**NOTICE OF DELINQUENT TAXES**
**AND SALE OF REAL PROPERTY**
**COUNTY OF LANCASTER, 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 **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 terms or conditions which may be 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 |
|---|---|---|---|---|---|
| ~~N1~~ | ~~Henry, Phyllis W. & Henry, Wallace E.~~ | ~~27-236C~~ | ~~7904~~ | ~~136203~~ | ~~Vacant Land; Christ Church Road, Weems; Part Hills Quarter; 1 Acre, More or Less~~ |
| N2 | Jackson, Eunice M. | 22-4D | 4449 | 295296 | Vacant Land; Near Devils Bottom Road, Lancaster; NR Brooke Vale; 1 Acre, More or Less |
| N3 | Johnson, Genevieve R. Estate | 34-380 | 11499 | 1026304 | Vacant Land; Ocran Road, White Stone; George Town Store; 0.310 Acre, More or Less |
| N4 | Nutt, Osborne T. & Ball, Marla D. | 27-233B | 7899 | 724815 | Vacant Land; Weems Road, Weems; Gunthers; 0.697 Acres, More or Less |
| N5 | Steeley, Barbara Jane | 20E-1-165 | 3820 | 300404 | Vacant Land; River Road, Lancaster; Heritage Point; 1.15 Acres, More or Less |
| ~~N6~~ | ~~Waller, Ralph A. & Redmond, April R.~~ | ~~34G-1-10~~ | ~~11758~~ | ~~295272~~ | ~~121 Turner Lane, White Stone; Booker T. Washington Estate; 0.550 Acre, More or Less~~ |

REDEEMED

REDEEMED

**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 suitableness 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://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 full balance due must be received 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. 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 phone to Alyson House at (804) 433-4085, by email to taxsales@taxva.com, , 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 ACKKNOWLEDGMENT 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 $_____.

**Property Owner:**

**Tax Map Number:**

**Account Number:**

**TACS Number:**

**Bid Amount:** **$**_____

**Buyer's Premium:** **$**_____

**Deed Recordation Fee:** **$**_____

**Total Due:** **$**_____

SAMPLE

I understand that the above-referenced "Total Due" is required to be received by TACS no later than _____. 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 Lancaster 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 (August 12, 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 $750.00 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 payment also makes the high bidder liable for these fees, plus resale costs and deficiencies.

SAMPLE

| | |
|---|---|
| **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, August 12, 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

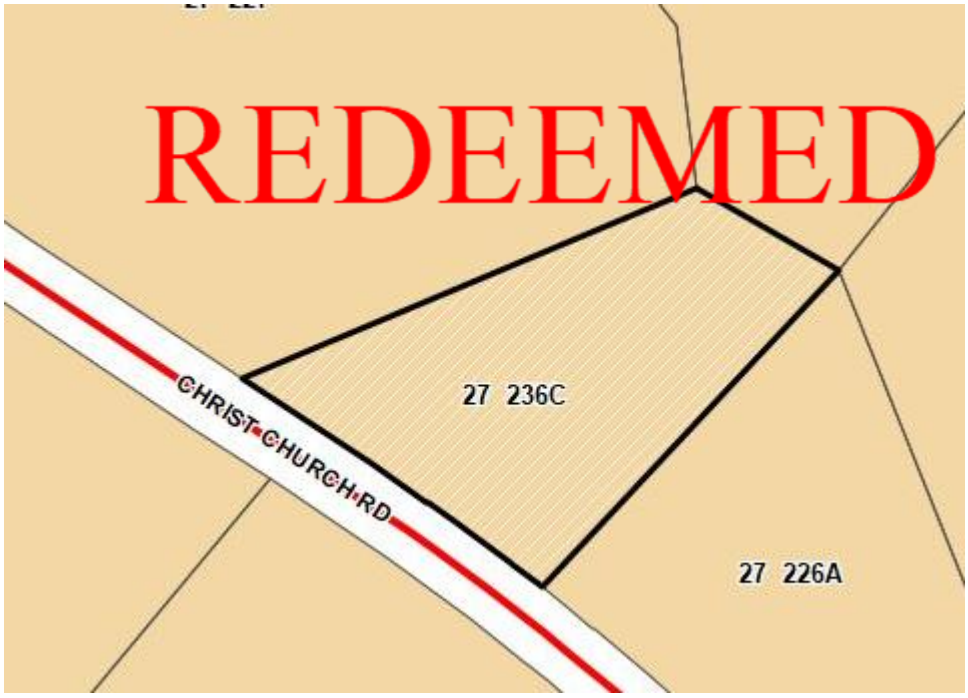
**NOTES**

**PARCEL N1 – HENRY, PHYLLIS W. & HENRY, WALLACE E.**
**Tax Map No. 27-236C**

| | |
|---|---|
| **Parcel Number:** | 27 236C |
| **Owner Name:** | HENRY PHYLLIS W & WALLACE E |
| **Address:** | P O BOX 1173 |
| | KILMARNOCK VA 22482 |
| **Description:** | PART HILLS QUARTER 1 AC |
| **Acreage:** | 1.000 |
| **Land Value:** | 14000 |
| **Improvements Value:** | 0 |
| **Total Value:** | 14000 |
| **Deed Book/Page:** | 230/0316 |
| **Instrument Number:** | 0 |

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

REDEEMED



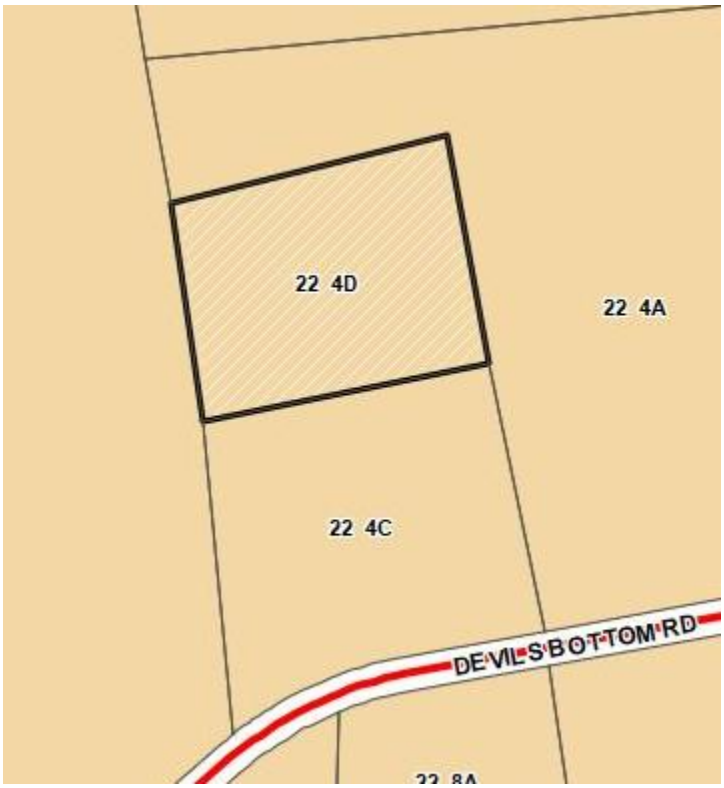

**Legal disclaimer**: Under Virginia State law, these records are public information. Display of this information on the internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the Va. State Code to read the pertinent enabling stature. While Lancaster County has attempted to ensure that 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 N2 – JACKSON, EUNICE M.**
**Tax Map No. 22-4D**

| | |
|---|---|
| **Parcel Number:** | 22 4D |
| **Owner Name:** | JACKSON EUNICE M |
| | C/O FELITA JACKSON |
| **Address:** | 3236 VERDANT DR APT 507 |
| | ATLANTA GA 30331 |
| **Description:** | NR BROOK VALE 1 AC |
| **Acreage:** | 1.000 |
| **Land Value:** | 14000 |
| **Improvements Value:** | 0 |
| **Total Value:** | 14000 |
| **Instrument Number:** | 0 |
| **Grantor:** | JACKSON RUBEN E |

USDA Soil survey indicates Woodstown Fine Sandy Loam and Sassafras 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 stature. 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 N3 – JOHNSON, GENEVIEVE R. ESTATE**
**Tax Map No. 34-380**

| | |
|---|---|
| **Parcel Number:** | 34 380 |
| **Owner Name:** | JOHNSON GENEVIEVE R EST |
| **Address:** | C/O LINDA GUY |
| | 2015 CLIFFWOOD AVE |
| | BALTIMORE MD 21213 |
| **Description:** | GEORGE TOWN STORE .31 AC |
| **Acreage:** | .310 |
| **Land Value:** | 12500 |
| **Improvements Value:** | 0 |
| **Total Value:** | 12500 |
| **Deed Book/Page:** | 254/0233 |
| **Instrument Number:** | 0 |

USDA Soil survey indicates Acredale Silt Loam*

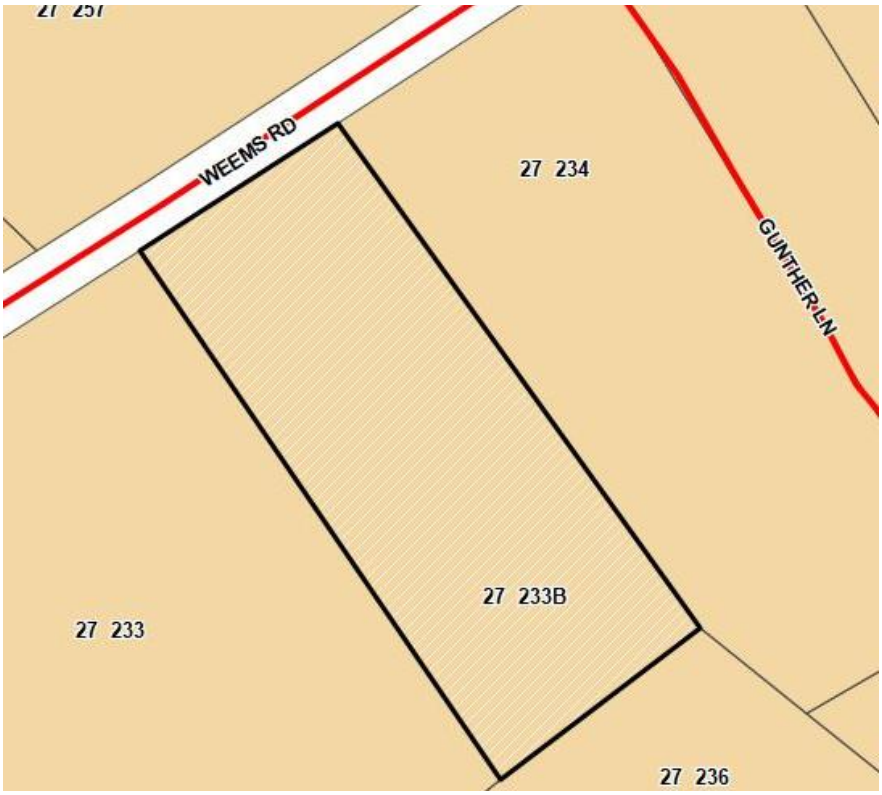
**Legal disclaimer**: Under Virginia State law, these records are public information. Display of this information on the internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the Va. State Code to read the pertinent enabling stature. While Lancaster County has attempted to ensure that 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 N4 – NUTT, OSBORNE T. & BALL, MARLA D.**
**Tax Map No. 27-233B**

| | |
|---|---|
| **Parcel Number:** | 27 233B |
| **Owner Name:** | NUTT OSBORNE T & BALL, MARLA D |
| **Address:** | 3227 DUDLEY AVE |
| | BALTIMORE MD 21213 |
| **Description:** | GUNTHERS .697 AC |
| **Acreage:** | .697 |
| **Land Value:** | 14000 |
| **Improvements Value:** | 0 |
| **Total Value:** | 14000 |
| **Instrument Number:** | 0 |
| **Grantor:** | BALL ESTHER LOUISE |

USDA Soil survey indicates Kempsville Fine Sandy Loam and Sloping Sandy Land*




**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 stature. 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 N5 – STEELEY, BARBARA JANE**
**Tax Map No. 20E-1-165**

| | |
|---|---|
| **Parcel Number:** | 20E 1 165 |
| **Owner Name:** | STEELEY BARBARA JANE |
| **Address:** | P O BOX 689 |
| | MYERSVILLE MD 21773 |
| **Description:** | HERITAGE POINT 1.15 AC |
| **Acreage:** | 1.150 |
| **Land Value:** | 9600 |
| **Improvements Value:** | 0 |
| **Total Value:** | 9600 |
| **Instrument Number:** | LR 2012 0000942 |
| **Last Recordation Date:** | 05/07/2012 |
| **Grantor:** | STEELEY DAVID W JR |

USDA Soil survey indicates Sassafras Fine Sandy 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 stature. 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.

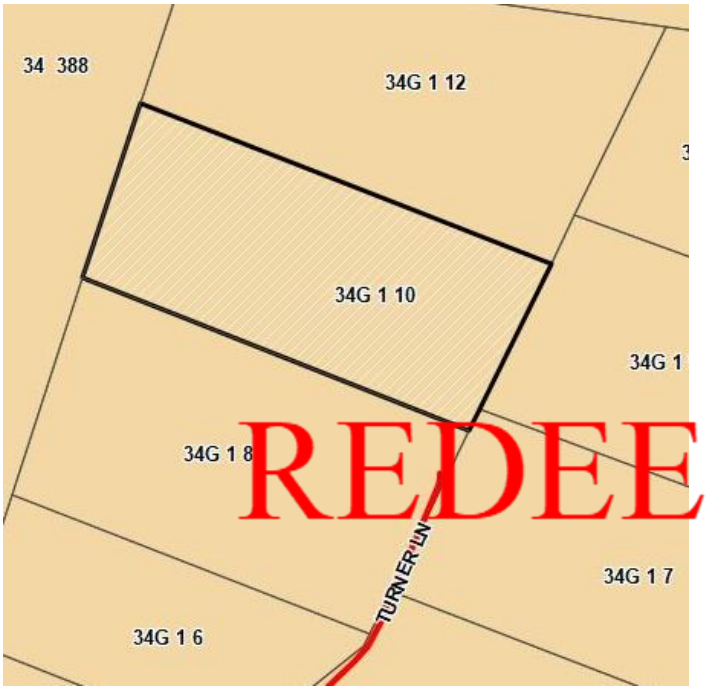
*No guarantees are made as to percolation rates or suitability of soil for use with septic systems of any kind. Estimates of soil characteristics given above are taken from the United States Department of Agriculture soil survey records and are for informational purposes only. No guarantee is made for 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 N6 – WALLER, RALPH A. & REDMOND, APRIL R.
## Tax Map No. 34G-1-10

| | |
|---|---|
| **Parcel Number:** | 34G 1 10 |
| **Owner Name:** | WALLER RALPH A & REDMOND, APRIL R |
| **Address:** | 141 REYNOLDS FARM RD |
| | LANCASTER VA 22503 |
| **Property Address:** | 121 TURNER LN |
| **Description:** | BOOKER T WASHINGTON EST |
| **Acreage:** | .550 |
| **Land Value:** | 9000 |
| **Improvements Value:** | 0 |
| **Total Value:** | 9000 |
| **Deed Book/Page:** | 421/0112 |
| **Instrument Number:** | 0 |
| **Last Recordation Date:** | 07/22/1999 |
| **Grantor:** | FAUNTLEROY JAMES L |
| **Selling Price:** | 4000 |

REDEEMED

USDA Soil survey indicates Sassafras Loamy Fine Sand*




REDEEMED

**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 stature. 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.