

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Mathews, 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 **Mathews County Old Historic Courthouse, 27 Court Street, Mathews, Virginia 23109**, on **November 12, 2026** at **1:00pm**.

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	Ernest Clayton Thayer, Jr.	39-A-234	1089088	6415 New Point Comfort Highway, 13.44 acres +/-
J2	William P. & Lena B. Brunson	35-A-176	1089091	5.55 acres +/- near Ridgefield Road
J3	Victory W. Huskey	16-A-55	1089104	1 acre +/- behind 30 Crab Neck Road
J4	Amanda M. Kimball	26A3-A-121	758551	43 Irvinville Lane, 0.3 acre +/-

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 **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 November 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 Mathews 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 Mathews 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 , at (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 Ernest Clayton Thayer, Jr.

Parcel Information

Parcel ID: 39-A-234

Owner Name: THAYER,
ERNEST CLAYTON, JR.

Acres: 13.44

Owner Address 1: 1405
COLCHESTER ROAD

Owner Address 2:
WOODBIDGE, VA 22191

Parent Parcel:

Land Information

Land Record Serial Number:
9674

Land Description: Homesite

Last Sale Date: 04/12/2007

Last Sale Amount: \$0

Valuation Information

Assessment Date	Land Value	Improvement Value	Total Value
12/31/2022	\$61100	\$88400	\$149500
01/01/2017	\$60900	\$87800	\$148700
01/01/2011	\$75900	\$113500	\$189400
01/01/2005	\$51400	\$92300	\$143700
01/01/2005	\$23600	\$74300	\$97900



J2 William P. & Lena B. Brunson

Parcel Information

Parcel ID: 35-A-176	Owner Address 1: C/O HARRY W. BAYLOR1223 SOUTH FAIRWATER DRIVE
Owner Name: BRUNSON, WILLIAM P. & LENA B.	Owner Address 2: NORFOLK, VA 23508
Acres: 5.55	Parent Parcel:

Land Information

Land Record Serial Number: 8918	Land Description: Woodland - Timber
Last Sale Date:	Last Sale Amount: \$

Valuation Information

Assessment Date	Land Value	Improvement Value	Total Value
12/31/2022	\$11100	\$0	\$11100
01/01/2017	\$8300	\$0	\$8300
01/01/2011	\$8300	\$0	\$8300
01/01/2005	\$8300	\$0	\$8300
01/01/2005	\$3600	\$0	\$3600



J3 Victory W. Huskey

Parcel Information

Parcel ID: 16-A-55

Owner Name: HUSKEY,
VICTORIA W.

Acres: 1

Owner Address 1: 30 CRAB
NECK ROAD

Owner Address 2: HUDGINS,
VA 23076

Parent Parcel:

Land Information

Land Record Serial Number:
3573

Last Sale Date: 04/19/2021

Land Description: Rural Open
Land or Undefined

Last Sale Amount: \$31278

Valuation Information

Assessment Date	Land Value	Improvement Value	Total Value
12/31/2022	\$5000	\$14100	\$19100
01/01/2017	\$5000	\$14700	\$19700
01/01/2011	\$5000	\$16100	\$21100
01/01/2005	\$2500	\$0	\$2500
01/01/2005	\$2000	\$0	\$2000



J4 Amanda M. Kimball

Parcel Information

Parcel ID: 26A3-A-121

Owner Name: KIMBALL,
AMANDA M.

Acres: 0.3

Owner Address 1: 43
IRVINVILLE LANE

Owner Address 2: MATHEWS,
VA 23109

Parent Parcel:

Land Information

Land Record Serial Number:
6728

Land Description: Homesite

Last Sale Date: 10/15/2013

Last Sale Amount: \$0

Valuation Information

Assessment Date	Land Value	Improvement Value	Total Value
12/31/2022	\$35000	\$109300	\$144300
01/01/2017	\$20000	\$99700	\$119700
01/01/2011	\$25000	\$102700	\$127700
01/01/2005	\$15000	\$60200	\$75200
01/01/2005	\$7500	\$49700	\$57200



