

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF KING AND QUEEN, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at an **online only** public auction, which will close on **July 19, 2022 at 11:00 am**.

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be posted or announced For Sale At Auction, Inc. (“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
N1.	Charlie Hence	32-9R-849A	695790	Newton District; Fronts Sorghum Road E.; Vacant; +/- 1.0 acres
N2.	George Allen Lockley	23-165XX-153H	32264	Buena Vista District; Fronts Friendship Lane S.; Vacant; +/- 0.75 acres
N3.	Darryl Littlepage, et al	23-165X-121	599274	Buena Vista District; Fronts Airport Road S; Vacant; +/- 0.186
N4.	J. R. & Lucile Seward, Estate	23-133R-547	219672	2407 Taylorsville Road, Shacklesford; Vacant; +/- 0.75

GENERAL TERMS OF SALE: The Treasurer has the right to reject any bids determined to be unreasonable in relation to estimated value of the Property. Any unsold property will be offered for sale again at the next auction, whenever that may be.

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://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 For Sale At Auction, Inc., at (540) 899-1776 for assistance.

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. 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 the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts.

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 any funds paid and may subject the highest bidder to additional damages, which may include expenses and any deficit upon resale.

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, added to the winning bid.**

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 July 26, 2022).** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cash and personal checks **will not** be accepted. Checks and money orders shall be made payable to Washington County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

To qualify as a purchaser at this auction you may not owe delinquent taxes to County of King and Queen. Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://www.forsaleatauction.biz/>, by email to inquiry@forsaleatauction.biz or by phone to For Sale At Auction, Inc., 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) 223-8449, or by writing to the address below.

Re: County of King and Queen Non-Judicial Sale Auction
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

SAMPLE “Online bidders ONLY”

PURCHASER’S ACKNOWLEDGEMENT AND CONTRACT OF SALE

At that certain timed, online-only, real estate tax sale which closed on Tuesday, July 19, 2022 at 11:00 am EST, the undersigned was the highest bidder on the real estate described below, for a bid price of _____.

[Property Owner Name]

[Tax Map No.]

[Account No.]

[TACS No.]

I understand that this contract of sale must be immediately executed and returned to Taxing Authority Consulting Services, PC (“TACS”). I understand that payment in full for my bid, stated above, a buyer’s premium in the amount of _____ (10% of the bid or \$150, whichever is greater), and recordation costs in the amount of _____, are to be **received** by TACS within five (5) business days following the auction closing (**no later than July 26, 2022**). I agree that the total balance due of _____ shall be paid via certified funds, cashier’s check, money order, or wire transfer. Wire transfers are preferred. I understand that sale of the property is not contingent upon obtaining financing.

Checks and money orders shall be made payable to King and Queen County and forwarded to TACS at the address shown below. Wire transfer instructions will be provided upon request. All payments must reference the Tax Map No. of the real estate. I understand that cash and personal checks will not be accepted. I understand that in the event my payment is returned, improperly tendered, or is otherwise not made, the contract of sale may be voided and the next highest bidder will be contacted to purchase the property.

I understand that this property is being sold without the benefit of a title search and is 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 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 King and Queen Circuit Court Clerk’s Office for recordation. I understand that I will receive the recorded 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 (the auction closing date of July 19, 2022). I further understand that in the event I owe delinquent taxes to the County of King and Queen, including being named as a Defendant in any delinquent tax suit filed by County of King and Queen, Virginia, that this contract will be made null and void 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 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 Acknowledgment and Contract of Sale, that any funds paid hereunder will be forfeited, and that I will be responsible for any deficiency or damages upon resale, including any expenses that may be incurred. I also understand that my electronic signature shall be considered true and accurate for the purposes of this transaction.

Electronic Signature

Date: _____

[Bidder Name]

[Bidder Address]

[Bidder City, State and Zip]

Phone: _____

[Bidder Email]

Title will be taken in the name of:

The property will be deeded to:

Type of Interest: ☐ Tenants in Common ☐ Tenants by Entirety with ROS ☐ Joint Tenants ☐ None

If purchaser contact information is different from bidder contact information, please provide the same below.

CERTIFICATION

It is hereby certified that TACS has received this Purchaser's Acknowledgment and Contract of Sale, signed and dated by the above-referenced bidder, on this the ____ day of _____, 2022.

Taxing Authority Consulting Services, PC
Attn: Litigation Department (Melissa Barnes)
P.O. Box 31800
Henrico, Virginia 23294-1800

Property #N1
Charlie Hence
Tax Map No. 32-9R-849A • Account No. 2913

Parcel Information

Map ID: 32 9R 849A
Physical Address:
Physical City, St, Zip: N/A
Plat:

Account Number: 2913
Magisterial District: NEWTOWN
Zoning: AGRICULTURE

Ownership

Owner Name: HENCE CHARLIE
Mailing Address: 3820 THOMPSON STREET
Mailing City, St, Zip: RICHMOND VA 23222

Deed Book and Page: 0000 0
Will Book and Page: 0
Plat Book and Page: 0
Instrument Number: 0 0

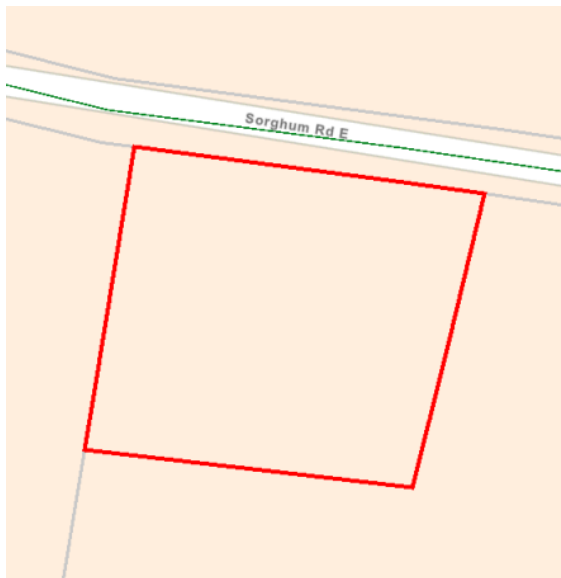
Valuation

Sequence Number: 1
Current Value
Building Value: N/A
Improvement Value: N/A
Land Value: \$15,000
Total Value: \$15,000
Commercial Value: N/A
Average Price Per Acre: \$15,000

Consideration Date: 0
Consideration Amount: \$0
Consideration Acreage: 1
Recorded Date: 0
Physical Depreciation %: 0

Previous Value
Review Date: 0
Previous Improvement Value: N/A
Previous Land Value: \$15,000

Legal Description: R LUMPKIN
N/A
N/A
N/A



This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

Property #N2
George Allen Lockley
Tax Map No. 23-165XX-153H • Account No. 3910

Parcel Information

Map ID: 23 165XX 153H
Physical Address:
Physical City, St, Zip: N/A
Plat:

Account Number: 3910
Magisterial District: BUENA VISTA
Zoning: AGRICULTURE

Ownership

Owner Name: LOCKLEY GEORGE ALLEN
Mailing Address: 7487 JOHN CLAYTON MEMORIAL HWY
Mailing City, St, Zip: GLOUCESTER VA 23061

Deed Book and Page: 0114 182
Will Book and Page: 0
Plat Book and Page: 0
Instrument Number: 0 0

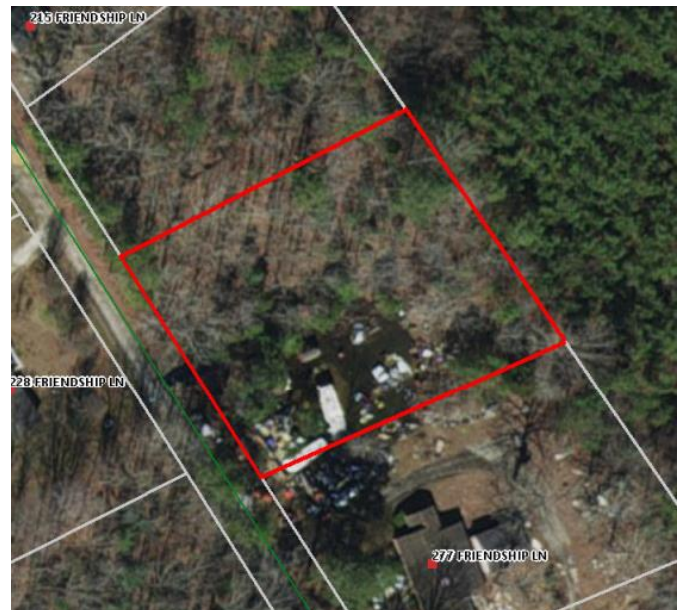
Valuation

Sequence Number: 1
Current Value
Building Value: N/A
Improvement Value: N/A
Land Value: \$1,900
Total Value: \$1,900
Commercial Value: N/A
Average Price Per Acre: \$2,500

Consideration Date: 0
Consideration Amount: \$0
Consideration Acreage: 0.75
Recorded Date: 0
Physical Depreciation %: 0

Previous Value
Review Date: 0
Previous Improvement Value: N/A
Previous Land Value: \$2,600

Legal Description: BILLEE ACRES
LOT 10
N/A
N/A



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Property #N3
Darryl Littlepage, et al.
Tax Map No. 23-165X-121 • Account No. 3906

Parcel Information

Map ID: 23 165X 121
Physical Address:
Physical City, St, Zip: N/A
Plat:

Account Number: 3906
Magisterial District: BUENA VISTA
Zoning: RESIDENTIAL SINGLE FAMILY

Ownership

Owner Name: LITTLEPAGE DARRYL FOSTER ETALS
Mailing Address: 4 STEVENS CIRCLE
Mailing City, St, Zip: STAFFORD VA 22556

Deed Book and Page: 0152 165
Will Book and Page: 19 13
Plat Book and Page: 3 48
Instrument Number: 0 0

Valuation

Sequence Number: 1
Current Value
Building Value: N/A
Improvement Value: N/A
Land Value: \$15,000
Total Value: \$15,000
Commercial Value: N/A
Average Price Per Acre: \$0

Consideration Date: 20190211
Consideration Amount: \$0
Consideration Acreage: N/A
Recorded Date: 20190211
Physical Depreciation %: 0

Previous Value
Review Date: 0
Previous Improvement Value: N/A
Previous Land Value: \$7,500

Legal Description: AIRVILLE
LOT 37
N/A
N/A



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Property #N4
J. R. & Lucile Seward Estate
Tax Map No. 23-133R-547 • Account No. 5480

Parcel Information

Map ID: 23 133R 547
Physical Address: 2407 TAYLORSVILLE ROAD
Physical City, St, Zip: SHACKLEFORDS, VA 23156
Plat:

Account Number: 5480
Magisterial District: BUENA VISTA
Zoning: AGRICULTURE

Ownership

Owner Name: SEWARD J R EST & LUCILE C/O DEBRA R BAISLEY
Mailing Address: 17 MICHELE DRIVE
Mailing City, St, Zip: HAMPTON VA 23669

Deed Book and Page: 0000 0
Will Book and Page: 0
Plat Book and Page: 0
Instrument Number: W 12 13

Valuation

Sequence Number: 1
Current Value
Building Value: N/A
Improvement Value: N/A
Land Value: \$14,100
Total Value: \$14,100
Commercial Value: N/A
Average Price Per Acre: \$18,749

Consideration Date: 20120308
Consideration Amount: \$0
Consideration Acreage: 0.75
Recorded Date: 20120308
Physical Depreciation %: 0

Previous Value
Review Date: 0
Previous Improvement Value: N/A
Previous Land Value: \$14,100

Legal Description: BELLE VIEW
N/A
N/A
N/A



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