

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

Pursuant to the terms of those certain Decrees of Sale entered in the Northumberland County Circuit Court, the undersigned Special Commissioner will offer for sale at a **Timed-to-Live Simulcast public auction (starts online-only, ends with a Simulcast online & in-person)** the following properties. The bidding will begin online-only and will close with in-person and online bidding on **Thursday, August 26, 2021 at 11:00am, at The Pavilion behind Rice's Hotel/Hughlett's Tavern, 73 Monument Place, Heathsville, Virginia 22473**. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

	Property Owner	Identification	Description
1	James D. or Mary Jean Golladay	Tax Map No. 19-A(2)-150 TACS No. 498369	0.64 acre +/- in White Sand Harbour, Lot 140 Section 2, Fairfield's District
2	Andrea L. Blue	Tax Map No. 7-(1)-166 TACS No. 469205	1.0 acre +/- on Gardy's Mill Road, Lottsburg District
3	Don Sr. or Suzanne Harrison	Tax Map No. 43-(9)-9-A TACS No. 498359	4.608 acres +/- part Lot 9, Oyster Bay, Wicomico District
4	Frank H. Dameron Estate	Tax Map No. 27-(1)-228 TACS No. 498377	7.44 acres +/- on Lampkintown Road near Burgess, Fairfield's District
5	Frank H. Dameron Estate	Tax Map No. 27-(1)-229 TACS No. 498377	4.5 acres +/- on Lampkintown Road near Burgess, Fairfield's District
6	John Henry Jackson	Tax Map No. 1-(1)-4 TACS No. 498365	1.75 acre +/- of forest land on Hampton Hall Road, Lottsburg District
7	Charles Hudnall Estate	Tax Map No. 29-A(1)-5 TACS No. 498353	3.81 acres +/- in Hack's Neck, Fairfield's District
8	Jerome Newman, Et Al.	Tax Map No. 51-(1)-104 TACS No. 323100	5.00 acres +/- woodland, Wicomico District
9	Charles Jessup Estate	Tax Map No. 24-(1)-69-B TACS No. 510099	1357 Courthouse Road, Heathsville District, 1.0 acre +/-
10	Dandridge Wiggins Estate & Eastern Virginia Housing, LLC	Tax Map No. 25-(1)-68 TACS No. 498382	20.0 acres +/- of forest land on Indian Valley Road, Heathsville District
11	Doris A. & Ananias R. Rice, Bonita Thompson, Phillip P. Jackson, Ronald Tindal	Tax Map No. 24-(2)-1-D TACS No. 469228	0.755 acre +/- on Heathsville-Howland Highway, Heathsville District
12	E. L. Goddard, Jr.	Tax Map No. 8-(1)-6-H TACS No. 498351	1181 Hampton Hall Road, Callao, Rt. 202 body shop, 1.06 acres +/- Lottsburg District

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Northumberland County 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. All properties are sold in gross and not by the acre. Properties are offered for sale as-is, with all faults and without any warranty, either expressed or implied. 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. Subsequent taxes will be prorated from the auction date, and the

highest bidder will be responsible for taxes from that date forward. Any unsold property will be offered for sale again at the next auction, whenever that may be. 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 cost, **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.

There will be a **10% buyer's premium added to the final bid**. The **buyer's premium is due upon the close of the auction and will be in addition to the required deposit amount.** 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, deposits shall not exceed \$20,000 per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale.

Terms applicable to In-Person Bidders ONLY: The deposit and buyer's premium are due on the day 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 www.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 Andy Austin, Auction Coordinator, at (434) 294-6093 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. Deposit and settlement terms for online bidders differ, and all interested online bidders should review those terms on our website.

The balance of the purchase price shall be deposited by the high bidder with the Special Commissioner within 15 days of confirmation of the sale by the Court. Recording costs for deed recordation will be the responsibility of the high bidder and will be due with the balance of the purchase price within 15 days of confirmation of sale by the Court. Failure to complete the property purchase will result in forfeiture of any funds paid and may subject the highest bidder to additional damages, which may include expenses and any deficit upon resale.

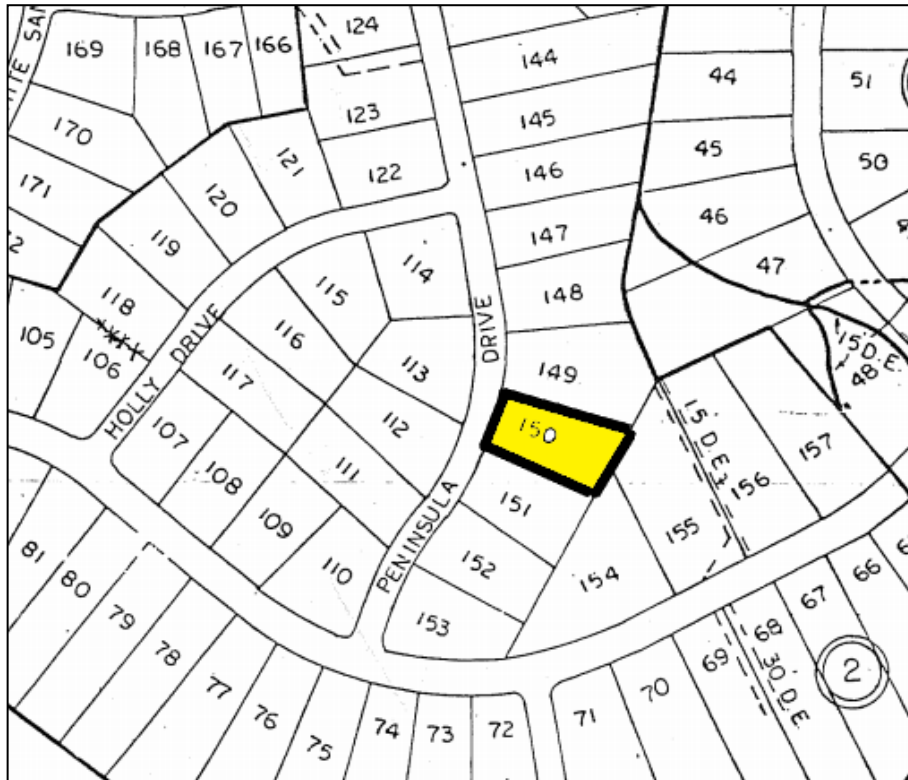
Please note that to qualify as a bidder at this auction, you may not owe delinquent taxes to Northumberland County. Questions concerning the registration and bidding should be directed to the Auctioneer online at www.forsaleatauction.biz, by email to inquiry@forsaleatauction.biz or by phone at (434) 294-6093. 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.

John A. Rife, Esq.
Special Commissioner
Taxing Authority Consulting Services, PC
RE: Northumberland County Auction
P.O. Box 31800
Henrico, VA 23294-31800

Property #1 – James D. or Mary Jean Golladay

Parcel Record Number 32752001
FAIRFIELDS DISTRICT

Map Number 19A-(2)-150



Total Acres 0.64

WHITE SAND HARBOUR
LOT 150-SEC 2

Land = \$15,400

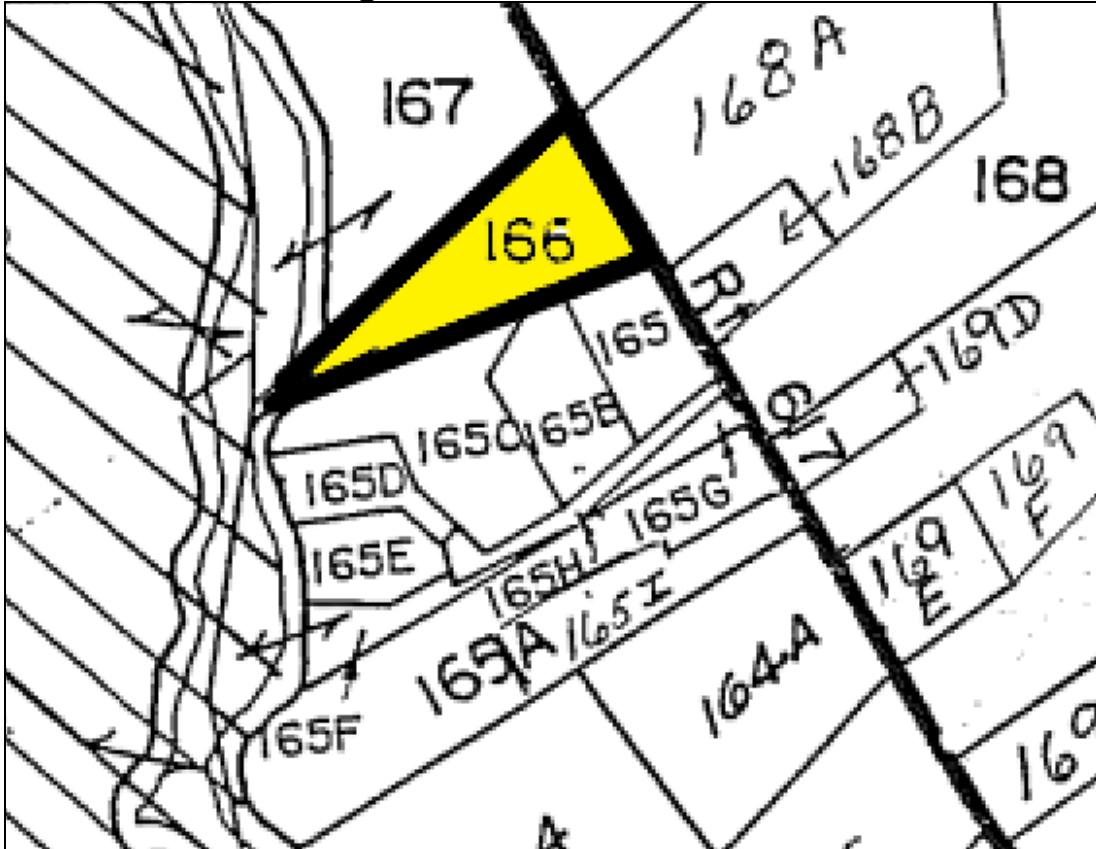
Structures = \$0

TOTAL VALUE = \$15,400

Property #2 – Andrea L. Blue

Parcel Record Number 18441001
LOTTSBURG DISTRICT

Map Number 07-(1)-166



Total Acres 1.0

PART MILL PROPERTY

Land = \$20,000

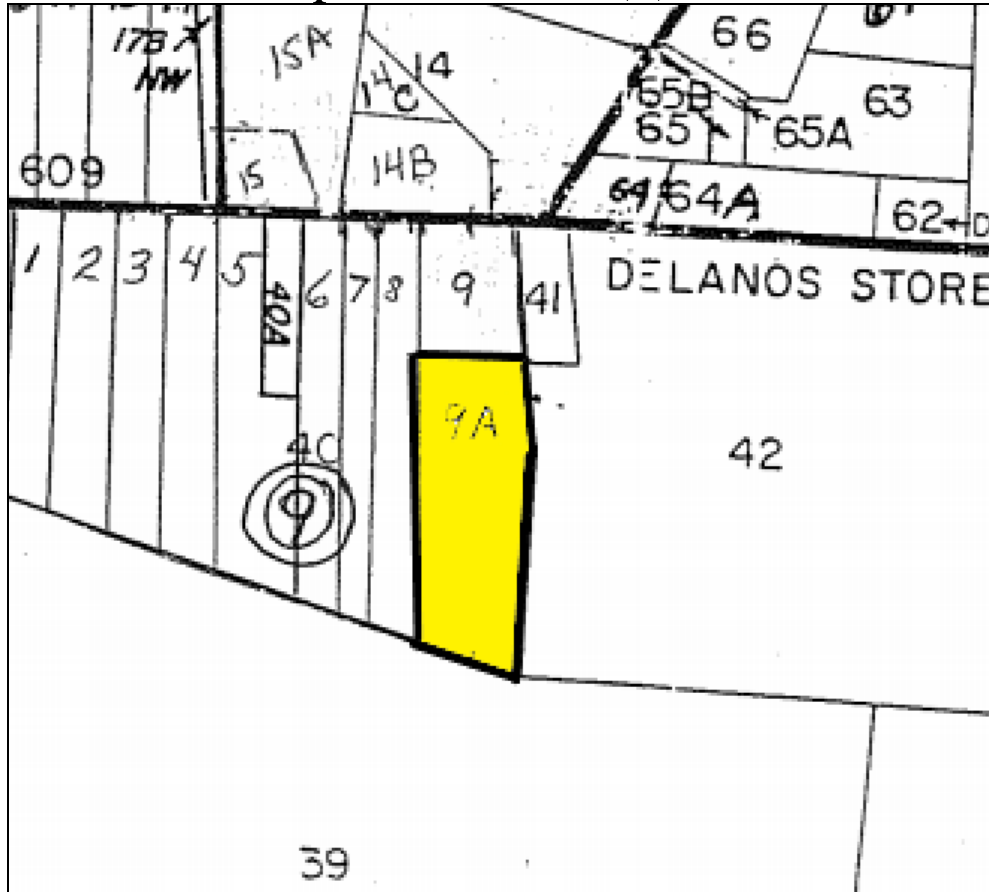
Structures = \$0

TOTAL VALUE = \$20,000

Property #3 – Don Sr. or Suzanne Harrison

Parcel Record Number 36701063
WICOMICO DISTRICT

Map Number 43-(9)-9A



Total Acres 4.608

PART LOT 9 OYSTER BAY

Land = \$13,800

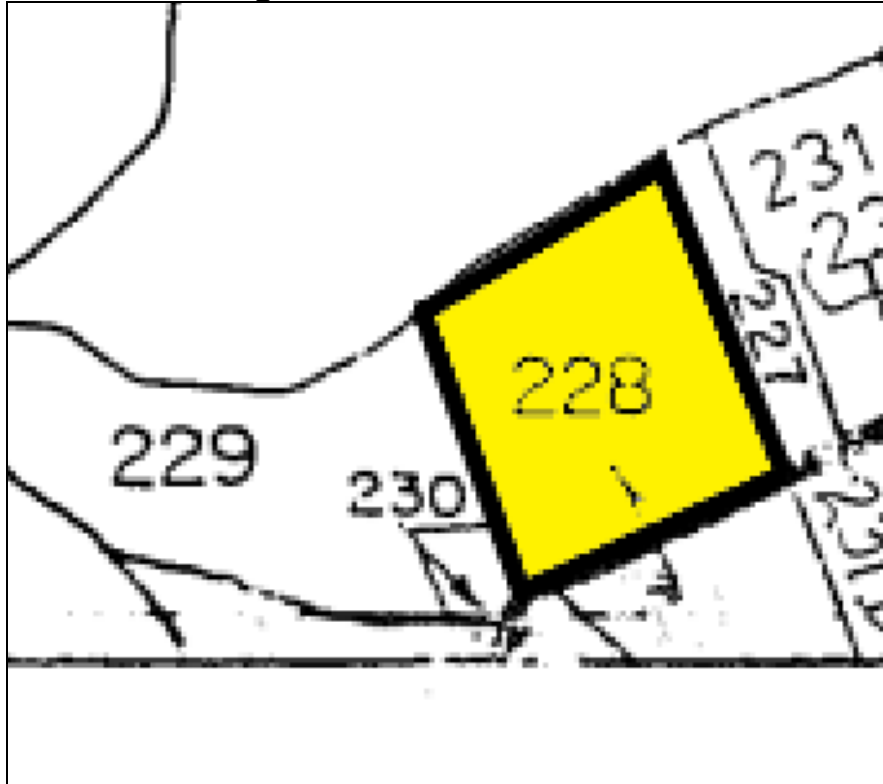
Structures = \$0

TOTAL VALUE = \$13,800

Property #4 – Frank H. Dameron Estate

Parcel Record Numbers 24149001
FAIRFIELDS DISTRICT

Map Number 27-(1)-228



Total Acres 7.44

NEAR BURGESS

Land = \$34,300

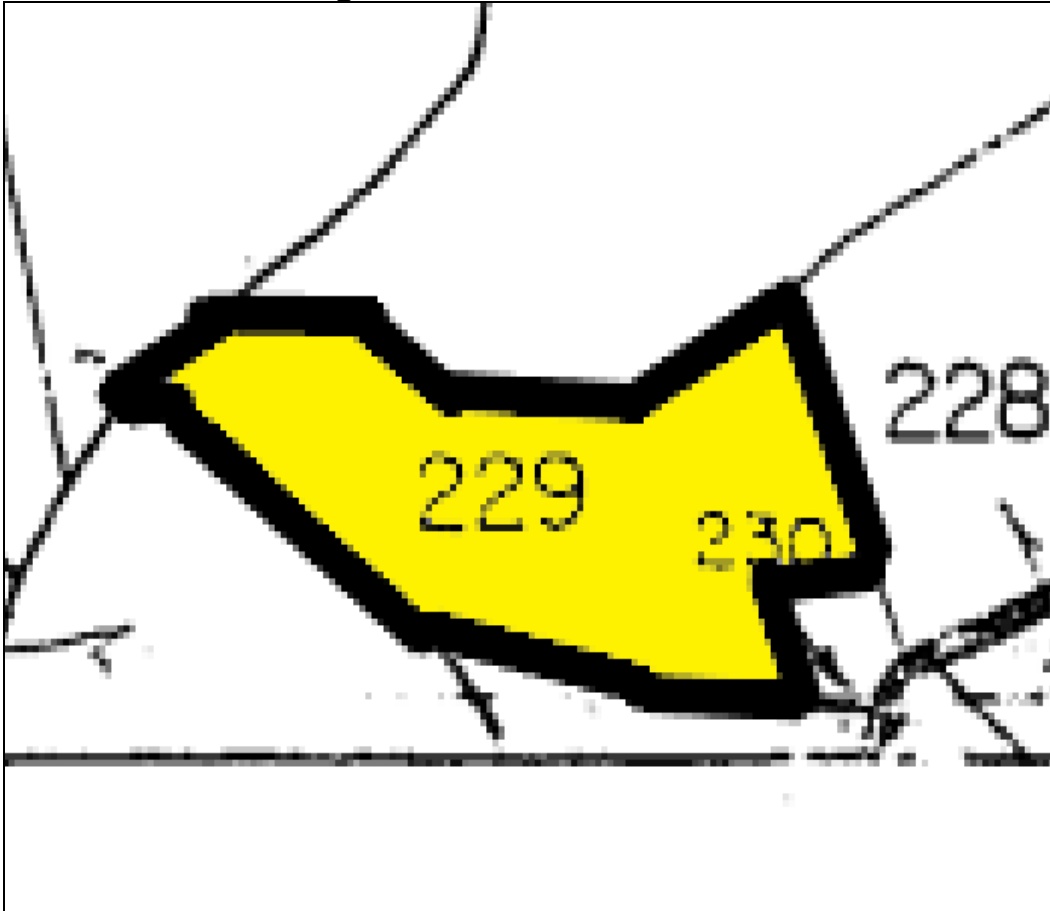
Structures = \$0

TOTAL VALUE = \$34,300

Property #5 – Frank H. Dameron Estate

Parcel Record Numbers 24149002
FAIRFIELDS DISTRICT

Map Number 27-(1)-229



Total Acres 4.5

PART MILL TRACT

Land = \$9,000

Structures = \$0

TOTAL VALUE = \$9,000

Property #6 – John Henry Jackson

Parcel Record Number 24717001
LOTTSBURG DISTRICT

Map Number 1-(1)-4



Total Acres 1.75

FOREST LAND

Land = \$20,300

Structures = \$0

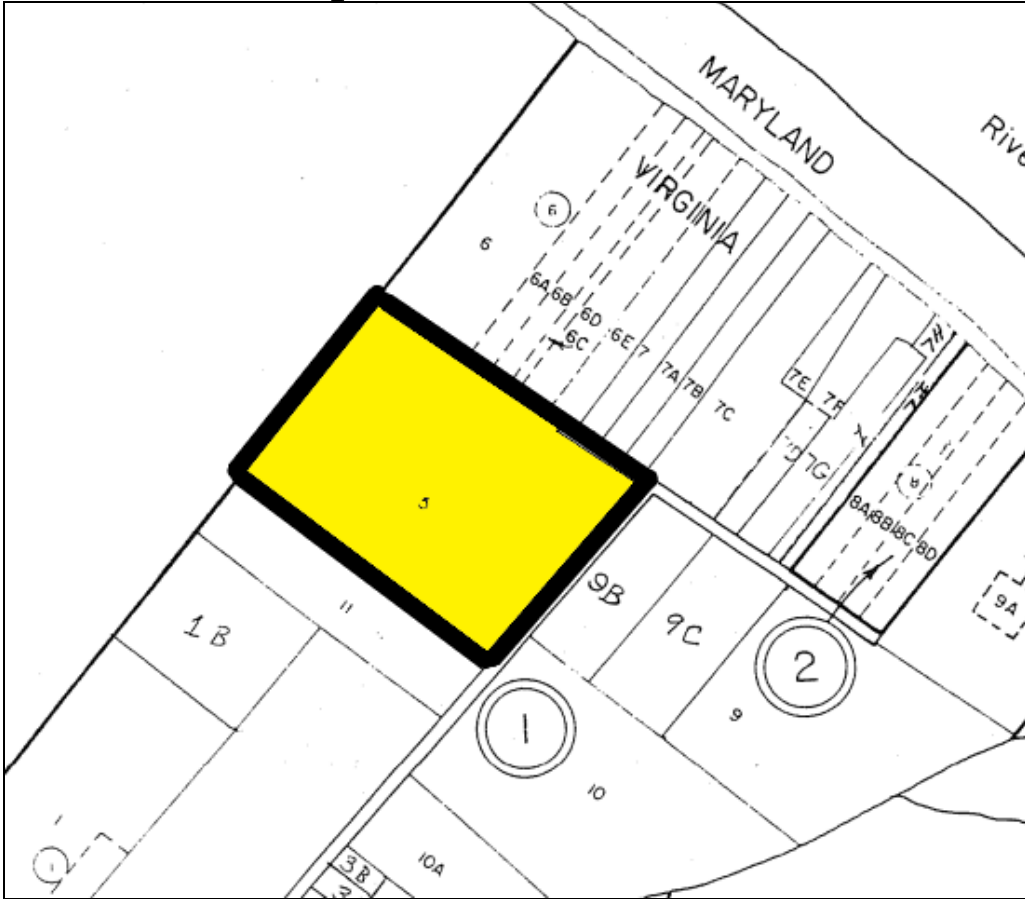
TOTAL VALUE = \$20,300

Property #7 – Charles Hudnall Estate

Parcel Record Number 24652001

FAIRFIELDS DISTRICT

Map Number 29A-(1)-5



Total Acres 3.81

IN HACKS NECK

Land = \$33,400

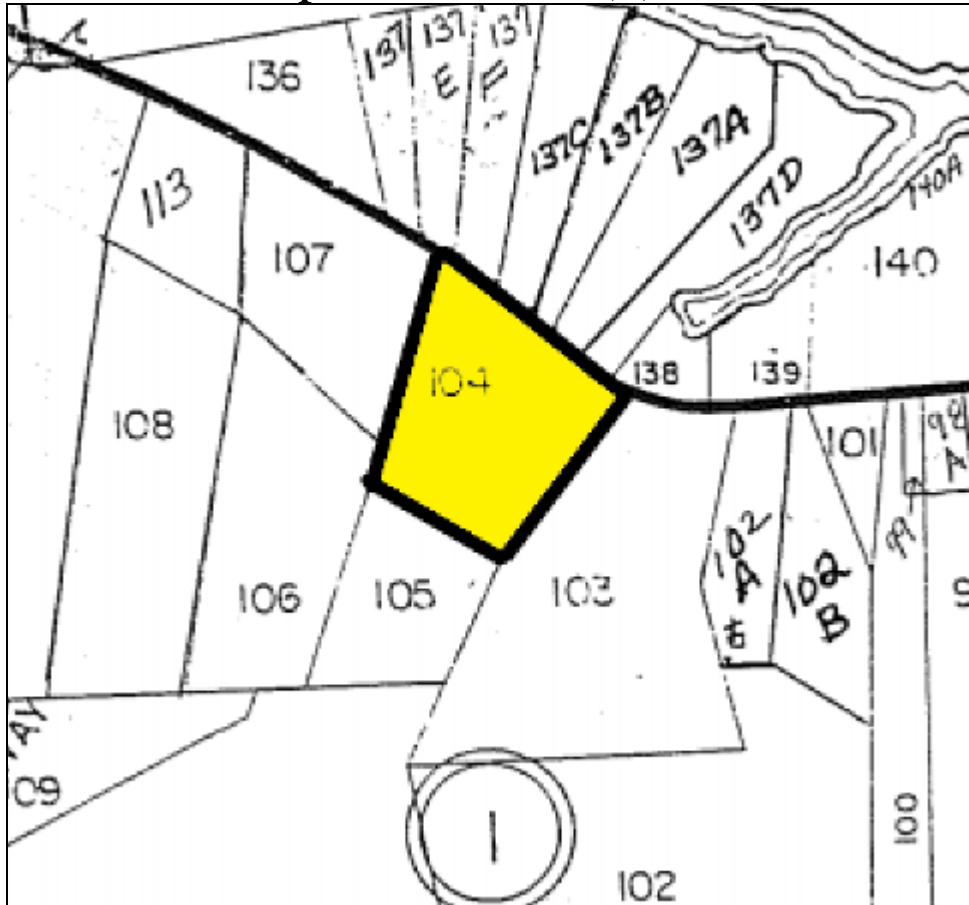
Structures = \$0

TOTAL VALUE = \$33,400

Property #8 – Jerome Newman

Parcel Record Number 24907001
WICOMICO DISTRICT

Map Number 51-(1)-104



Total Acres 5.0

Land = \$26,500

Structures = \$0

TOTAL VALUE = \$26,500

Property #9– Charles Jessup Estate

Parcel Record Number 19882001
1357 COURTHOUSE ROAD
HEATHSVILLE DISTRICT

Map Number 24-(1)-69B



Total Acres 1.0

Land = \$14,500

Structures = \$32,200

TOTAL VALUE = \$46,700

Property #10 – Dandridge Wiggins, Et Al.

Parcel Record Number 25742001
HEATHSVILLE DISTRICT

Map Number 25-(1)-68



Total Acres 20.0

FOREST LAND

Land = \$54,200

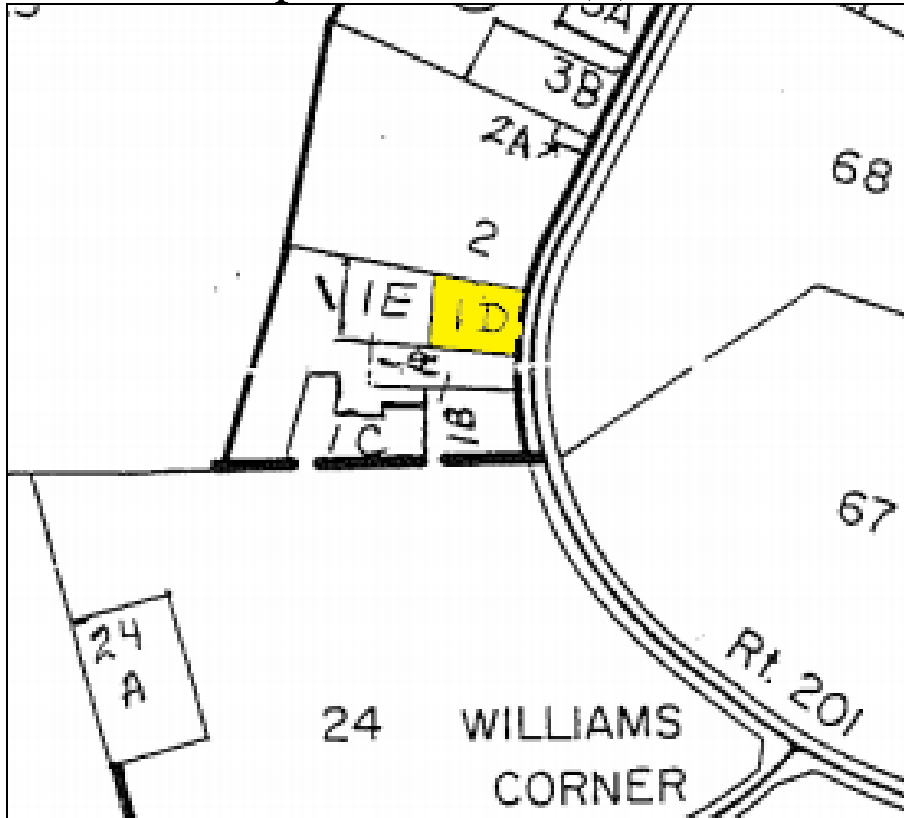
Structures = \$0

TOTAL VALUE = \$54,200

Property #11 – Doris A. Rice

Parcel Record Number 36700214
HEATHSVILLE DISTRICT

Map Number 24-(2)-1D



Total Acres 0.755

ON HEATHSVILLE-HOWLAND HWY

Land = \$12,000

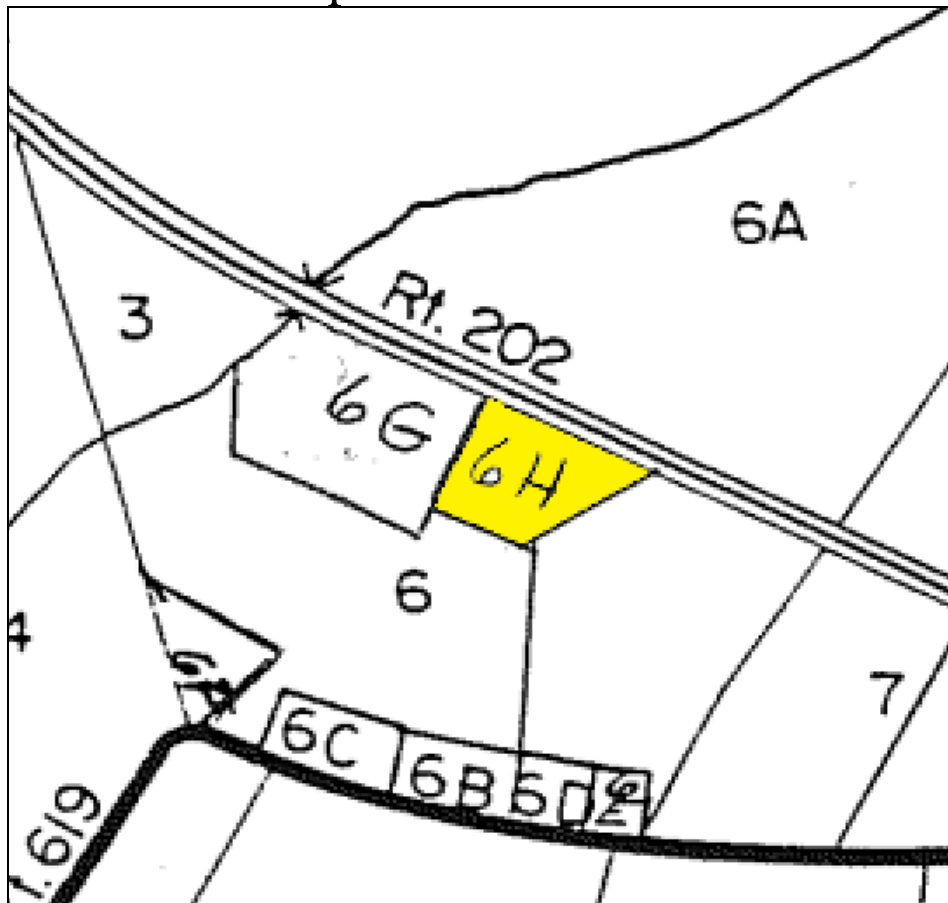
Structures = \$0

TOTAL VALUE = \$12,000

Property #12 – E. L. Goddard, Jr.

Parcel Record Number 19406001
1181 HAMPTON HALL ROAD
LOTTSBURG DISTRICT

Map Number 8-1-6H



Total Acres 1.06

RT. 202 BODY SHOP

Land = \$25,000

Structures = \$14,700

TOTAL VALUE = \$49,300