

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF FLUVANNA, 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 **The Maple Room, in the Lake Monticello Firehouse at 10 Slice Rd., Palmyra, Virginia 22963**, on **June 30, 2026 at 11:00 AM**.

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.	TACS No.	Property Description
N1	Franciena Farmer	31-A-69A	1122121	Vacant; near Evergreen Church Road, Palmyra 22963
N2	Joe Jackson	54-A-60	1122105	Vacant; near Stage Junction Road, Columbia 23038
N3	Helen C. Miggins, c/o Paula Mickens	59-A-94	1082754	Vacant; near West Bottom Road, Bremo Bluff 23022
N4	Steve James Dabney	31-A-106A	1190775	Vacant; near Franklin Lane and Rising Sun Road, Palmyra 22963
N5	Robert E. Erb, Jr.	50-A-105	1126698	Vacant; near Lone Oak Road, Palmyra 22963
N6	James Jr., and Miamie Tompkins	58-2-3	1122116	Vacant; near Creasy Town Lane, Bremo Bluff 23022
N7	Annie Bishop, c/o Signay Nicholas	54-A-72	1122120	Vacant; near Stage Junction Road and Fayette Street, Columbia 23038

N8	John C. Turner	46-A-15	1122130	Vacant; near Beals Lane and Napier Lane, Scottsville 24590
N9	George J. Stoneman, Deceased	54A-1-93	1126717	Vacant; near Columbia Road and Saint James Street, Columbia 23038
N10	Elizabeth W. Threet REMOVED	54-A-62 REMOVED	1082962 REMOVED	Vacant; near Stage Junction Road, Columbia 23038 REMOVED
N11	Matthew D. Brock	58-A-28	1126696	Vacant; Bremo Bluff Road, Bremo Bluff 23022
N12	William H. Coleman Heirs, c/o Richard Coleman REMOVED	59-A-66 REMOVED	1082286 REMOVED	Vacant; Bremo Road, Bremo Bluff 23022 REMOVED

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 \$750.00 and auctioneer fees of \$250.00, 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 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 \$150.00, 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 <https://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 July 8, 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 Fluvanna 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 Fluvanna. Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://www.forsaleatauction.biz/>, by email to 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, by email to taxsales@taxva.com, by phone to (804) 612-0629, 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 that certain real estate tax sale which closed on Tuesday, June 30, 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 Fluvanna 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 (June 30, 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.

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

Title will be taken in the name of:

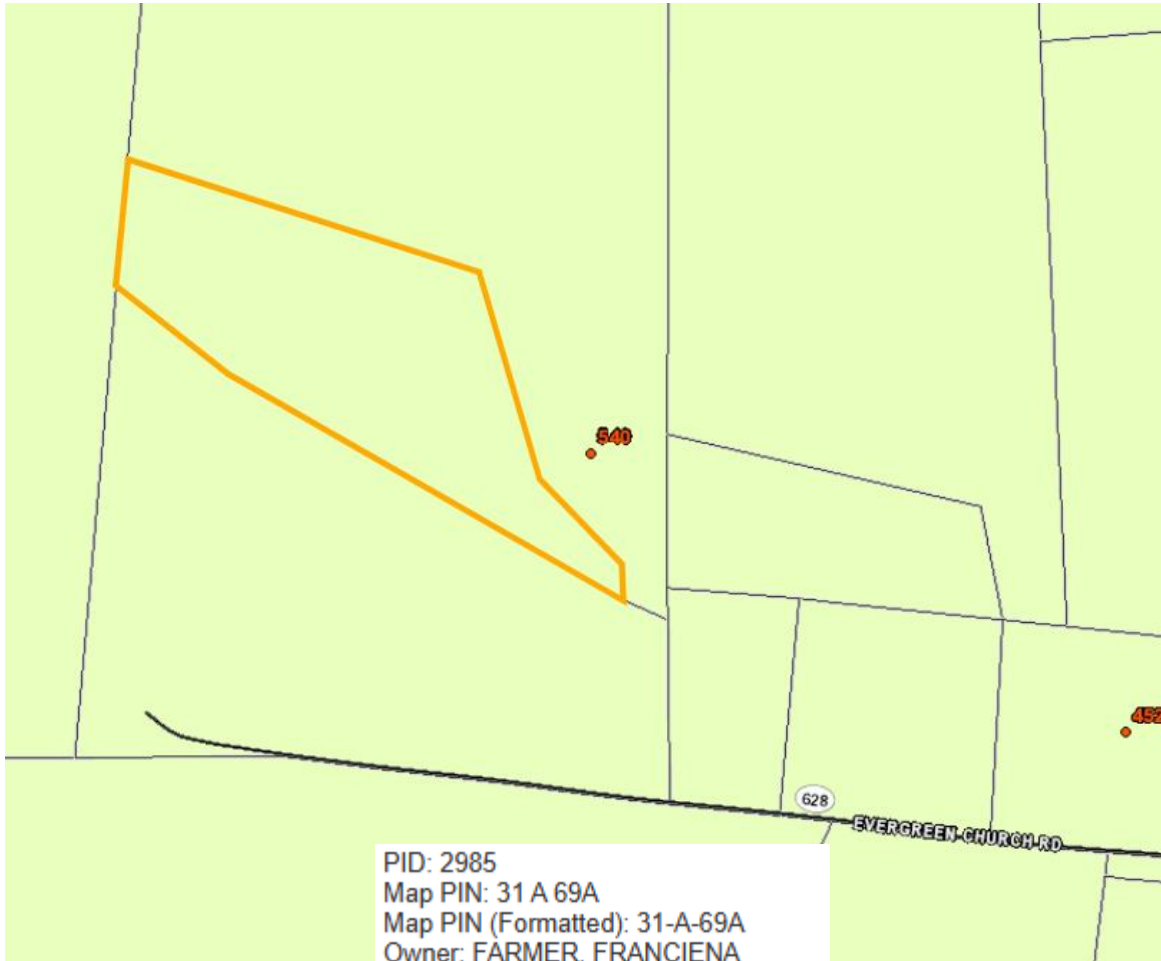
Type of Interest: ☐ Tenants in Common ☐ Tenants by Entirety with ROS ☐ Joint Tenants ☐ None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 30th day of June 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
Franciena Farmer



PID: 2985
Map PIN: 31 A 69A
Map PIN (Formatted): 31-A-69A
Owner: FARMER, FRANCIENA
Mailing Address:
7623 ALLENDALE DR
LANDOVER MD 20785
Physical Address:
0 UNASSIGNED

Acres: 2
Zoning: A-1
Land Use Code: 20
Occupancy Code: Vacant Land
Land Value: \$9,000
Total Value: \$9,000
Year Sold: 2024
Instrument/Deed Book: 145
Deed Page: 51
Legal Description1: DB 145-51 AC 2.0

This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

**Property N2
Joe Jackson**

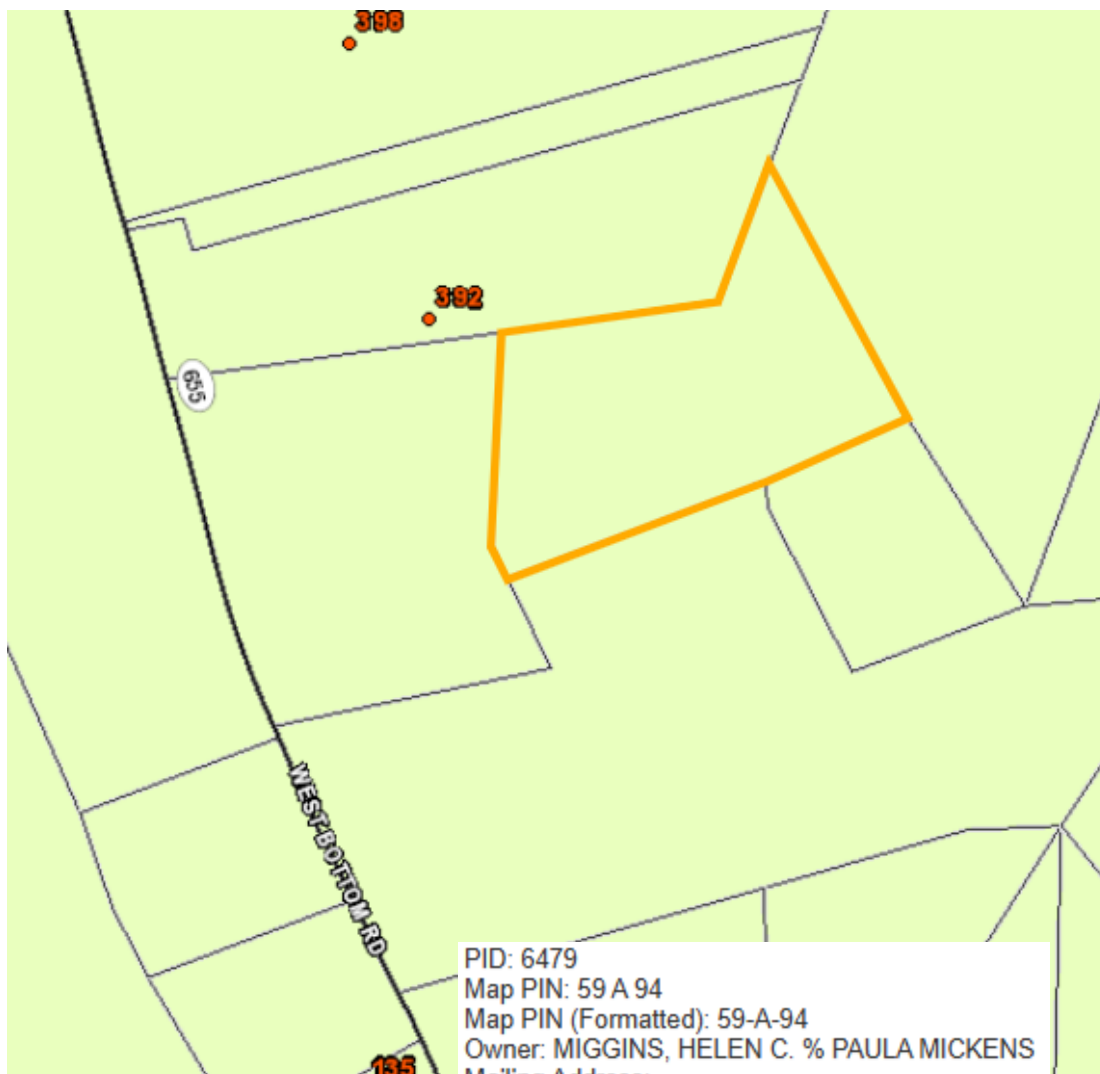


PID: 4809
Map PIN: 54 A 60
Map PIN (Formatted): 54-A-60
Owner: JACKSON, JOE
Physical Address:
0 UNASSIGNED

Acres: 2
Zoning: A-1
Land Use Code: 20
Occupancy Code: Vacant Land
Land Value: \$9,000
Total Value: \$9,000
Year Sold: 2024
Instrument/Deed Book: 2
Deed Page: 127
Legal Description1: DB 2-127 AC 2.0

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Property N3
Helen C. Miggins, c/o Paula Mickens



PID: 6479
Map PIN: 59 A 94
Map PIN (Formatted): 59-A-94
Owner: MIGGINS, HELEN C. % PAULA MICKENS
Mailing Address:

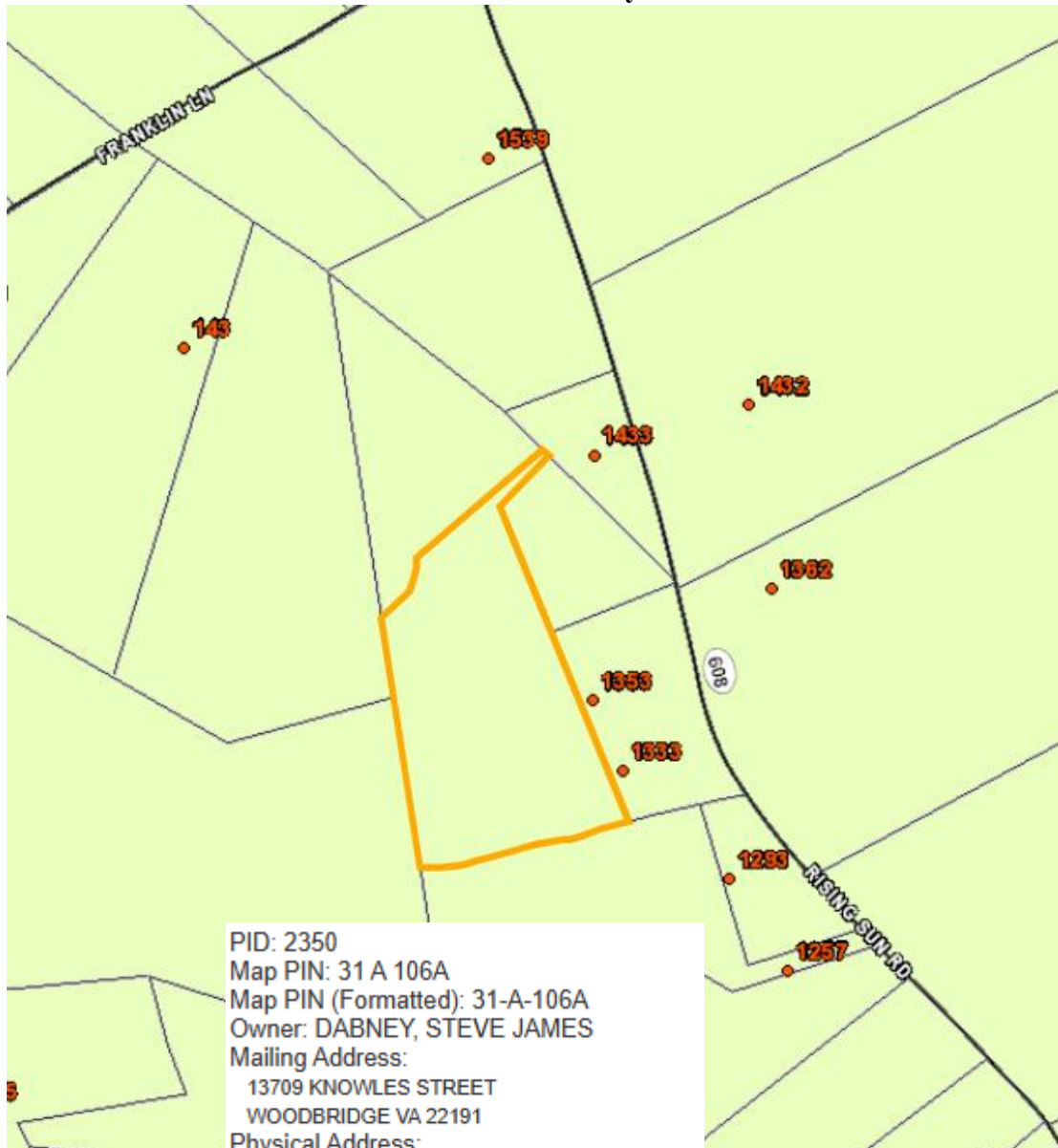
520 CHASTINE DR
SPARTANBURG SC 29301

Physical Address:
0 UNASSIGNED

Acres: 2.3
Zoning: A-1
Land Use Code: 20
Occupancy Code: Vacant Land
Land Value: \$10,350
Total Value: \$10,350
Year Sold: 2024
Instrument/Deed Book: 12
Deed Page: 18
Legal Description1: DB 12-18 AC 2.3

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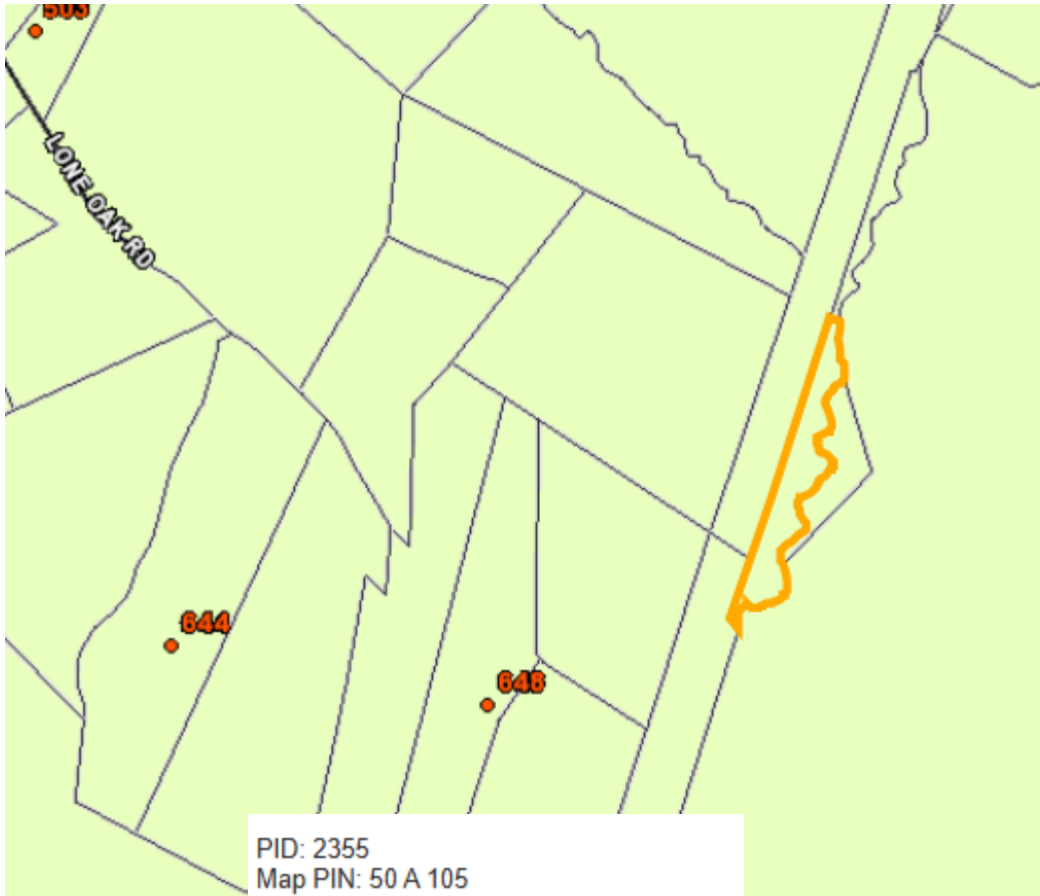
Property N4
Steve James Dabney



Acres: 2
Zoning: A-1
Land Use Code: 20
Occupancy Code: Vacant Land
Land Value: \$9,000
Total Value: \$9,000
Year Sold: 1975
Instrument/Deed Book: 139
Deed Page: 827
Legal Description1: DB 139-827 AC 2.0

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Property N5
Robert E. Erb, Jr.

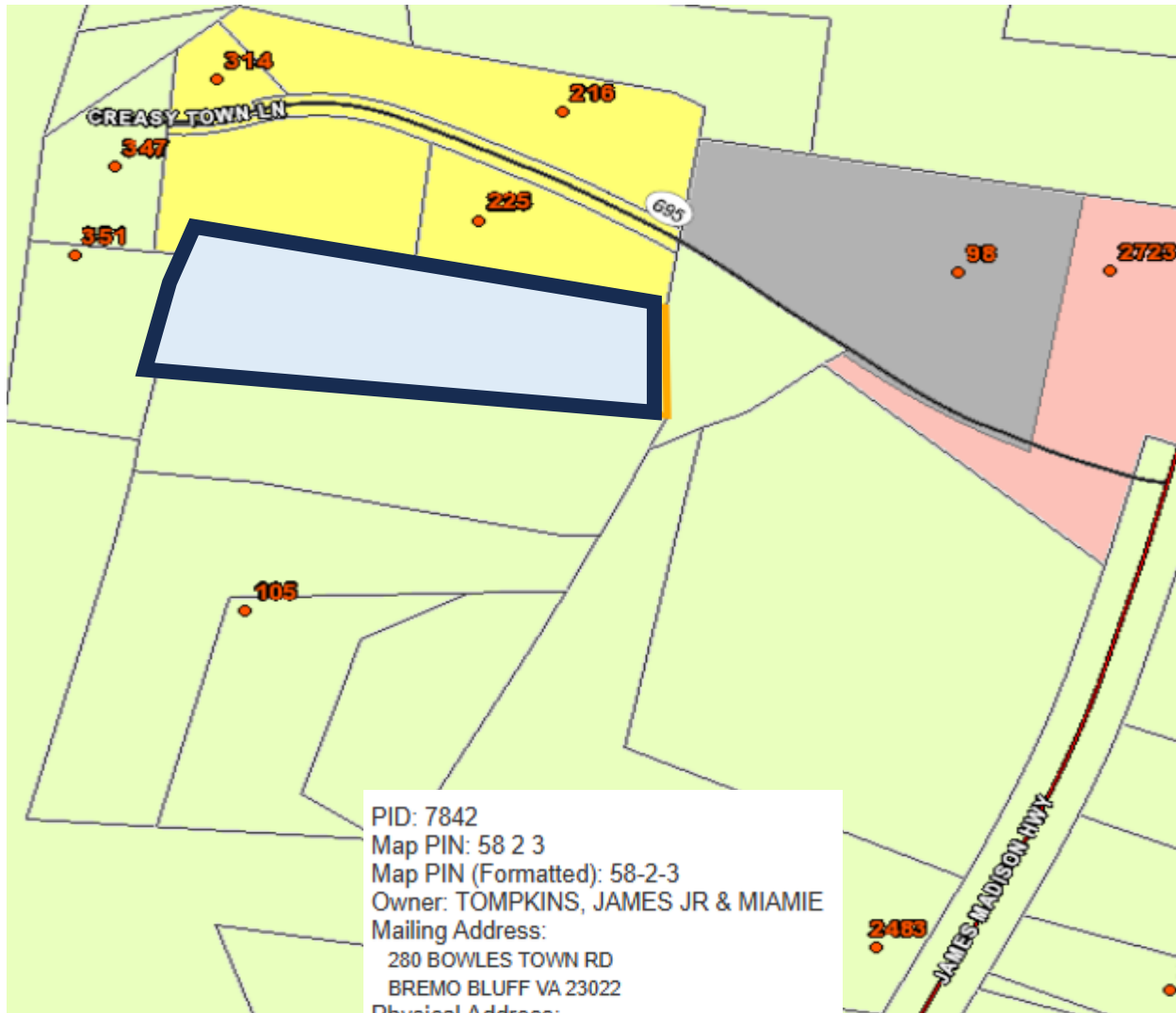


PID: 2355
Map PIN: 50 A 105
Map PIN (Formatted): 50-A-105
Owner: ERB, ROBERT E JR
Mailing Address:
5053 SPECTACULAR BID DR
ZEPHYRHILLS FL 33544
Physical Address:
0 UNASSIGNED

Acres: 0.5
Zoning: A-1
Land Use Code: 20
Occupancy Code: Vacant Land
Land Value: \$2,250
Total Value: \$2,250
Year Sold: 1995
Instrument/Deed Book: 280
Deed Page: 748
Legal Description1: DB 280-748 AC 0.5

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Property N6
James Jr., and Miamie Tompkins



PID: 7842
Map PIN: 58 2 3
Map PIN (Formatted): 58-2-3
Owner: TOMPKINS, JAMES JR & MIAMIE
Mailing Address:
280 BOWLES TOWN RD
BREMONT VA 23022
Physical Address:
0 UNASSIGNED

Acres: 1.85
Zoning: A-1
Land Use Code: 20
Occupancy Code: Vacant Land
Land Value: \$8,325
Total Value: \$8,325
Year Sold: 2002
Instrument/Deed Book: 472
Deed Page: 688
Legal Description1: DB 472-688 AC 1.85

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Property N7
Annie Bishop, c/o Signay Nicholas

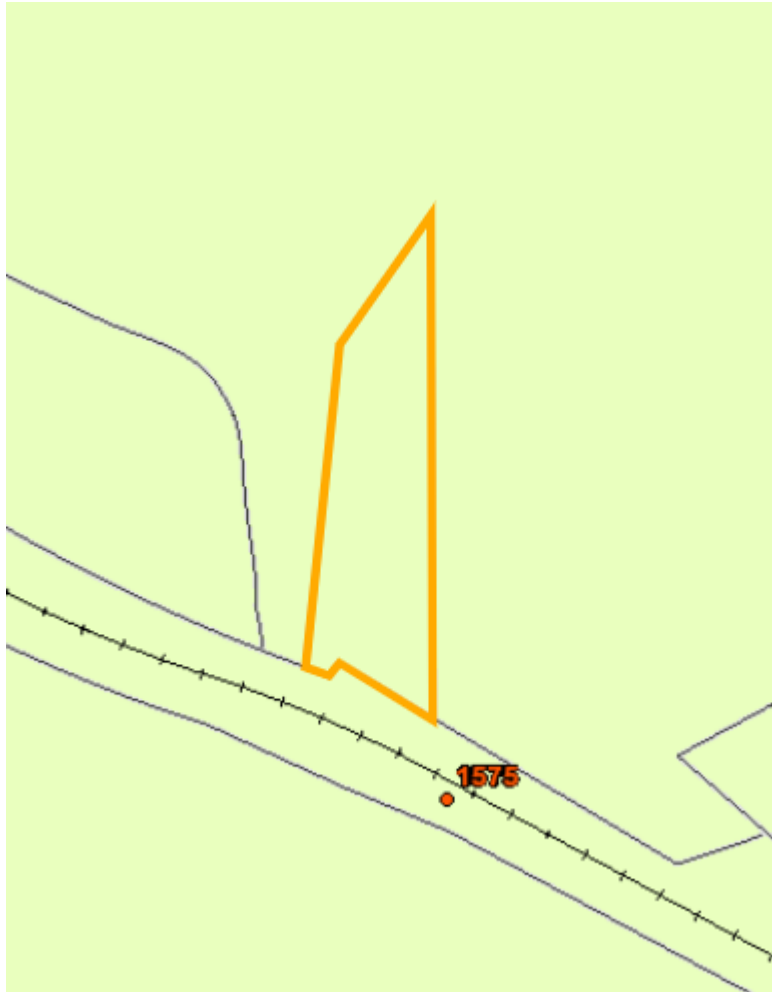


PID: 788
Map PIN: 54 A 72
Map PIN (Formatted): 54-A-72
Owner: BISHOP, ANNIE C/O SIGNAY NICHOLAS
Mailing Address:
467 MARTIN KINGS RD.
CHARLOTTESVILLE VA 22902
Physical Address:
0 UNASSIGNED

Acres: 2
Zoning: A-1
Land Use Code: 20
Occupancy Code: Vacant Land
Land Value: \$9,000
Total Value: \$9,000
Year Sold: 1951
Instrument/Deed Book: 43
Deed Page: 141
Legal Description1: DB 43-141 AC 2.0

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Property N8
John C. Turner

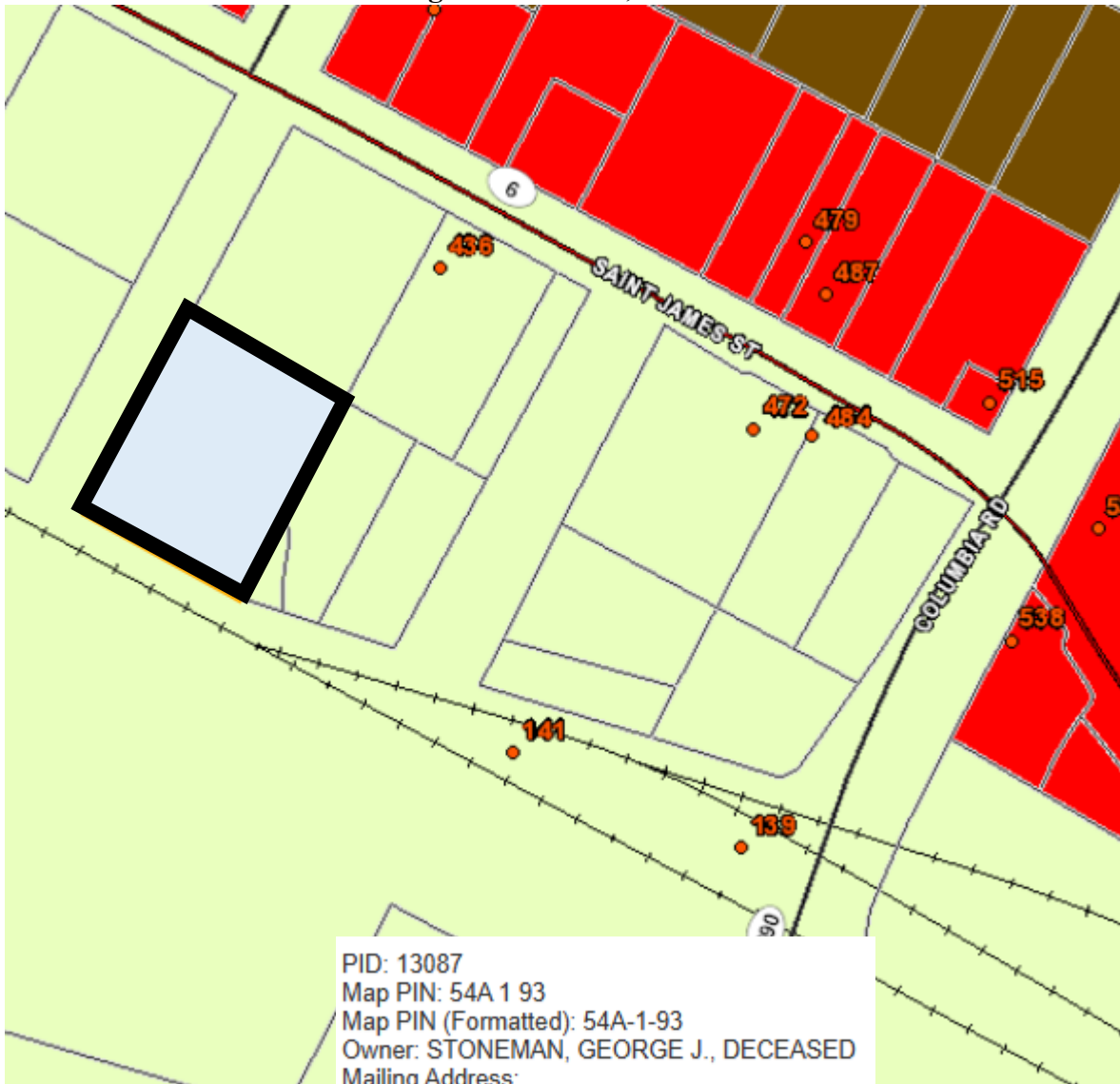


PID: 9832
Map PIN: 46 A 15
Map PIN (Formatted): 46-A-15
Owner: TURNER, JOHN C.
Physical Address:
0 UNASSIGNED

Acres: 2
Zoning: A-1
Land Use Code: 20
Occupancy Code: Vacant Land
Land Value: \$9,000
Total Value: \$9,000
Year Sold: 2024
Instrument/Deed Book: 0000
Legal Description1: AC 2.0

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Property N9
George J. Stoneman, Deceased



PID: 13087
Map PIN: 54A 1 93
Map PIN (Formatted): 54A-1-93
Owner: STONEMAN, GEORGE J., DECEASED
Mailing Address:
COLUMBIA VA 23038
Physical Address:
0 UNASSIGNED

Zoning: A-1
Land Use Code: 20
Occupancy Code: Vacant Land
Land Value: \$2,000
Total Value: \$2,000
Year Sold: 2024
Instrument/Deed Book: 0
Planning Cases:
ZMP 17-03
ZMP 16-03

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Property N10
Elizabeth W. Threet

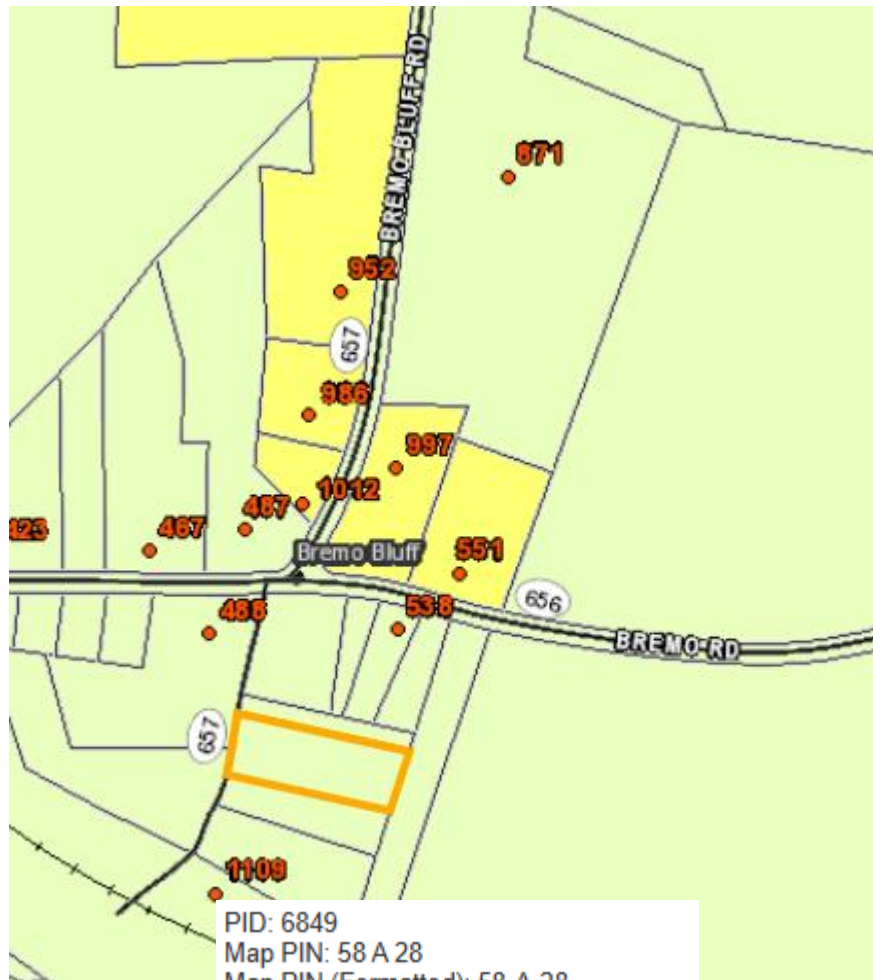


PID: 9715
Map PIN: 54 A 62
Map PIN (Formatted): 54-A-62
Owner: THREET, ELIZABETH W.
Mailing Address:
2 FIDELIS WAY #151
BRIGHTON MA 2135
Physical Address:
0 UNASSIGNED

Acres: 3
Zoning: A-1
Land Use Code: 20
Occupancy Code: Vacant Land
Land Value: \$13,500
Total Value: \$13,500
Year Sold: 2024
Instrument/Deed Book: 0
Will Book: 16/549
Legal Description1: WB 16-549 AC 3.0

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Property N11
Matthew D. Brock

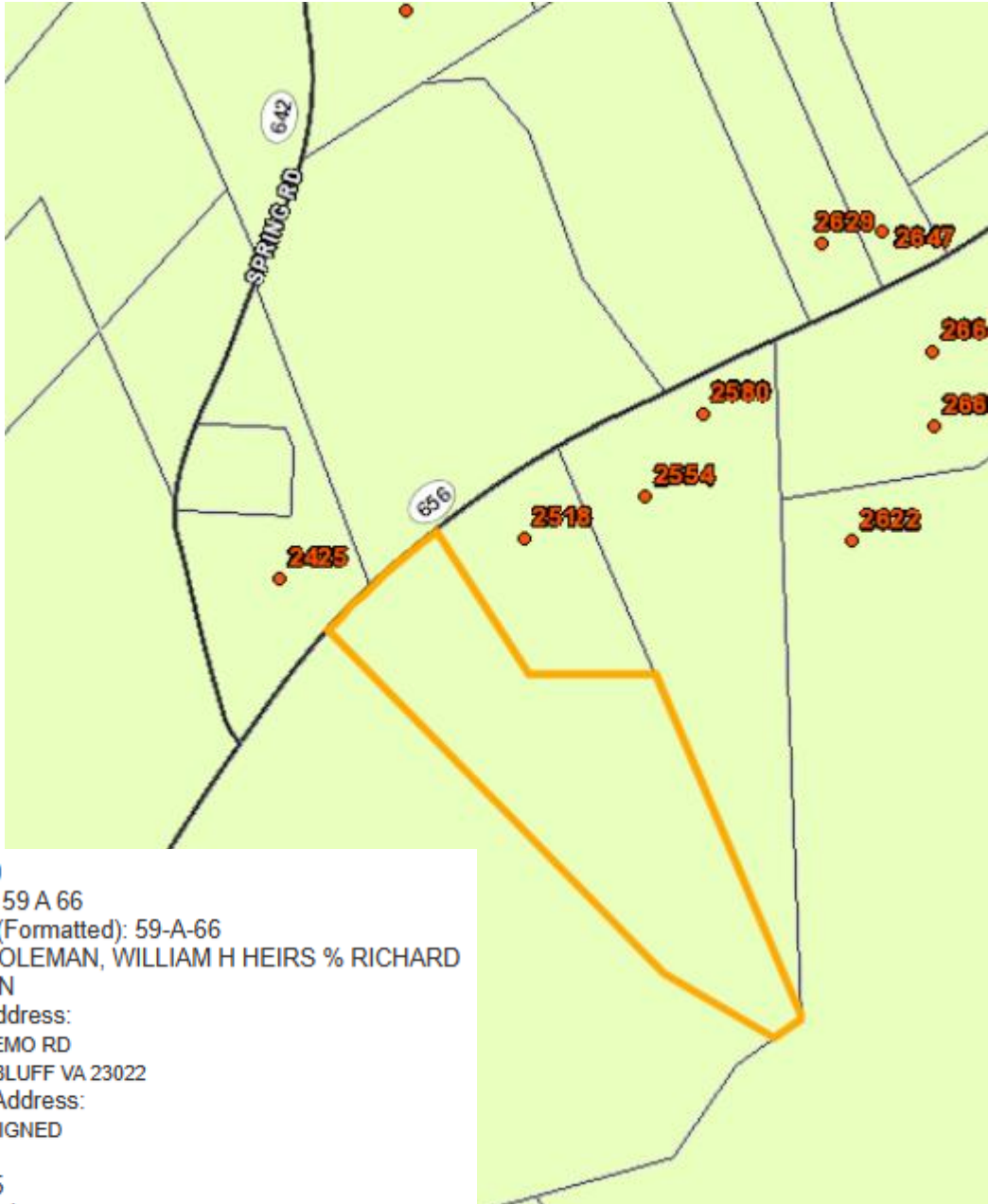


PID: 6849
Map PIN: 58 A 28
Map PIN (Formatted): 58-A-28
Owner: BROCK, MATTHEW D
Mailing Address:
410 LOFTS DR
MELBOURNE FL 32940
Physical Address:
0 BREMO BLUFF RD
BREMO BLUFF VA 23022

Acres: 0.514
Zoning: A-1
Land Use Code: 20
Occupancy Code: Vacant Land
Land Value: \$500
Total Value: \$500
Year Sold: 1997
Instrument/Deed Book: 311
Deed Page: 595
Legal Description1: DB 311-595 0.514

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Property N12
William H. Coleman Heirs, c/o Richard Coleman



PID: 1940
Map PIN: 59 A 66
Map PIN (Formatted): 59-A-66
Owner: COLEMAN, WILLIAM H HEIRS % RICHARD COLEMAN
Mailing Address:
2647 BREMO RD
BREMO BLUFF VA 23022
Physical Address:
0 UNASSIGNED

Acres: 2.5
Zoning: A-1
Land Use Code: 20
Occupancy Code: Vacant Land
Land Value: \$11,250
Total Value: \$11,250
Year Sold: 1999
Instrument/Deed Book: 66
Deed Page: 276
Legal Description1: DB 66-276 AC 2.5

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