .106 AC		



## Property N7\* - Jewell M. Schaefer

Tax Map Number: 13A3-1-95

Account Number: 14053

Property Description: on South Lakeshore Drive, Lot No. 95,  
Subdivision of Blue Ridge Shores

Land Value: \$17,400 Improvement Value: \$0 Total Value: \$17,400

Location	Property Account Number 14053	Parcel ID 13A3 1 95
Current Property Mailing Address		
Owner SCHAEFER, JEWELL M Address 3 MILLER RD	City NEWPORT NEWS State VA Zip 23602-6227 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 1 ACRES	<u>Card 1 Value</u> Building Value 0 Xtra Features Value 0 Land Value 17,400 Total Value 17,400	
Narrative Description		
This property contains 1 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		
LOT 95 DB 196/428		



## Property N8\* - Jewell M. Schaefer

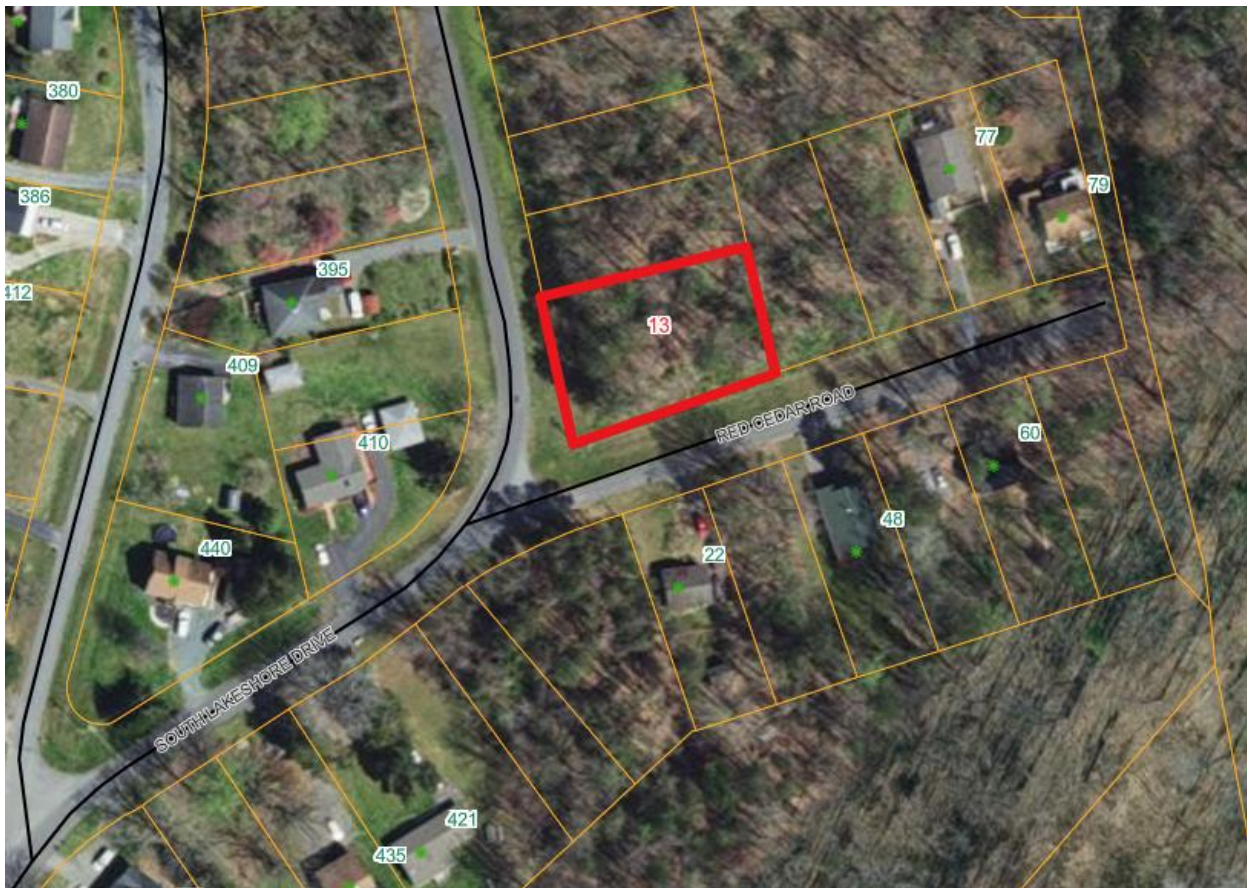
Tax Map Number: 13A3-1-96

Account Number: 14054

Property Description: on South Lakeshore Drive & Red Cedar Road,  
Lot No. 96, Subdivision of Blue Ridge Shores

Land Value: \$17,400 Improvement Value: \$0 Total Value: \$17,400

Location	Property Account Number 14054	Parcel ID 13A3 1 96
	Current Property Mailing Address	Old Parcel ID
Owner SCHAEFER, JEWELL M Address 3 MILLER RD		City NEWPORT NEWS State VA Zip 23602-6227 Zoning N/A
	Current Property Sales Information	Legal Reference Grantor(Seller)
Sale Date 1/1/1900 Sale Price 0		
	Current Property Assessment	Card 1 Value
Year 2026 Land Area 1 ACRES		Building Value 0 Xtra Features Value 0 Land Value 17,400 Total Value 17,400
Narrative Description		
This property contains 1 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		
LOT 96 DB 196/428		



## Property N9\* - Steve Veselosky

Tax Map Number: 43-45

Account Number: 16465

Acreage: 1.00 AC +/-

Property Description: on Johnny Hall Road

Land Value: \$4,000 Improvement Value: \$0 Total Value: \$4,000

Location	Property Account Number 16465	Parcel ID 43 45
	Current Property Mailing Address	Old Parcel ID
Owner VESELOSKY, STEVE		City LOUISA
Address		State VA
		Zip 23093
		Zoning N/A
	Current Property Sales Information	
Sale Date 1/1/1900		Legal Reference
Sale Price 0		Grantor(Seller)
	Current Property Assessment	
Year 2026		Card 1 Value
		Building Value 0
Land Area 1 ACRES		Xtra Features Value 0
		Land Value 4,000
		Total Value 4,000
	Narrative Description	
This property contains 1 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	
WHITLOCK STORE & PAYNE DB 147/545 1.00 AC		



