

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
COUNTY OF LANCASTER, VIRGINIA
TOWN OF KILMARNOCK, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Lancaster, 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 **Board of Supervisors Meeting Room in the Lancaster County Administration Building**, located at **8311 Mary Ball Road, Lancaster, Virginia 22503**, on **August 12, 2026**, at **12:00pm**.

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 Big Red Auctions (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

No.	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
J1	Abbott, Irving Hubbard & Abbott, Peggy Yates	40C-1-10E	13157	881713	3806 Windmill Point Road, White Stone; Island; 1.114 Acre, More or Less
J2	Boyd, Joseph C., Sr., Trustee	28-197	8595	881724	Vacant Land; Mary Ball Road, Lancaster; Public View; 1.015 Acres, More or Less
J3	Boyd, Joseph C.	13-109	1293	881724	Vacant Land; Near Gaines Road, Lancaster; Nuttsville; 10.25 Acres, More or Less
J4	Boykin, Rachel Estate	21-43	4072	810005	Vacant Land; Merry Point Road, Lancaster; Johns Creek; 3.040 Acres, More or Less
J5	Brown, Moses, et als.	15-27	1768	805370	Vacant Land; Near Whites Lane, Lancaster; NR Lively; 7 Acres, More or Less
J6	Clean Environment, Inc.	20-10	2731	881730	Vacant Land ; Western Branch Road, Lancaster; Mollusk; 20.021 Acres, More or Less

J7	Clean Environment, Inc.	20-61	2815	881730	55 Thomas Landing Road, Lancaster; Mollusk; 30.218 Acres, More or Less
J8	Davenport, Cyrus G., Jr.	23-108B	5170	805418	978 Black Stump Road, Weems; Mars Hill; 1.279 Acres, More or Less
J9	Dawson, Mary Estate	23-87	5117 KILM: 81	748461	301 James B. Jones Memorial Highway, Kilmarnock; 5 Mile Rd; 12 Acres, More or Less
J10	Dunlap, Sayda & Pope, Nuwoo	25-67	6368	641764	10260 River Road, Lancaster; NR Ottoman; 22.540 Acres, More or Less
J11	Lawler, George L. & Lawler, Margaret G.	20E-1-207	3863	805378	Vacant Land; River Road, Lancaster; Heritage Point; 1.570 Acres, More or Less
J12	Parker, Charles C.	20E-1-203	3860	805384	Vacant Land; River Road, Lancaster; Heritage Point; 1.010 Acres, More or Less
J13	Towles, Joline	34-188	11071	571601	Vacant Land; James Wharf Road, White Stone; Old Town; 1.880 Acres, More or Less
J14	Wilmer, Meredith D. & Wilmer, Alan Wade, Jr., Trustees of the D & W Land Trust	25-155 AND 25-156	6520 AND 6521	295301	96 Myer Creek Road, Lancaster; NR Millenbeck; 2 Acres, More or Less Vacant Land; Myer Creek Road, Lancaster; NR Millenbeck; 1 Acre, More or Less

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 \$150.00, 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 **<https://bigredauctions.hibid.com>**. 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 Big Red Auctions, at (804) 577-7449 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 August 19, 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 Lancaster and forwarded to TACS, at the address shown below. **Cash and personal checks will not be accepted.** Wire transfers are preferred and instructions will be provided to the highest bidder upon email request to ahouse@taxva.com.

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Lancaster or Town of Kilmarnock 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 <https://bigredauctions.hibid.com>, by phone to Brad Smith, at (804) 577-7449, or by email to bigredhibid@gmail.com. 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) 433-4085, 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 ACKNOWLEDGMENT AND
CONTACT OF SALE**

At that real estate tax sale which closed on August 12, 2026, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

Case Name: Lancaster County v. _____

Tax Map Number: _____

Bid Deposit: \$ _____ **Remaining Bid:** \$ _____

Buyer's Premium: \$ _____ **Deed Recordation:** \$ _____

Total Due Now: \$ _____ **Purchase Balance:** \$ _____

I understand that the above-referenced "Total Due Now" is required to be deposited today with the Special Commissioner and that the above-referenced "Purchase Balance" will be due within fifteen (15) days of confirmation of sale by the Lancaster County Circuit Court. 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 this property has been sold in gross and not by the acre and that no warranty has been made as to the accuracy of the GIS system, including maps and USGS soil survey information.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (August 12, 2026) forward. I further understand that if I owe delinquent taxes or nuisance abatement liens to Lancaster County, or if I am a Defendant in any pending delinquent tax matter, 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, 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 \$2,500.00 and auctioneer fees of \$1,000.00, 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.

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

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 the 12nd day of August, 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

NOTES

This image shows a full page of blank handwriting practice paper. It features multiple sets of horizontal lines. Each set consists of three lines: a solid top line, a dashed middle line, and a solid bottom line. These sets are repeated down the entire page, providing a guide for letter height and placement. The paper is otherwise completely blank, with no text or other markings.

PARCEL J1 – ABBOTT, IRVING HUBBARD & ABBOTT, PEGGY YATES
Tax Map No. 40C-1-10E

Parcel Number:	40C 1 10E
Owner Name:	ABBOTT IRVING HUBBARD & PEGGY YATES
Address:	3806 WINDMILL POINT RD WHITE STONE VA 22578
Property Address:	3806 WINDMILL POINT RD
Description:	ISLAND 1.114 AC
Acreage:	1.114
Land Value:	20500
Improvements Value:	14500
Total Value:	35000
Instrument Number:	LR 2016 0001703
Last Recordation Date:	09/30/2016
Grantor:	ABBOTT IRVING HUBBARD; PEGGY YATES

USDA Soil survey indicates
Bertie Silt Loam and
Dragston Fine Sandy loam*



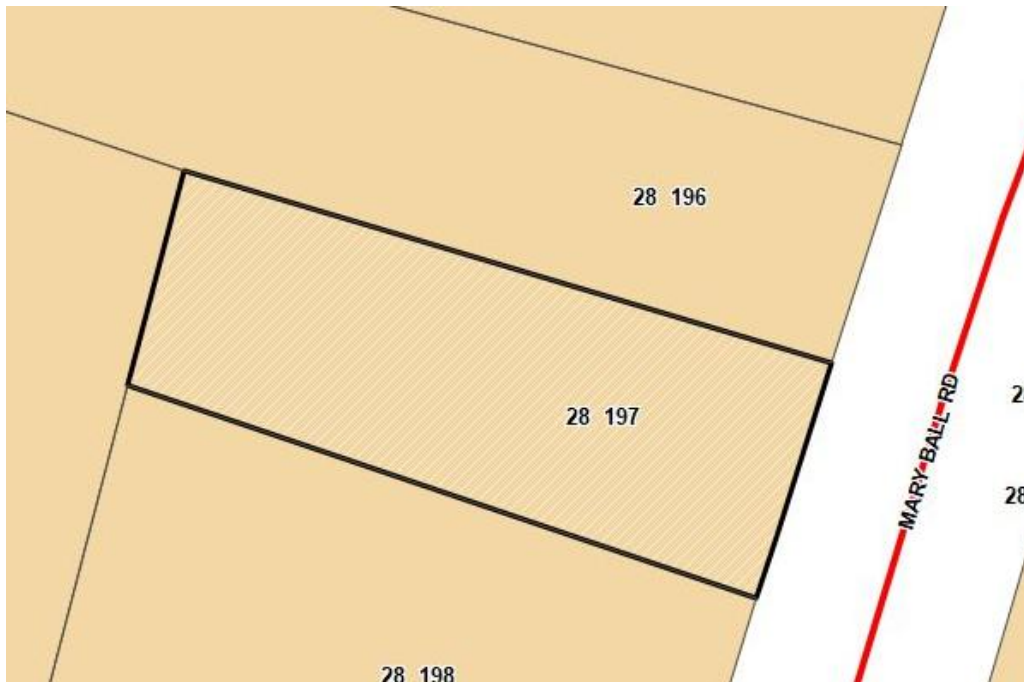
Legal disclaimer: Under Virginia State law, these records are public information. Display of this information on the internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the Va. State Code to read the pertinent enabling statute. While Lancaster County has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics, the County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Lancaster County does not assume any liability associated with the use or misuse of this data.

*No guarantees are made as to percolation rates or suitability of soil for use with septic systems of any kind. Estimates of soil characteristics given above are taken from the United States Department of Agriculture soil survey records and are for informational purposes only. No guarantee is made for the accuracy of soil survey estimates. An independent soil test is suggested in order to determine soil type, characteristics, and suitability for use with septic systems.

PARCEL J2 – BOYD, JOSEPH C., SR., TRUSTEE
Tax Map No. 28-197

Parcel Number:	28 197
Owner Name:	BOYD JOSEPH C SR TRUSTEE
Address:	13517 WOOD ST WOODBIDGE VA 22191
Description:	PUBLIC VIEW 1.015 AC
Acreage:	1.015
Land Value:	12000
Improvements Value:	0
Total Value:	12000
Deed Book/Page:	335/0472
Instrument Number:	0

USDA Soil survey indicates Bertie Silt Loam, Woodstown Fine Sandy Loam, and Suffolk Fine Sandy Loam*



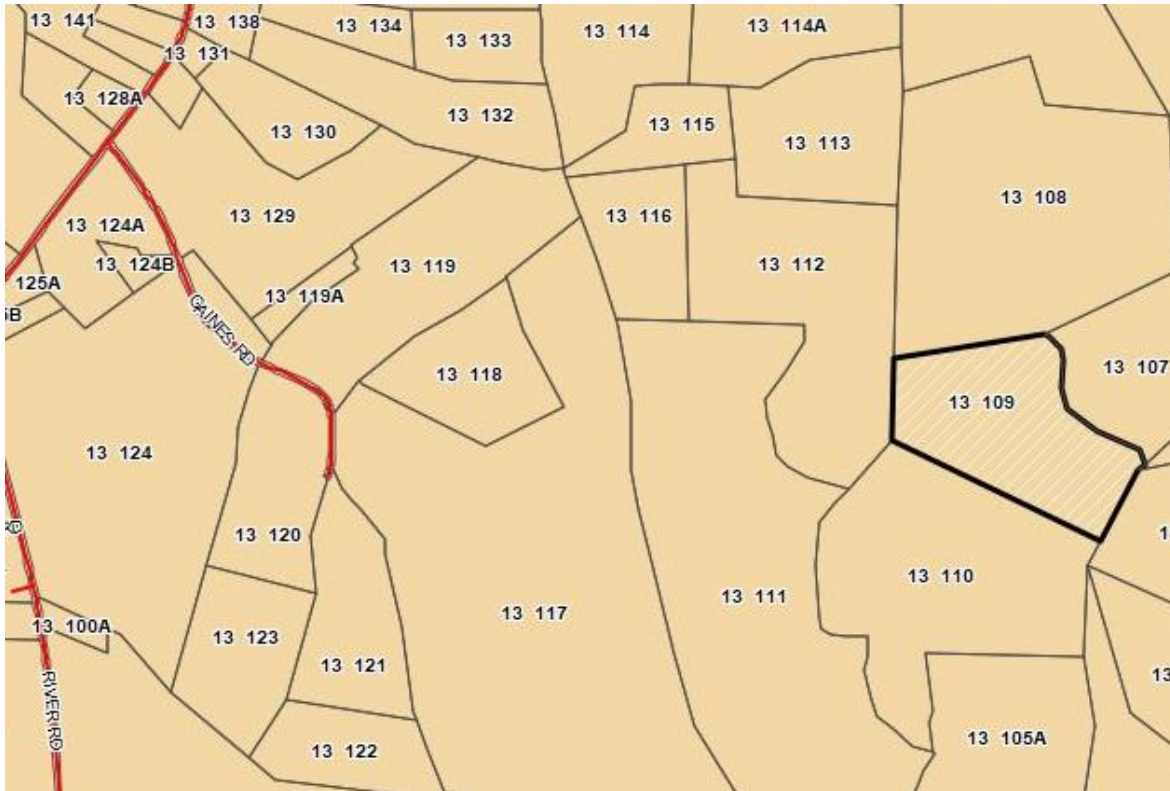
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PARCEL J3 – BOYD, JOSEPH C.
Tax Map No. 13-109

Parcel Number:	13 109
Owner Name:	BOYD JOSEPH C
Address:	13517 WOOD STREET WOODBIDGE VA 22191
Description:	NUTTSVILLE 10.25 AC
Acreage:	10.250
Land Value:	15400
Improvements Value:	0
Total Value:	15400
Deed Book/Page:	268/0213
Instrument Number:	0

USDA Soil survey indicates Kempsville
Fine Sandy Loam, Caroline Clay Loam,
Steep Sandy Land, and Sassafras Fine
Sandy Loam*



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PARCEL J4 – BOYKIN, RACHEL ESTATE
Tax Map No. 21-43

Parcel Number:	21 43
Owner Name:	BOYKIN RACHEL EST
Address:	MERRY POINT RD LANCASTER VA 22503
Description:	JOHNS CREEK 3.04 AC
Acreage:	3.040
Land Value:	18100
Improvements Value:	0
Total Value:	18100
Instrument Number:	0

USDA Soil survey indicates Steep
Sandy Land and Sassafras Fine
Sandy Loam*



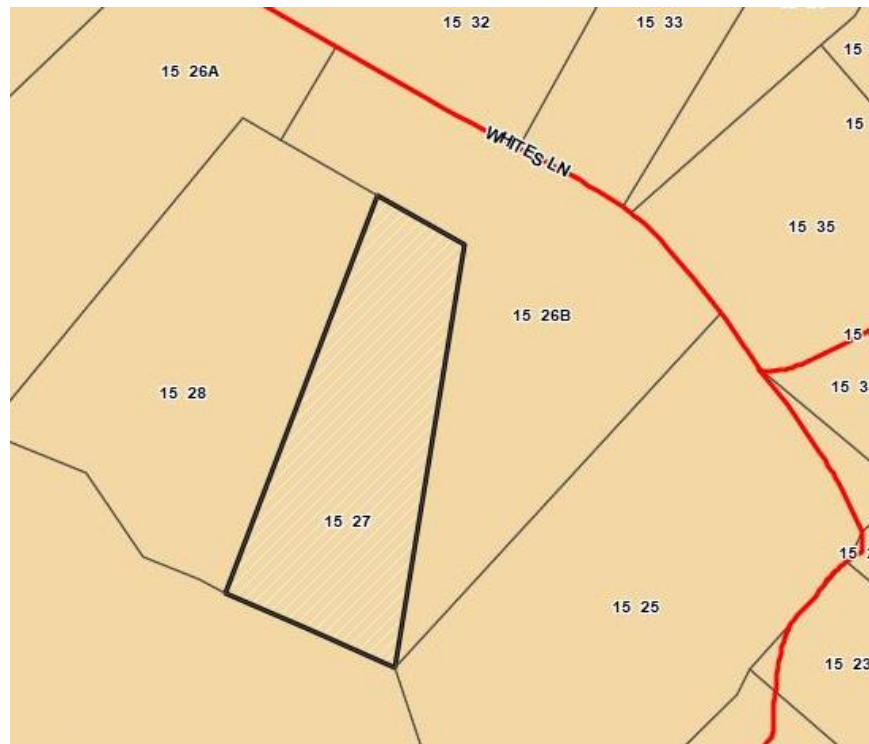
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PARCEL J5 – BROWN, MOSES, ET ALS.
Tax Map No. 15-27

Parcel Number:	15 27
Owner Name:	BROWN MOSES ET ALS
Address:	C/O KENYA SAUNDERS 3564 BENZINGER RD BALTIMORE MD 21229
Description:	NR LIVELY 7 AC
Acreage:	7.000
Land Value:	20700
Improvements Value:	0
Total Value:	20700
Instrument Number:	0

USDA Soil survey indicates
Sassafras Fine Sandy Loam,
Steep Sandy Loam, Mixed
Alluvial Land, Sloping Sandy
Land, and Mattapex Silt
Loam*



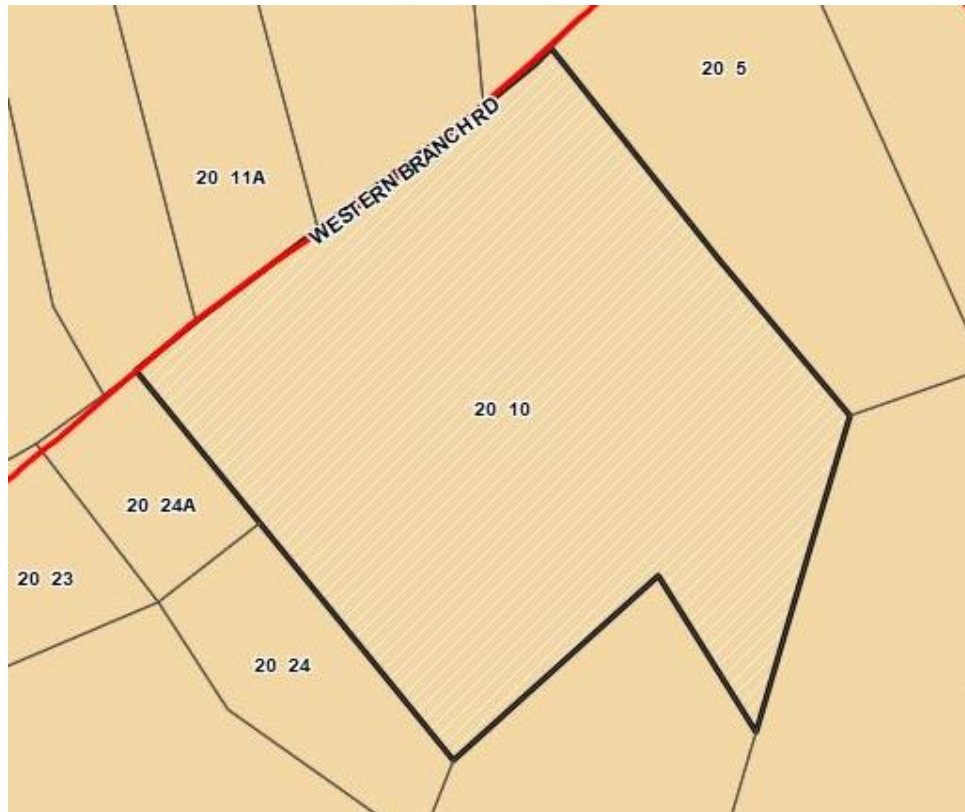
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**PARCEL J6 – CLEAN ENVIRONMENT, INC.
Tax Map No. 20-10**

Parcel Number:	20 10
Owner Name:	CLEAN ENVIRONMENT INC
Address:	P O BOX 206 MOLLUSK VA 22517
Description:	MOLLUSK 20.021 AC
Acreage:	20.021
Land Value:	20000
Improvements Value:	0
Total Value:	20000
Instrument Number:	LR 2004 0001128
Grantor:	DOGGETT CLARENCE L & MARJORIE S

USDA Soil survey indicates
Sassafras Fine Sandy Loam,
Steep Sandy Land, Mixed
Alluvial Land, and Sassafras
Loamy Fine Sand*



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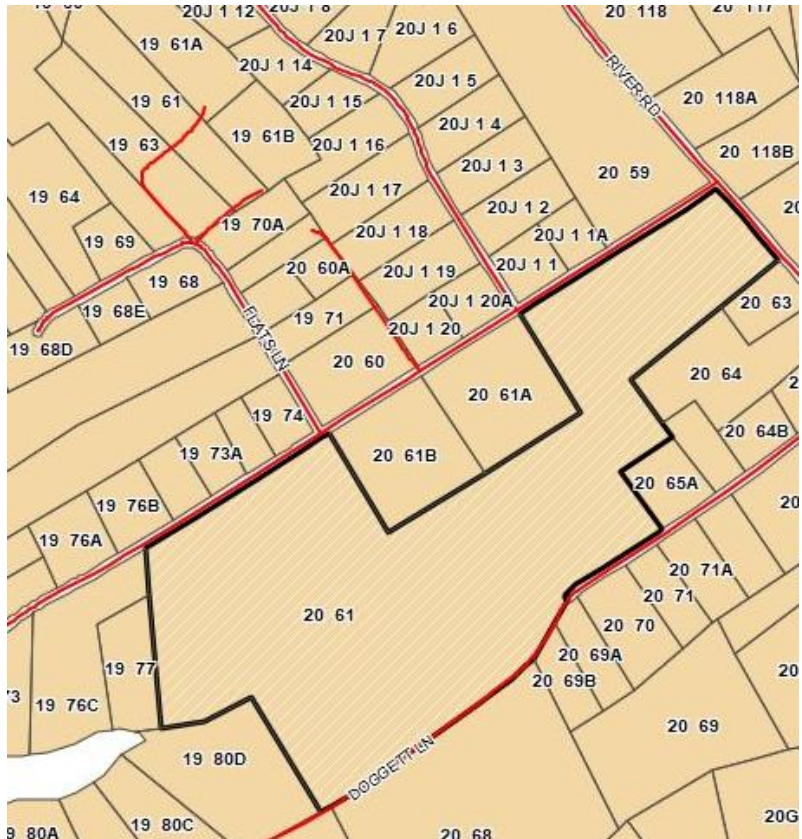
PARCEL J7 – CLEAN ENVIRONMENT, INC.
Tax Map No. 20-61

Parcel Number:	20 61
Owner Name:	CLEAN ENVIRONMENT INC
Address:	P O BOX 206 MOLLUSK VA 22517
Property Address:	55 THOMAS LANDING RD
Description:	MOLLUSK 30.218 AC
Acreage:	30.218
Land Value:	120900
Improvements Value:	208400
Total Value:	329300
Instrument Number:	LR 2004 0001128
Grantor:	DOGETT CLARENCE L & MARJORIE S

USDA Soil survey indicates
Sassafras Loamy Fine Sand, Steep
Sandy Land, Sloping Sandy Land,
Woodstown Fine Sandy Loam, and
Draston Fine Sandy Loam*

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PARCEL J8 – DAVENPORT, CYRUS G., JR.
Tax Map No. 23-108B

Parcel Number:	23 108B
Owner Name:	DAVENPORT CYRUS G JR
Address:	654 BLACK STUMP RD WEEMS VA 22576
Property Address:	978 BLACK STUMP RD
Description:	MARS HILL 1.279 AC
Acreage:	1.279
Land Value:	14800
Improvements Value:	684200
Total Value:	699000
Deed Book/Page:	272/0179
Instrument Number:	0

USDA Soil survey indicates
Suffolk Fine Sandy loam and
Sassafras Fine Sandy Loam*



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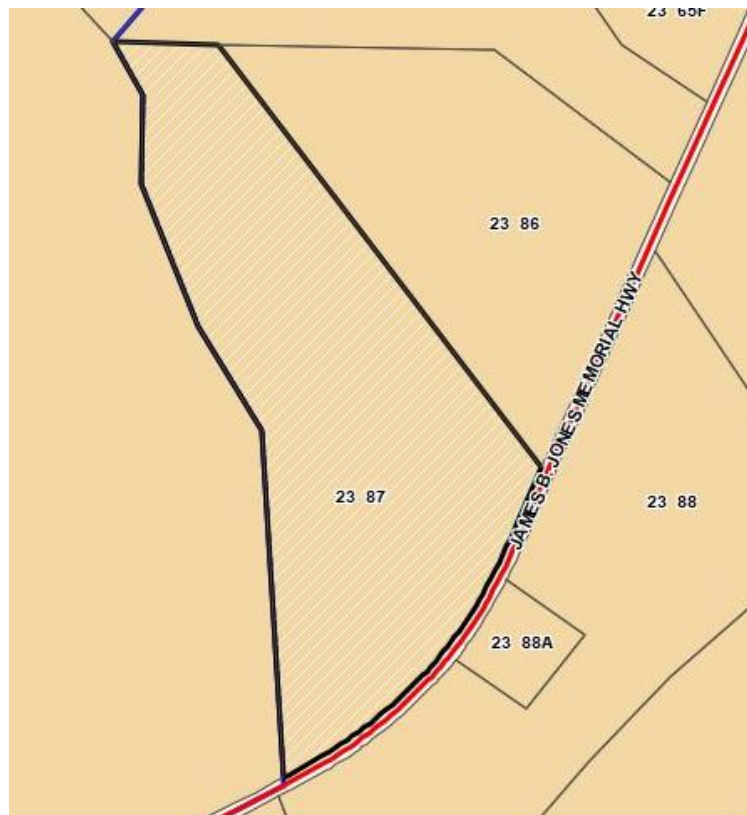
PARCEL J9 – DAWSON, MARY ESTATE
Tax Map No. 23-87

Parcel Number:	23 87
Owner Name:	DAWSON MARY EST
Address:	301 JAMES B JONES MEM HWY KILMARNOCK VA 22482
Property Address:	301 JAMES B JONES MEM HWY
Description:	5 MILE RD 12 AC
Acreage:	12.000
Land Value:	63000
Improvements Value:	0
Total Value:	63000
Deed Book/Page:	77/0447
Instrument Number:	0

USDA Soil survey indicates
Sassafras Fine Sandy Loam,
Suffolk Fine Sandy Loam, Steep
Sandy Land, and Sloping Sandy
Land*

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PARCEL J10 – DUNLAP, SAYDA & POPE, NUWOO
Tax Map No. 25-67

Parcel Number:	25 67
Owner Name:	DUNLAP SAYDA & POPE, NUWOO
Address:	2318 GIANNA DR GLASSBORO NJ 08028
Property Address:	10260 RIVER RD
Description:	NR OTTOMAN 22.54 AC
Acreage:	22.540
Land Value:	70800
Improvements Value:	0
Total Value:	70800
Instrument Number:	LR 2021 0001012
Last Recordation Date:	04/08/2021
Grantor:	KELLEY ALLEN EST
Selling Price:	70000

USDA Soil survey indicates
Woodstown Fine Sandy Loam,
Dragston Fine Sandy Loam,
Mattapex Silt Loam, and Sloping
Sandy Land*

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PARCEL J11 – LAWLER, GEROGE L. & LAWLER, MARGARET G.
Tax Map No. 20E-1-207

Parcel Number:	20E 1 207
Owner Name:	LAWLER GEORGE L & MARGARET G
Address:	2481 GERRITSEN AVE BROOKLYN NY 11229
Description:	HERITAGE POINT 1.57 AC
Acreage:	1.570
Land Value:	16400
Improvements Value:	0
Total Value:	16400
Deed Book/Page:	223/0050
Instrument Number:	0

USDA Soil survey indicates
Rumford Loamy Sand and
Sloping Sandy Land*



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PARCEL J12 – PARKER, CHARLES C.
Tax Map No. 20E-1-203

Parcel Number:	20E 1 203
Owner Name:	PARKER CHARLES C
Address:	6607 BRIAR PATCH RD HURLOCK MD 21643
Description:	HERITAGE POINT 1.01 AC
Acreage:	1.010
Land Value:	15000
Improvements Value:	0
Total Value:	15000
Deed Book/Page:	212/0303
Instrument Number:	0

USDA Soil survey indicates
Sloping Sandy Land, Mattapex
Silt Loam, and Rumford Loamy
Sand*



Legal disclaimer: Under Virginia State law, these records are public information. Display of this information on the internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the Va. State Code to read the pertinent enabling statute. While Lancaster County has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics, the County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Lancaster County does not assume any liability associated with the use or misuse of this data.

*No guarantees are made as to percolation rates or suitability of soil for use with septic systems of any kind. Estimates of soil characteristics given above are taken from the United States Department of Agriculture soil survey records and are for informational purposes only. No guarantee is made for the accuracy of soil survey estimates. An independent soil test is suggested in order to determine soil type, characteristics, and suitability for use with septic systems.

PARCEL J13 – TOWLES, JOLINE
Tax Map No. 34-188

Parcel Number:	34 188
Owner Name:	TOWLES JOLINE
Address:	303 MAIDEN CHOICE LN APT #204 CATONSVILLE MD 21228
Description:	OLD TOWN 1.88 AC
Acreage:	1.880
Land Value:	19000
Improvements Value:	0
Total Value:	19000
Deed Book/Page:	253/0330
Instrument Number:	0

USDA Soil survey indicates
Sassafras Loamy Fine Sand and
Sloping Sandy Land*

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**PARCEL J14 – WILMER, MEREDITH D. & WILMER, ALAN WADE, JR.,
TRUSTEES OF THE D & W LAND TRUST
Tax Map Nos. 25-155 & 25-156**

Parcel Number: 25 155
Owner Name: WILMER MEREDITH D & ALAN WADE JR
TTEES O/T D & W LAND TRUST
Address: C/O MEREDITH D WILMER
83 POHICKORY LN
IRVINGTON VA 22480
Property Address: 96 MYER CREEK RD
Description: NR MILLENBECK 2 AC
Acreage: 2.000
Land Value: 11000
Improvements Value: 157500
Total Value: 168500
Instrument Number: LR 2024 0000078
Last Recordation Date: 01/11/2024
Grantor: WILMER ALAN WADE SR EST

Parcel Number: 25 156
Owner Name: WILMER MEREDITH D & ALAN WADE JR
TTEES O/T D & W LAND TRUST
Address: C/O MEREDITH D WILMER
83 POHICKORY LN
IRVINGTON VA 22480
Description: NR MILLENBECK 1 AC
Acreage: 1.000
Land Value: 4500
Improvements Value: 1400
Total Value: 5900
Instrument Number: LR 2024 0000078
Last Recordation Date: 01/11/2024
Grantor: WILMER ALAN WADE SR EST

USDA Soil survey
indicates Dragston
Fine Sandy Loam,
Steep Sandy Land,
Fallsington Fine
Sandy Loam, and
Woodstown Fine
Sandy Loam*



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