

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
COUNTY OF KING AND QUEEN, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of King and Queen, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate in the **Circuit Court Courtroom of the King and Queen Courthouse, 234 Allens Circle, King and Queen Court House, Virginia 23085**, on **September 10, 2026 at 11:00am.**

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.

	Property Owner(s)	Tax Map No.	TACS No.	Property Description
J1	James Fridie	32-76L-11R	219689	Fronts on Newtown Road; Newtown District; Motleys; 22.5ac, more or less; unimproved
J2	James W. Sowards	32-13R-177	1069569	224 North Bank Road; Newtown District; North Bank; 10.25ac, more or less, improved
J3	Aleen Estelle Dabney Estate	32-8L-924	219643	Fronts on Bradley Farm Road N; Newtown District; Lynnesville; 22.5ac, more or less; unimproved
J4	Kathy Lynn Woods	23-64L-1092	599228	Fronts on New Hope Road; Buena Vista District; J H Bland Parcel 1; 5.75ac, more or less; unimproved
J5	Mary P. Lindsey	32-76L-105R	599236	Fronts on Newton Road N; Newtown District; Motleys; 14.5ac, more or less; unimproved
J6	Michael E. Russ	32-9L-632A	833821	853 Bottom Road; Newtown District; Cordelia Johnson; 2.0ac, more or less
J7	Edgar Vessels	32-76L-111R	1069502	Fronts on Newtown Road N; Newtown District; Milton King; 5.0ac, more or less; unimproved

J8	Beverly Williams	24-35L-603F	1069533	Fronts on White House Lane N; Stevensville District; Woodlawn; 1.0ac, more or less; unimproved
J9	Mary Elizabeth Philips Tunstall	23-133L-528	599257	Buena Vista District; G W Smither; 2.75ac, more or less; unimproved

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 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.

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) 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 **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 September 17, 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 King and Queen 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 King and Queen 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 bigredauctions.hibid.com, by email to bigredhibid@gmail.com or by phone to Brad Smith, at (804) 577-7449. 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) 548-4424, 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 Thursday, September 10, 2026, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

Case Name: County of King & Queen 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 King & Queen, 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 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 (September 10, 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 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 all amounts paid and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

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 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.

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

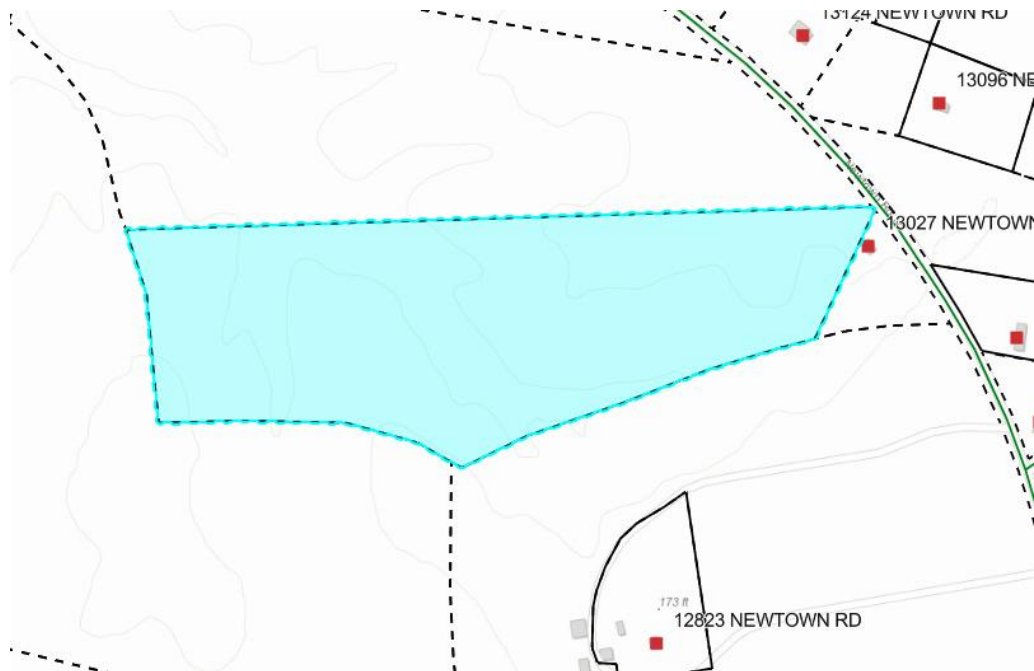
It is hereby certified that the above-referenced purchaser has, on this 10th day of September 2026, acknowledged and executed the foregoing Purchaser's Acknowledgment and Contract of Sale. I further certify that the contact information and signature shown above belong to the aforementioned purchaser and are true and correct to the best of my knowledge.

Taxing Authority Consulting Services, P

[illegible]

Parcel J1: James Fridie
Tax Map No. 32-76L-11R

Property Address	Owner Name/Address	
	FRIDIE JAMES R III	
	1149 GOLDEN POND CT	
	VOORHEES NJ 08043	
Map ID: 32 76L 11R		
Acct No: 3893-1		
Legal Description: MOTLEYS		
Deed Book/Page: 0000 / No Page		
Instrument: 08 56		
Occupancy:		
Dwelling Type:		
Use/Class:	Acreage: 22.500	
Effective Date: 01/01/2023	Year Built:	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 01 NEWTOWN	Year Effective:	Total Land: \$51,800
MH/Type:	On Site Date: 02/17/2022	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$51,800



Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While Montgomery County has worked to ensure that the assessment data contained herein is accurate, the County assumes no liability for any errors, omissions, or inaccuracies in the information provided for any reliance on any maps or data provided herein. Please consult County records for official information.

**Parcel J2: James W. Sowards
Tax Map No. 32-13R-177**

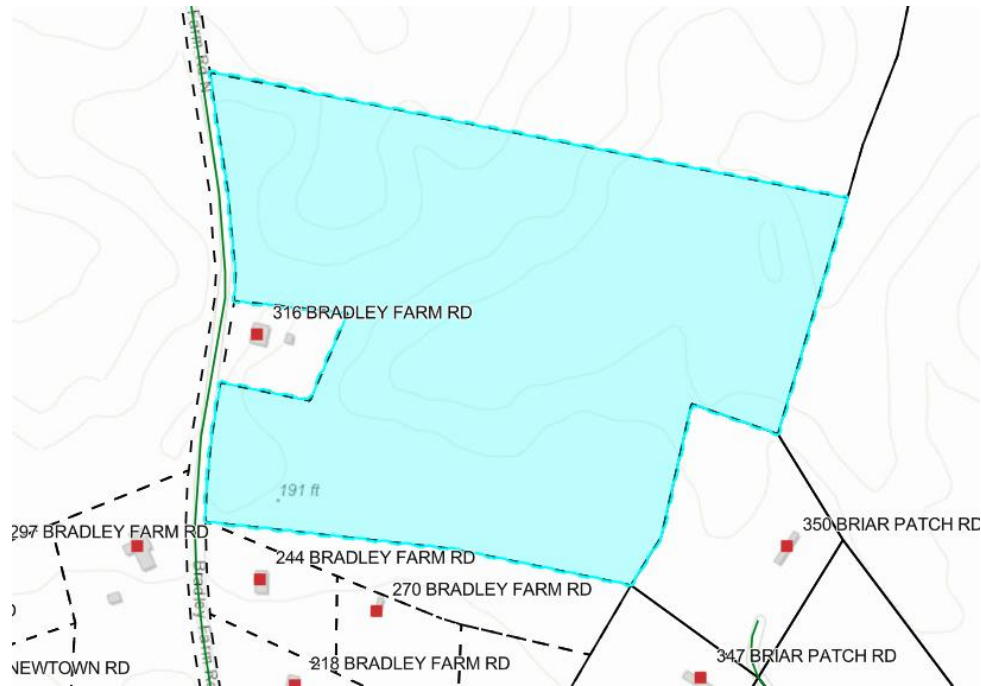
Property Address	Owner Name/Address	
224 NORTH BANK ROAD	SOWARDS JAMES W & MARY LYNN	
WALKERTON, VA 23177	224 NORTH BANK ROAD	
	WALKERTON VA 23177	
Map ID: 32 13R 177		
Acct No: 4248-1		
Legal Description: NORTH BANK		
Plat Book/Page: 2 / 234		
Deed Book/Page: 0173 / 670		
Instrument: 14 559		
Occupancy: DWELLING		
Dwelling Type: DOUBLEWIDE		
Use/Class:	Acreage: 10.250	
Effective Date: 01/01/2023	Year Built: 2014	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 01 NEWTOWN	Year Effective: 2004	Total Land: \$34,900
MH/Type:	On Site Date: 04/13/2022	Total Improvements: \$164,100
Condition: AVERAGE	Review Date:	Total Value: \$199,000



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Parcel J3: Aleen Estelle Dabney Estate
Tax Map No. 32-8L-924

Property Address	Owner Name/Address	
	DABNEY ALEEN ESTELLE ESTATE	
	C/O JAMES R FRIDIE III	
	1149 GOLDEN POND CT	
Map ID:	32 8L 924 VOORHEES NJ 08043-1867	
Acct No:	1738-1	
Legal Description:	LYNNESVILLE	
Deed Book/Page:	0010 / 130	
Occupancy:		
Dwelling Type:		
Use/Class:	Acreage: 22.500	
Effective Date:	01/01/2023	Year Built:
Zoning:	AGRICULTURAL	Year Remodeled:
District:	01 NEWTOWN	Year Effective:
MH/Type:		On Site Date:
Condition:		Review Date:
		Land Use:
		Total Mineral:
		Total Land:
		Total Improvements:
		Total Value:



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Parcel J4: Kathy Lynn Woods
Tax Map No. 23-64L-1092

Property Address

Owner Name/Address

WOODS KATHY LYNN
C/O TABITHA M WOODS
2611 TRAVELLERS ROAD

Map ID: 23 64L 1092 SHACKLEFORDS VA 23156

Acct No: 6232-1

Legal Description: J H BLAND PARCEL 1

Plat Book/Page: 2 / 183

Deed Book/Page: 0000 / No Page

Instrument: 05 1754

Occupancy:

Dwelling Type:

Use/Class:

Acreage: 5.750

Effective Date: 01/01/2023

Year Built:

Land Use:

Zoning: AGRICULTURAL **Year Remodeled:**

Total Mineral: \$0

District: 03 BUENA VISTA **Year Effective:**

Total Land: \$35,700

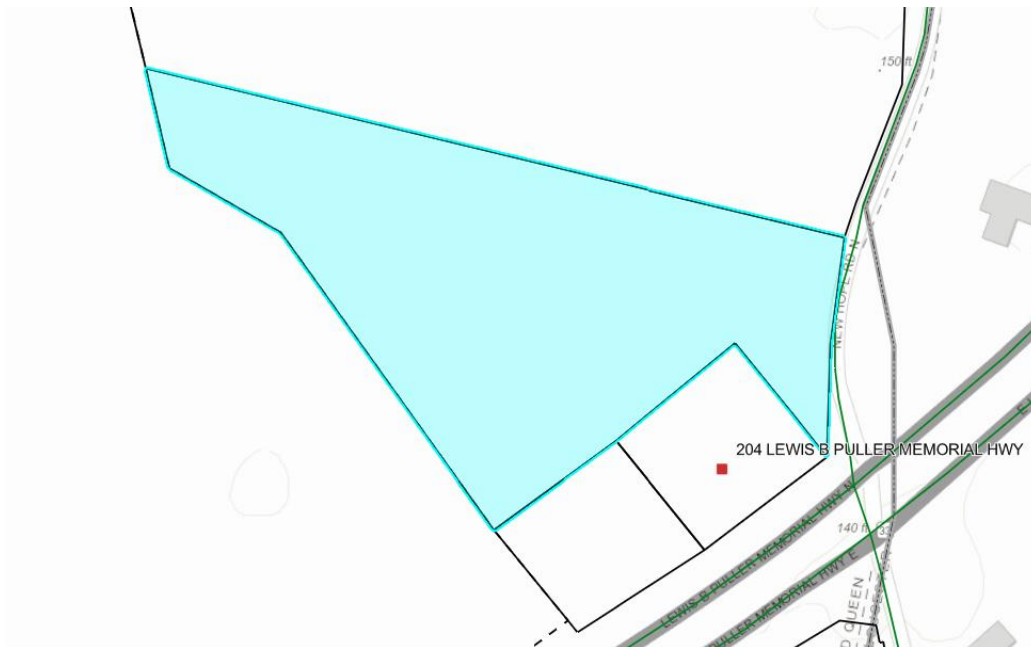
MH/Type:

On Site Date: 05/24/2022 **Total Improvements:** \$0

Condition:

Review Date:

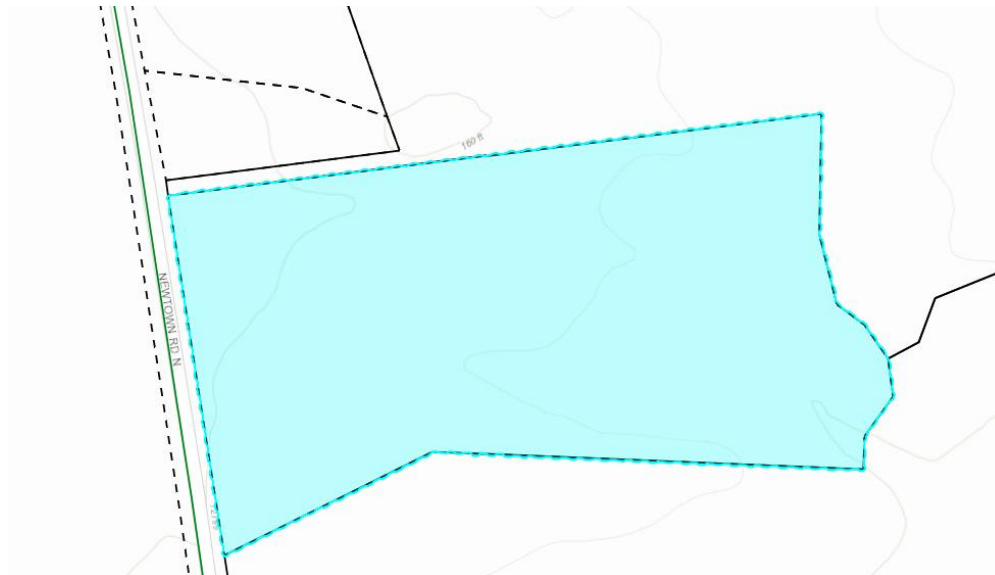
Total Value: \$35,700



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**Parcel J5: Mary P. Lindsey
Tax Map No. 32-76L-105R**

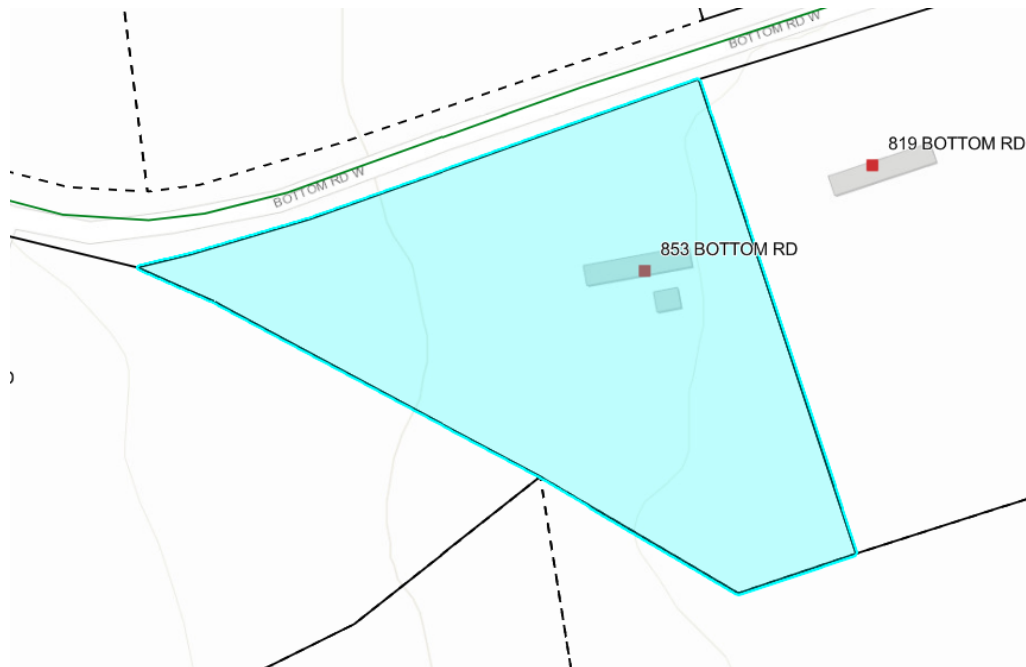
Property Address	Owner Name/Address	
\, 00000	LINDSEY MARY P	
	1149 GOLDEN POND COURT	
	VOORHEES NJ 08043	
Map ID: 32 76L 105R		
Acct No: 3895-1		
Legal Description: MOTLEYS		
Deed Book/Page: 0000 / No Page		
Occupancy:		
Dwelling Type:		
Use/Class:	Acreage: 14.500	
Effective Date: 01/01/2023	Year Built:	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 01 NEWTOWN	Year Effective:	Total Land: \$50,500
MH/Type:	On Site Date: 02/17/2022	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$50,500



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Parcel J6: Michael E. Russ
Tax Map No. 32-9L-632A

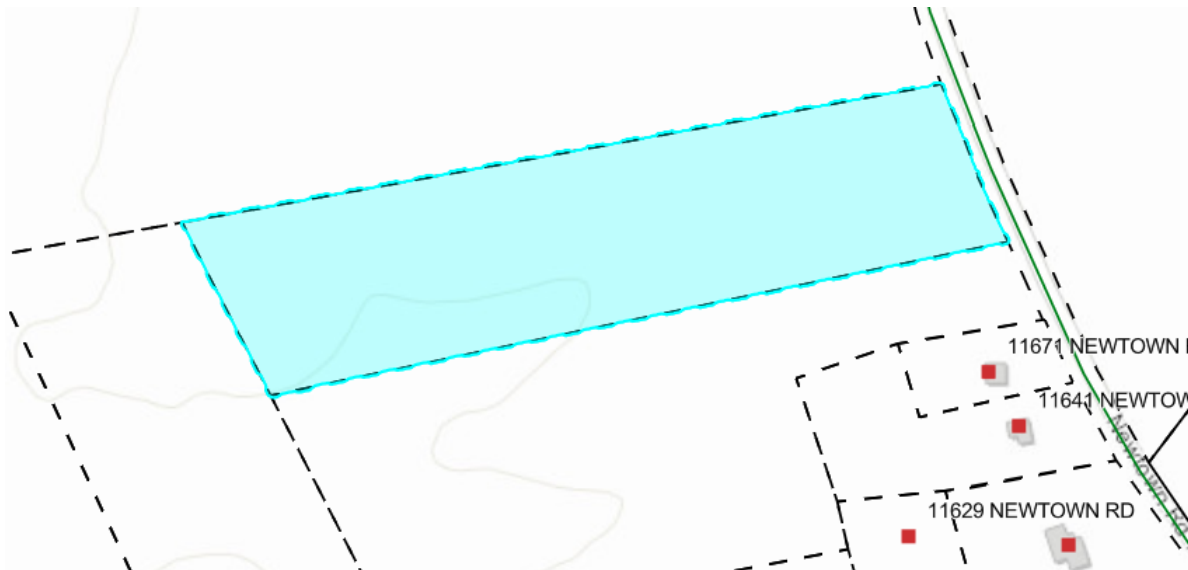
Property Address	Owner Name/Address	
853 BOTTOM ROAD	RUSS MICHAEL E ET AL	
ST STEPHENS CH, VA 23148	P O BOX 1012	
	BOWLING GREEN VA 22427	
Map ID: 32 9L 632A		
Acct No: 7376-1		
Legal Description: CORDELIA JOHNSON		
Plat Book/Page: 0002 / 163		
Deed Book/Page: 0197 / 371		
Will Book/Page: 17 / 57		
Occupancy:		
Dwelling Type:		
Use/Class:	Acreage: 2.000	
Effective Date: 01/01/2023	Year Built:	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 01 NEWTOWN	Year Effective:	Total Land: \$23,600
MH/Type: Y	On Site Date: 03/14/2022	Total Improvements: \$19,100
Condition:	Review Date:	Total Value: \$42,700



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**Parcel J7: Edgar Vessels
Tax Map No. 32-76L-111R**

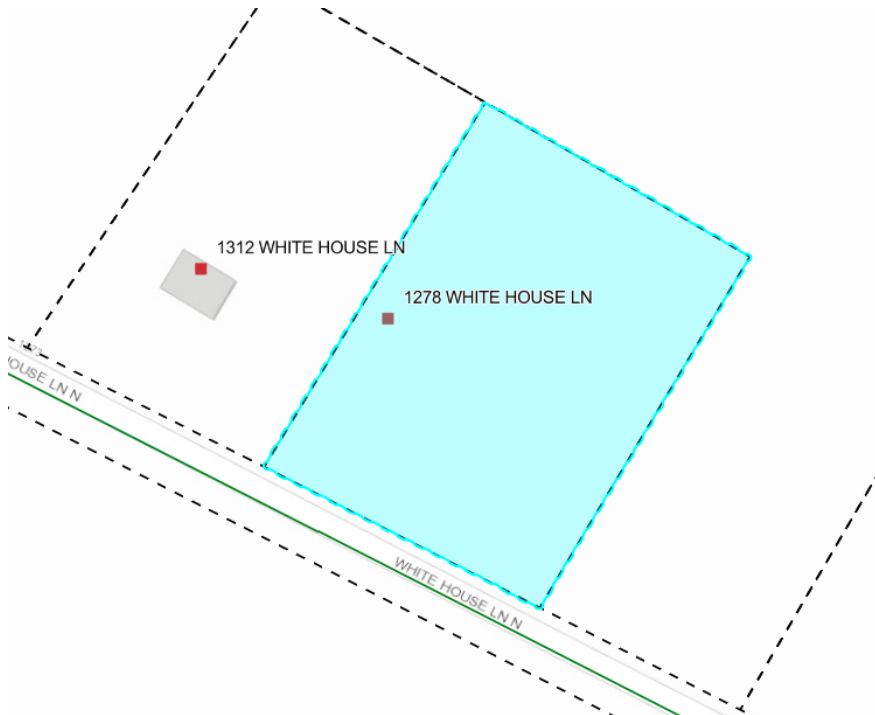
Property Address	Owner Name/Address	
	VESSELS EDGAR	
	C/O DAVID VESSELS	
	7001 E RIDGE DRIVE	
Map ID:	32 76L 111R HYATTSVILLE MD 20785-4913	
Acct No:	6362-1	
Legal Description:	MILTON KING	
Occupancy:		
Dwelling Type:		
Use/Class:	Acreage: 5.000	
Effective Date: 01/01/2023	Year Built:	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 01 NEWTOWN	Year Effective:	Total Land: \$33,200
MH/Type:	On Site Date: 02/17/2022	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$33,200



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**Parcel J8: Beverly Williams
Tax Map No. 24-35L-603F**

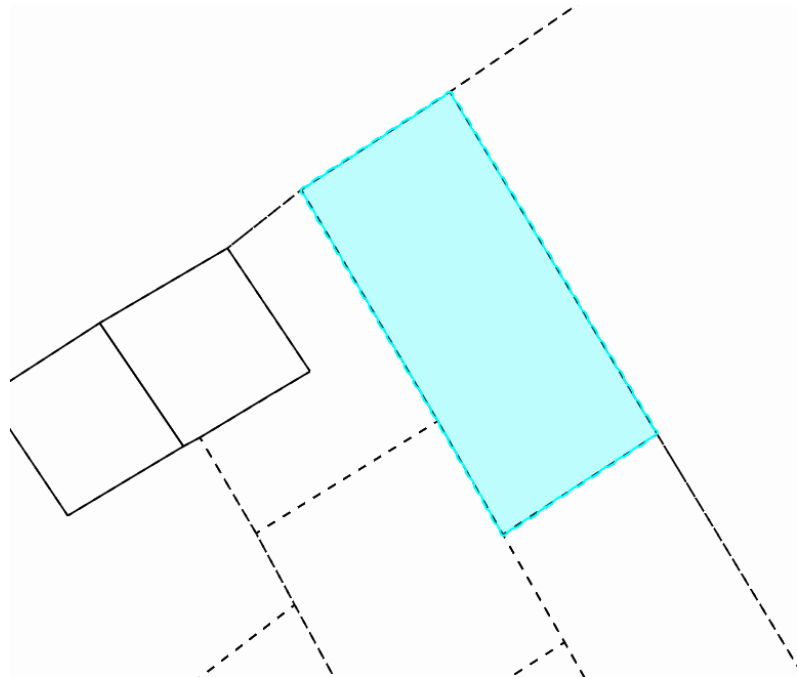
Property Address	Owner Name/Address	
	WILLIAMS BEVERLY ET AL	
	C/O TIMOTHY WILLIAMS	
	515 W CHELTON AVE APT 1504	
Map ID:	24 35L 603F PHILADELPHIA PA 19144	
Acct No:	6726-1	
Legal Description:	WOODLAWN	
Deed Book/Page:	83 / 429	
Occupancy:		
Dwelling Type:		
Use/Class:	Acreage: 1.000	
Effective Date: 01/01/2023	Year Built:	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 02 STEVENSVILLE	Year Effective:	Total Land: \$20,000
MH/Type:	On Site Date: 05/04/2022	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$20,000



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**Parcel J9: Mary Elizabeth Philips Tunstall
Tax Map No. 23-133L-528**

Property Address	Owner Name/Address	
	TUNSTALL MARY ELIZABETH PHILIPS	
	C/O JACKIE DEVANE	
	3900 FORD RD APT 9L	
Map ID: 23 133L 528 PHILADELPHIA PA 19131-2020		
Acct No: 6261-1		
Legal Description: G W SMITHER		
Deed Book/Page: 0000 / No Page		
Occupancy:		
Dwelling Type:		
Use/Class:	Acreage: 2.750	
Effective Date: 01/01/2023	Year Built:	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 03 BUENA VISTA	Year Effective:	Total Land: \$6,600
MH/Type:	On Site Date: 06/22/2022	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$6,600



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