NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
COUNTY OF GLOUCESTER, VIRGINIA

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Gloucester, 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 Colonial Courthouse, 6504 Main Street, Gloucester, Virginia 23061,** on **October 21, 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 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
J1	Sherwood Christopher Gardner, Et Al.	23-3	880240	7 acres +/- on Shady Creek Lane
J2	J. W. F. Tonkins, Et Al.	52-24	880228	3 acres +/- on Thornton Lane
J3	J. W. F. Tonkins, Et Al.	51-384A	880228	1.75 acres +/- on Guinea Road
~~J4~~	~~Amy M. Hall~~	~~29L(1) 3~~	~~880787~~	REDEEMED
J5	Annie Smith	22-6	880348	10.75 acres +/- on Jusdan Lane
J6	Anthony Evans Mathias	34-222	880420	1.49 acre +/- on Ware Neck Road

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 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 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 **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 deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than October 28, 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 Gloucester 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 Gloucester 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 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) 893-5176, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales
P.O. Box 31800
Henrico, Virginia 23294-1800

J1 Sherwood Christopher Gardner, Et Al.

COUNTY OF GLOUCESTER VIRGINIA

Gloucester County, VA
Email: gis@gloucesterva.info
Website: http://gloucesterva.info

Parcel Information

Location: SHADY CREEK LN
Tax Map #: 23-3
RPC: 30427
PID: 17127

Book & Page: IW/1000124
GPIN: 0629-75-2738
Sale Price: N/A
Sale Date: 06/30/2010

Current Value Assessment

Valuation Year	Improvements	Land	Total
2026	N/A	$46,550	$46,550

NOTICE: Be advised that the GIS is not the official system of record for assessment data. For the most accurate and up-to-date assessment information, visit the Gloucester County Assessment/Vision page following the link below.
Click here for more details.

Ownership

Owner Name: GARDNER, SHERWOOD CHRISTOPHER ET AL
Co-owner Name: DAVEPORT, JAMES ROBERT ESTATE
Address: 6920 WISTER ST
City, St, Zip: PHILADELPHIA PA 19138

Land

Land Use
Description: VAC RES SUBURBAN STD
Zoning: SC-1
Proffers:

Land Line Valuation
Size (Acres): 7
Magisterial District: PETSWORTH



J2 J. W. F. Tonkins, Et Al.

COUNTY OF GLOUCESTER VIRGINIA

Gloucester County, VA
Email: gis@gloucesterva.info
Website: http://gloucesterva.info

Parcel Information

Location: THORNTON LN
Tax Map #: 52-24
RPC: 32956
PID: 19199
Book & Page: 41/121
GPIN: 0673-90-2742
Sale Price: N/A
Sale Date: 02/05/1923

Current Value Assessment

Valuation Year	Improvements	Land	Total
2026	N/A	$39,410	$39,410

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Ownership

Owner Name: TONKINS, J F W ETAL
Co-owner Name: N/A
Address: 1228 DUBOIS AVE
City, St, Zip: RICHMOND VA 23220

Land

Land Use
Description: VAC RES SUBURBAN STD
Zoning: SC-1
Proffers:

Land Line Valuation
Size (Acres): 3
Magisterial District: YORK



J3 J. W. F. Tonkins, Et Al.

COUNTY OF GLOUCESTER VIRGINIA

Gloucester County, VA
Email: gis@gloucesterva.info
Website: http://gloucesterva.info

Parcel Information

Location: GUINEA RD
Tax Map #: 51-384A
RPC: 22196
PID: 10202

Book & Page: 41/121
GPIN: 0672-09-4572
Sale Price: N/A
Sale Date: 02/05/1923

Current Value Assessment

Valuation Year	Improvements	Land	Total
2026	N/A	$18,580	$18,580

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Click here for more details.

Ownership

Owner Name: TONKINS, J F W ETAL
Co-owner Name: N/A
Address: 1228 DUBOIS AVE
City, St, Zip: RICHMOND VA 23220

Land

Land Use
Description: VAC RES SUBURBAN STD
Zoning: SF-1
Proffers:

Land Line Valuation
Size (Acres): 1.75
Magisterial District: YORK



J4 Amy M. Hall

REDEEMED

J5 Annie Smith

COUNTY OF GLOUCESTER VIRGINIA

Gloucester County, VA
Email: gis@gloucesterva.info
Website: http://gloucesterva.info

Parcel Information

Location: JUSDAN LN
Tax Map #: 22-6
RPC: 18450
PID: 7021
Book & Page: 999/999
GPIN: 0629-15-3276
Sale Price: N/A
Sale Date: 01/01/1900

Current Value Assessment

Valuation Year	Improvements	Land	Total
2026	N/A	$86,980	$86,980

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Click here for more details.

Ownership

Owner Name: SMITH, ANNIE
Co-owner Name: N/A
Address: 33 BARKER AVE APT 2F
City, St, Zip: WHITE PLAINS NY 10601

Land

Land Use
Description: VAC RES SUBURBAN STD W/I
Zoning: SC-1
Proffers:

Land Line Valuation
Size (Acres): 10.75
Magisterial District: PETSWORTH



J6 Anthony Evans Mathias

COUNTY OF GLOUCESTER VIRGINIA

Gloucester County, VA
Email: gis@gloucesterva.info
Website: http://gloucesterva.info

Parcel Information

Location: WARE NECK RD
Tax Map #: 34-222
RPC: 23208
PID: 11078
Book & Page: WB81/256
GPIN: 0687-41-7347
Sale Price: N/A
Sale Date: 05/26/1995

Current Value Assessment

Valuation Year	Improvements	Land	Total
2026	N/A	$22,230	$22,230

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Click here for more details.

Ownership

Owner Name: MATHIAS, ANTHONY EVANS
Co-owner Name: N/A
Address: 10 TOWNHOUSE MANOR
City, St, Zip: HILTON HEAD SC 29928

Land

Land Use
Description: VAC RES SUBURBAN STD
Zoning: C-2
Proffers:

Land Line Valuation
Size (Acres): 1.49
Magisterial District: WARE

