

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

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a simulcast (with online and in person bidding) public auction to be held at the **Colonial Courthouse, 6504 Main Street, Gloucester, Virginia 23061**, on **October 13, 2022** at **12:00pm**. The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be 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	TACS No.	Tax Map	Description
1	Ernest F. Scott	811165	04A(1)-7C	0.5 acre +/- near of Glenns Road
2	John Mark Buskirk	811151	53-282	1 acre +/- on Maryus Road
3	Violet Marshall West	811150	52-478	1.97 acre +/- near Ditch Bank Road
4	Alice J. Britt, Et Al.	811156	53-55	1.696 acre +/- on Horse Point Road
5	John R. Kozak	811157	53-233	6 acres +/- near Jennings Lane
6	Jesse L. Brown	811148	53-301	0.207 acre +/- on Maryus Road
7	Theresa Hazelwood	811164	06A(3)-99	0.172 acre +/- on Cypress Trail
8	Alvin & Marion Mayle	811161	06A(2)-217	0.172 acre +/- on Poplar Trail
9	Joe Kemp	811154	33-190	0.66 acre +/- near Baileys Wharf Road
10	PMP, LLC	811163	51-254G	0.04 acre +/- on Lillaston Lane
11	Randall Kelly Estate	811147	51-51A	1 acre +/- near Guinea Road
12	Sarah Brooks	811153	51-56	1 acre +/- near Geo. Wash. Hwy.
13	<del>Connie A. Wilson</del>	<del>811169</del>	<del>46-100</del>	<b>REDEEMED</b>
14	Bessie Taylor	811162	44-134	1 acre +/- near Providence Road
15	The Digges Co.	811149	25D(1)-A	0.115 acre +/- on Sheffield Drive
16	Celest L. Mason	811174	06A(1)-45	0.215 acre +/- on Pine Trail
17	Otis A. Gregory	811155	33-65A	1.04 acre +/- near Dunham Massie Ln.
18	June C. Krollman Revocable Living Trust	811160	53-334	<b>Unmapped</b> 1.6 acre +/- near Maryus Road

**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.

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.**

**Terms applicable to In-Person Bidders ONLY:** The highest bidder shall make payment in full 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](http://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 call (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 full balance due must be received within seven (7) days following the auction closing (no later than October 20, 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 Gloucester County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided upon request.

**GENERAL TERMS:** To qualify as a purchaser at this auction you may not owe delinquent taxes to Gloucester County. All questions concerning registration and bidding should be directed to the Auctioneer online at [www.forsaleatauction.biz](http://www.forsaleatauction.biz), by email to [inquiry@forsaleatauction.biz](mailto: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](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), by phone to (804) 893-5176, or by writing to the address below.

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

***\*SAMPLE\****

**PURCHASER'S ACKNOWLEDGEMENT AND  
CONTRACT OF SALE**

At that certain real estate tax sale held on Thursday, October 13, 2022, the undersigned was the highest bidder on the real estate described below, for a bid price of \$\_\_\_\_\_.

**Property Owner:** \_\_\_\_\_

**Tax Map Number:** \_\_\_\_\_

**Account Number:** \_\_\_\_\_

I understand that payment in full for my bid, stated above, a 10% buyer's premium in the amount of \$\_\_\_\_\_ (10% or \$150, whichever is greater), and recordation costs in the amount of \$\_\_\_\_\_ are to be paid today. I understand that in the event my payment is returned or is otherwise not made within twenty (20) days, 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 specific guarantee of covenants of title 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 Commissioner's Deed will be prepared within fifteen (15) days of payment clearance and that the same will be forwarded to the County of Gloucester Circuit Court Clerk's Office for recordation. I understand that I will receive the entered 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 (auction date). I further understand that in the event I owe delinquent taxes to County of Gloucester, including being named as a Defendant in any delinquent tax suit filed by County of Gloucester, 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 if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, that the bid amount and buyer's premium paid hereunder will be forfeited, and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

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Name (please print)

---

Signature

---

Address

---

City, State, Zip

---

Telephone

---

Email Address

Title will be taken in the name of:

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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 13th day of October, 2022, 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.

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Taxing Authority Consulting Services, PC

## PROPERTY 1: Ernest F. Scott

### Parcel Informations

Location: 0 GLENN RD

Owner: SCOTT, ERNEST F

Owner Address: 110 ROBERTS RD

BROOKHAVEN, PA 19015

Book & Page: 228/56

Instrument: 00

RPC: 16193

Tax Map #: 04A(1)-7C

Assessment: \$2,630

Sale Price:N/A

Sale Date: 01/03/1980

### Current Value

Valuation Year	Improvements	Land	Total
2022	N/A	\$2,630	\$2,630

### Ownership

Owner: SCOTT, ERNEST F

Address:

City, St, Zip:

Certificate:

### Land

#### Land Use

Description: VAC RES SUBURBAN STD

Zoning: RC-1

#### Land Line Valuation

Size (Acres): 0.5

Assessed Value: \$2,630



## PROPERTY 2: John Mark Buskirk

### Parcel Informations

Location: MARYUS RD  
Owner: BUSKIRK, JOHN MARK  
Owner Address: 8500 OAK HILL DR  
OKLAHOMA CITY, OK 73150  
Book & Page: ID/964532  
Instrument: 00

RPC: 14924  
Tax Map #: 53-282  
Assessment: \$500  
Sale Price:\$1,500  
Sale Date: 09/05/1996

### Current Value

Valuation Year	Improvements	Land	Total
2022	N/A	\$500	\$500

### Ownership

Owner: BUSKIRK, JOHN MARK  
Address:  
City, St, Zip:

Certificate:

### Land

#### Land Use

Description: VAC RES SUBURBAN STD W/F  
Zoning: C-2  
Proffers:

#### Land Line Valuation

Size (Acres): 1  
Assessed Value: \$500



## PROPERTY 3: Violet Marshall West

### Parcel Informations

Location: DITCH BANK RD

Owner: WEST, VIOLET MARSHALL C/O FRANK WEST JR

Owner Address: 5972 GARDEN GROVE LN APT 3  
GLOUCESTER, VA 23061

Book & Page: 73/20

Instrument: 00

RPC: 28539

Tax Map #: 52-478

Assessment: \$990

Sale Price:N/A

Sale Date: 10/26/1942

### Current Value

Valuation Year	Improvements	Land	Total
2022	N/A	\$990	\$990

### Ownership

Owner: WEST, VIOLET MARSHALL C/O FRANK WEST JR

Certificate:

Address:

City, St, Zip:

### Land

#### Land Use

Description: VAC RES SUBURBAN STD W/I

Zoning: C-2

Proffers:

#### Land Line Valuation

Size (Acres): 1.97

Assessed Value: \$990



## PROPERTY 4: Alice J. Britt, Et Al.

### Parcel Informations

Location: HORSE POINT RD  
Owner: BRITT, ALICE J ET AL  
Owner Address: 4632 EDENBERRY LNDG  
GLOUCESTER, VA 23061  
Book & Page: 179/139  
Instrument: 00

RPC: 11436  
Tax Map #: 53-55  
Assessment: \$2,120  
Sale Price:N/A  
Sale Date: 01/01/1900

### Current Value

Valuation Year	Improvements	Land	Total
2022	N/A	\$2,120	\$2,120

### Ownership

Owner: BRITT, ALICE J ET AL  
Address:  
City, St, Zip:

Certificate:

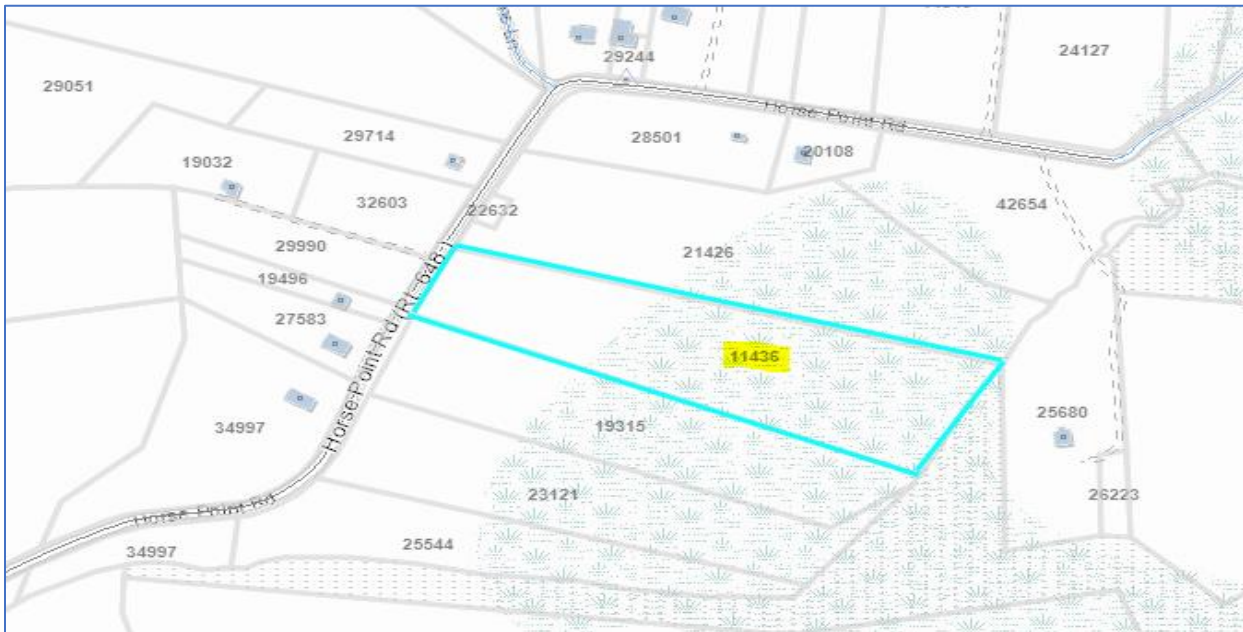
### Land

#### Land Use

Description: VAC RES SUBURBAN STD W/I  
Zoning: C-2  
Proffers:

#### Land Line Valuation

Size (Acres): 1.696  
Assessed Value: \$2,120





# PROPERTY 5: John R. Kozak

## Parcel Informations

Location: JENNINGS LN

Owner: KOZAK, JOHN R

Owner Address: 700 LOMBARDY AVE APT 7122

NEWPORT NEWS, VA 23606

Book & Page: 450/948

Instrument: 00

RPC: 24420

Tax Map #: 53-233

Assessment: \$5,400

Sale Price:\$3,100

Sale Date: 07/20/1993

## Current Value

Valuation Year	Improvements	Land	Total
2022	N/A	\$5,400	\$5,400

## Ownership

Owner: KOZAK, JOHN R

Address:

City, St, Zip:

Certificate:

## Land

Land Use

Description: VAC RES SUBURBAN STD W/I

Zoning: C-2

Proffers:

Land Line Valuation

Size (Acres): 6

Assessed Value: \$5,400



## PROPERTY 6: Jesse L. Brown

### Parcel Informations

Location: MARYUS RD  
Owner: BROWN, JESSE L  
Owner Address: 2517 PINEY BRANCH RD NW  
HUNTSVILLE, AL 35810  
Book & Page: 251/722  
Instrument: 00

RPC: 33286  
Tax Map #: 53-301  
Assessment: \$3,150  
Sale Price:N/A  
Sale Date: 10/18/1982

### Current Value

Valuation Year	Improvements	Land	Total
2022	N/A	\$3,150	\$3,150

### Ownership

Owner: BROWN, JESSE L  
Address:  
City, St, Zip:

Certificate:

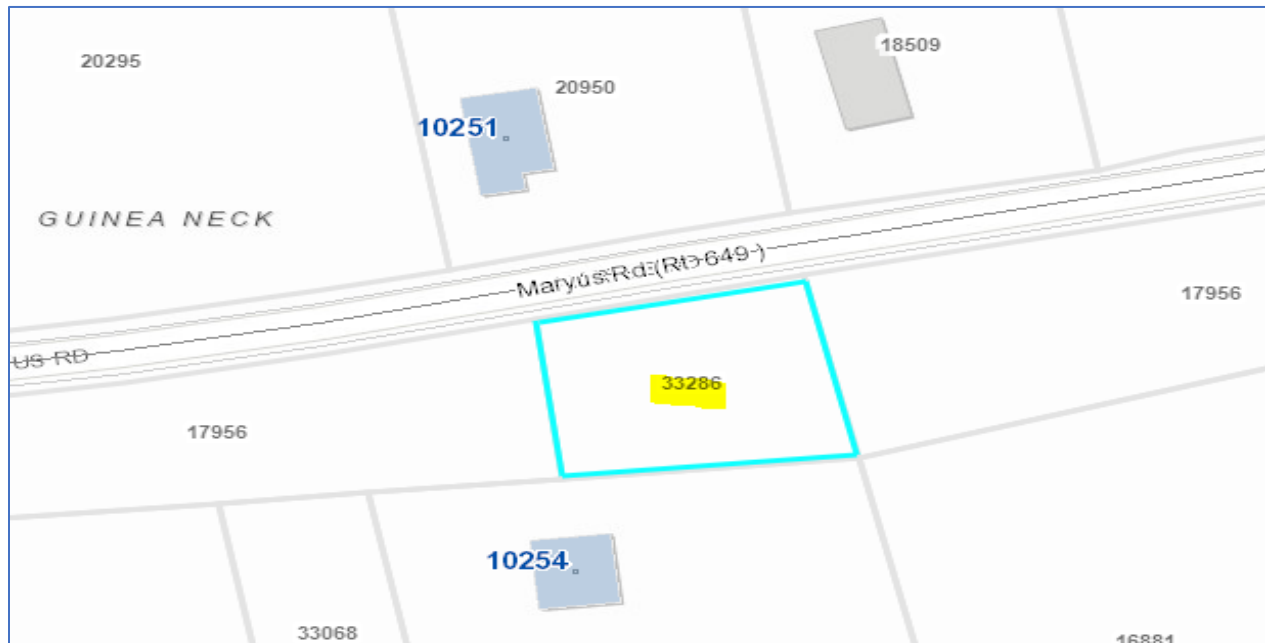
### Land

#### Land Use

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

#### Land Line Valuation

Size (Acres): 0.207  
Assessed Value: \$3,150



# PROPERTY 7: Theresa Hazelwood

## Parcel Informations

Location: CYPRESS TRL

Owner: HAZELWOOD, THERESA

Owner Address: C/O PAUL G IZZO - THOMPSON MCMULLAN PC  
100 SHOCKOE SLIP 3RD FLOOR  
RICHMOND, VA 23219

Book & Page: ID/027034

Instrument: 00

RPC: 23443

Tax Map #: 06A(3)-99

Assessment: \$3,580

Sale Price:\$1,750

Sale Date: 10/01/2002

## Current Value

Valuation Year	Improvements	Land	Total
2022	N/A	\$3,580	\$3,580

## Ownership

Owner: HAZELWOOD, THERESA

Certificate:

Address:

City, St, Zip:

## Land

Land Use

Description: VAC RES SUBURBAN SUBD

Zoning: SF-1

Proffers:

Land Line Valuation

Size (Acres): 0.172

Assessed Value: \$3,580



## PROPERTY 8: Alvin & Marion Mayle

### Parcel Informations

Location: POPLAR TRL

Owner: MAYLE, ALVIN W JR & MAYLE, MARION W

Owner Address: 906 W 5TH STREET

ROANOKE RAPIDS, NC 27870

Book & Page: 145/495

Instrument: 00

RPC: 34024

Tax Map #: 06A(2)-217

Assessment: \$3,580

Sale Price:N/A

Sale Date: 05/12/1967

### Current Value

Valuation Year	Improvements	Land	Total
2022	N/A	\$3,580	\$3,580

### Ownership

Owner: MAYLE, ALVIN W JR & MAYLE, MARION W

Certificate:

Address:

City, St, Zip:

### Land

#### Land Use

Description: VAC RES SUBURBAN SUBD

Zoning: SF-1

Proffers:

#### Land Line Valuation

Size (Acres): 0.172

Assessed Value: \$3,580



## PROPERTY 9: Joe Kemp

### Parcel Informations

Location: BAILEYS WHARF RD  
Owner: KEMP, JOE  
Owner Address: 6242 SPRUCE ST  
PHILADELPHIA, PA 19143  
Book & Page: 999/999  
Instrument: N/A

RPC: 13418  
Tax Map #: 33-190  
Assessment: \$1,590  
Sale Price:N/A  
Sale Date: 01/01/1900

### Current Value

Valuation Year	Improvements	Land	Total
2022	N/A	\$1,590	\$1,590

### Ownership

Owner: KEMP, JOE  
Address:  
City, St, Zip:

Certificate:

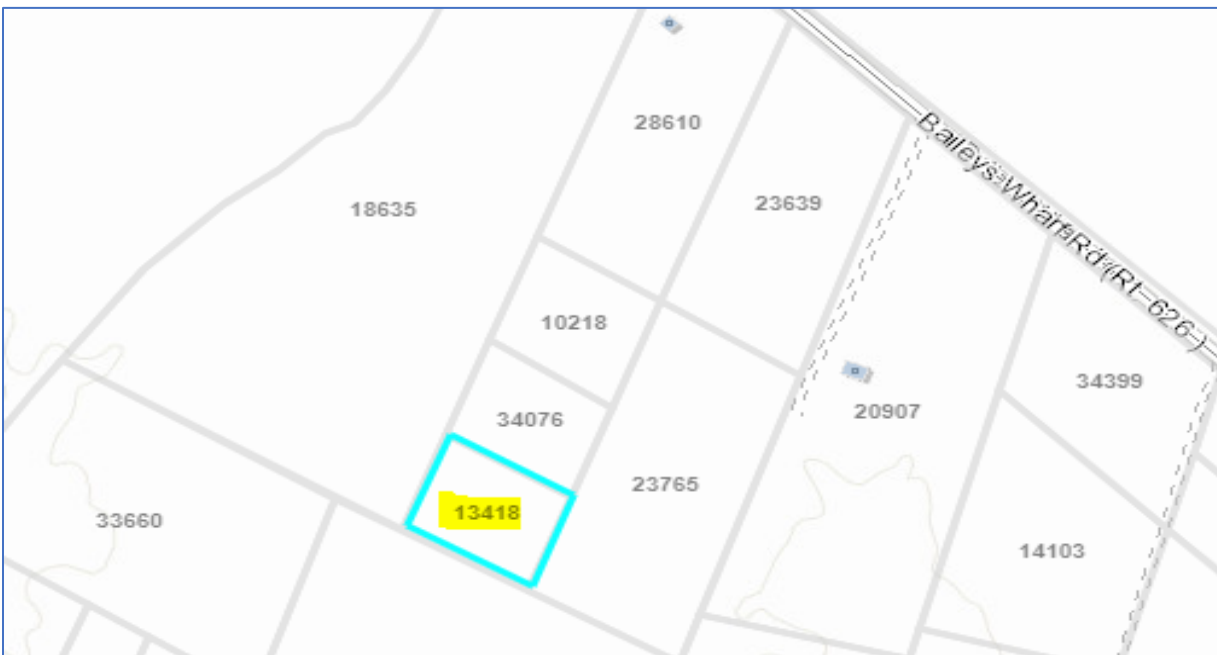
### Land

#### Land Use

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

#### Land Line Valuation

Size (Acres): 0.66  
Assessed Value: \$1,590



## PROPERTY 10: PMP, LLC

### Parcel Informations

Location: LILLASTON LN  
Owner: PMP LLC  
Owner Address: 341 EDWIN DR  
VIRGINIA BEACH, VA 23462  
Book & Page: ID/030002084  
Instrument: 00

RPC: 44037  
Tax Map #: 51-254G  
Assessment: \$860  
Sale Price:N/A  
Sale Date: 12/02/2011

### Current Value

Valuation Year	Improvements	Land	Total
2022	N/A	\$860	\$860

### Ownership

Owner: PMP LLC  
Address:  
City, St, Zip:

Certificate:

### Land

#### Land Use

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

#### Land Line Valuation

Size (Acres): 0.04  
Assessed Value: \$860



# PROPERTY 11: Randall Kelly Estate

## Parcel Informations

Location: GUINEA RD

Owner: KELLY, RANDALL ESTATE OF C/O FRANCIS ARMWOOD

Owner Address: PO BOX 143

HAYES, VA 23072

Book & Page: 999/999

Instrument: N/A

RPC: 15738

Tax Map #: 51-51A

Assessment: \$530

Sale Price:N/A

Sale Date: 01/01/1900

## Current Value

Valuation Year	Improvements	Land	Total
2022	N/A	\$530	\$530

## Ownership

Owner: KELLY, RANDALL ESTATE OF C/O FRANCIS ARMWOOD

Certificate:

Address:

City, St, Zip:

## Land

Land Use

Description: AGR SUBURBAN STD

Zoning: C-1

Proffers:

Land Line Valuation

Size (Acres): 1

Assessed Value: \$530



## PROPERTY 12: Sarah Brooks

### Parcel Informations

Location: GEORGE WASH MEMORIAL HWY  
Owner: BROOKS, SARAH  
Owner Address: 7898 GUINEA RD  
HAYES, VA 23072  
Book & Page: 999/999  
Instrument: N/A

RPC: 18568  
Tax Map #: 51-56  
Assessment: \$530  
Sale Price:N/A  
Sale Date: 01/01/1900

### Current Value

Valuation Year	Improvements	Land	Total
2022	N/A	\$530	\$530

### Ownership

Owner: BROOKS, SARAH  
Address:  
City, St, Zip:

Certificate:

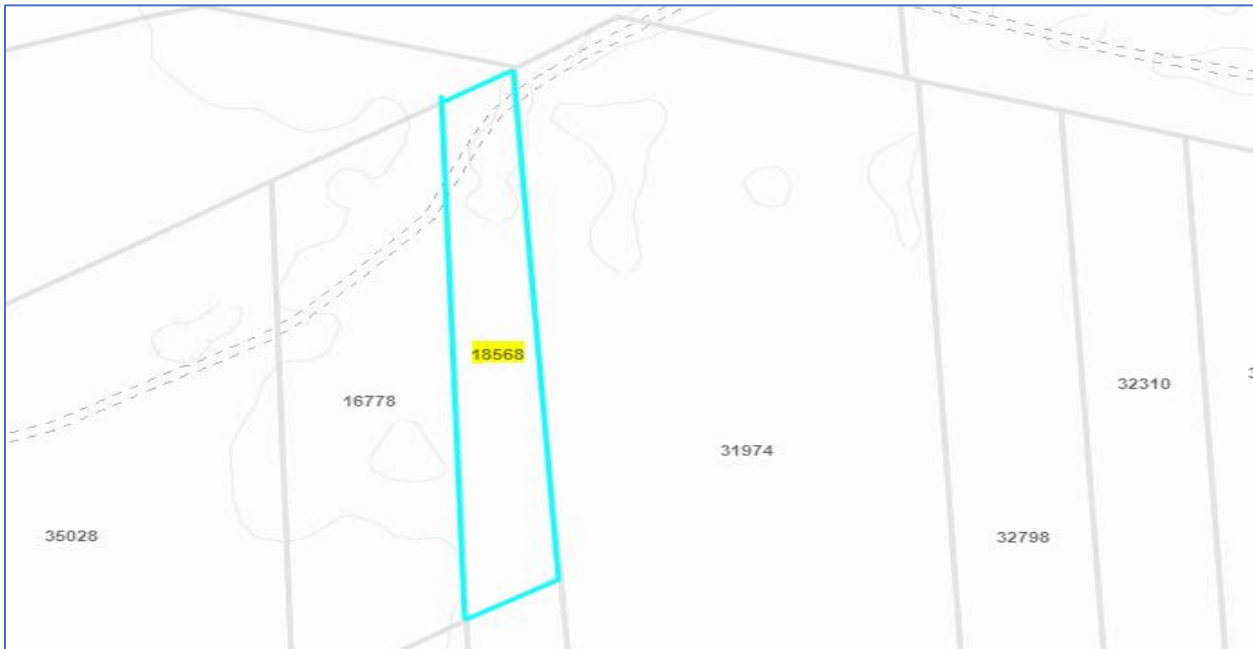
### Land

#### Land Use

Description: AGR SUBURBAN PRIME  
Zoning: C-1  
Proffers:

#### Land Line Valuation

Size (Acres): 1  
Assessed Value: \$530





PROPERTY 13: Connie A. Wilson

**REDEEMED**

## PROPERTY 14: Bessie Taylor

### Parcel Informations

Location: PROVIDENCE RD

Owner: TAYLOR, BESSIE

Owner Address: 907 ALLENDALE ST  
BALTIMORE, MD 21229

Book & Page: 999/999

Instrument: N/A

RPC: 20154

Tax Map #: 44-134

Assessment: \$2,280

Sale Price: N/A

Sale Date: 01/01/1900

### Current Value

Valuation Year	Improvements	Land	Total
2022	N/A	\$2,280	\$2,280

### Ownership

Owner: TAYLOR, BESSIE

Address:

City, St, Zip:

Certificate:

### Land

#### Land Use

Description: AGR SUBURBAN STD

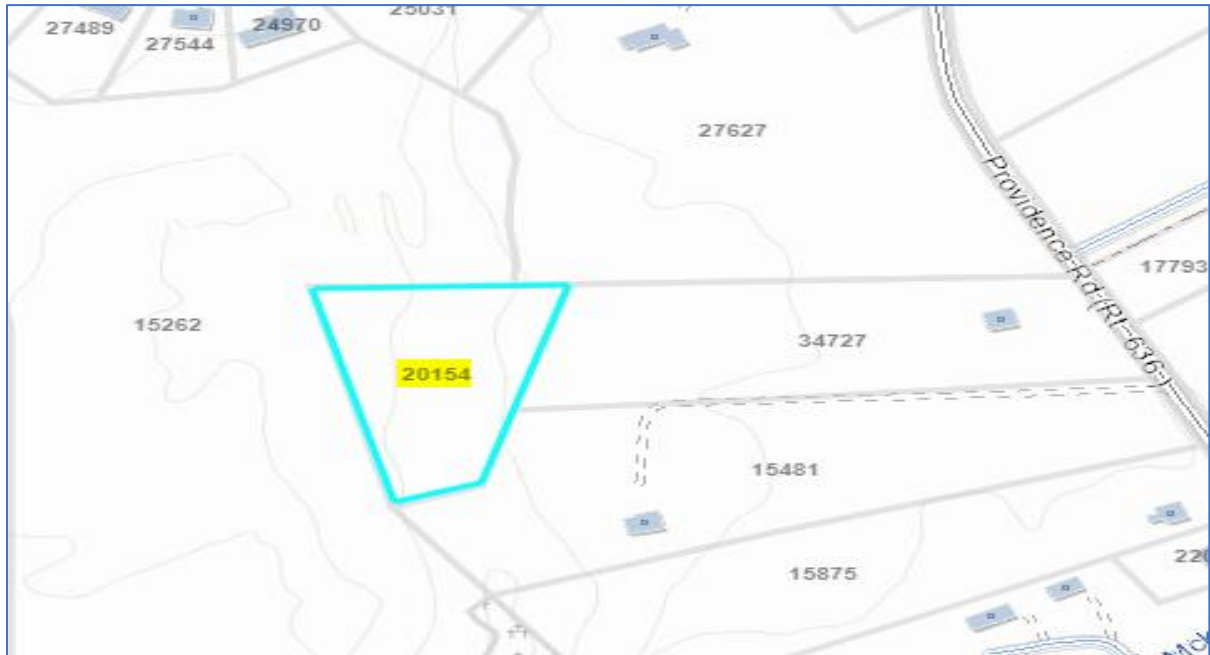
Zoning: SC-1

Proffers:

#### Land Line Valuation

Size (Acres): 1

Assessed Value: \$2,280



## PROPERTY 15: The Digges Co.

### Parcel Informations

Location: SHEFFIELD DR

Owner: THE DIGGES CO

Owner Address: 514 S HENRY ST  
WILLIAMSBURG, VA 23185

Book & Page: 213/87

Instrument: 00

RPC: 20743

Tax Map #: 25D(1)-A

Assessment: \$4,500

Sale Price: N/A

Sale Date: 01/01/1900

### Current Value

Valuation Year	Improvements	Land	Total
2022	N/A	\$4,500	\$4,500

### Ownership

Owner: THE DIGGES CO

Address:

City, St, Zip:

Certificate:

### Land

#### Land Use

Description: VAC RES SUBURBAN SUBD

Zoning: SF-1

Proffers:

#### Land Line Valuation

Size (Acres): 0.115

Assessed Value: \$4,500



# PROPERTY 16: Celest L. Mason

## Parcel Informations

Location: PINE TRL

Owner: MASON, CELEST L & C/O MITCH MASON

Owner Address: 1201 ENTERPRISE AVE APT 510

LEAGUE CITY, TX 77573

Book & Page: 130/175

Instrument: 00

RPC: 10521

Tax Map #: 06A(1)-45

Assessment: \$4,140

Sale Price:N/A

Sale Date: 06/05/1963

## Current Value

Valuation Year	Improvements	Land	Total
2022	N/A	\$4,140	\$4,140

## Ownership

Owner: MASON, CELEST L & C/O MITCH MASON

Certificate:

Address:

City, St, Zip:

## Land

Land Use

Description: VAC RES SUBURBAN SUBD

Zoning: SF-1

Proffers:

Land Line Valuation

Size (Acres): 0.215

Assessed Value: \$4,140



## PROPERTY 17: Otis A. Gregory

### Parcel Informations

Location: 0 DUNHAM MASSIE LN  
Owner: GREGORY, OTIS A  
Owner Address: PO BOX 887  
GLOUCESTER, VA 23061  
Book & Page: WB81/371  
Instrument: N/A

RPC: 44204  
Tax Map #: 33-65A  
Assessment: \$5,190  
Sale Price:N/A  
Sale Date: 03/24/2014

### Current Value

Valuation Year	Improvements	Land	Total
2022	N/A	\$5,190	\$5,190

### Ownership

Owner: GREGORY, OTIS A  
Address:  
City, St, Zip:

Certificate:

### Land

#### Land Use

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

#### Land Line Valuation

Size (Acres): 1.04  
Assessed Value: \$5,190



## PROPERTY 18: June C. Krollman Revocable Living Trust

### Parcel Informations

Location: MARYUS RD	RPC: 17529
Owner: JUNE C KROLLMAN REVOCABLE LIV TRUST & STANLEY, JOSEPH MIRECKI	Tax Map #: 53-334
Owner Address: 450 COLONY TRL	Assessment: \$800
LANEXA, VA 23089	Sale Price:N/A
Book & Page: ID/039934	Sale Date: 10/31/2003
Instrument: 02	

### Current Value

Valuation Year	Improvements	Land	Total
2022	N/A	\$800	\$800

### Ownership

Owner: JUNE C KROLLMAN REVOCABLE LIV TRUST & STANLEY, JOSEPH MIRECKI	Certificate:
Address:	
City, St, Zip:	

### Land

<b>Land Use</b>	<b>Land Line Valuation</b>
Description: VAC RES SUBURBAN STD W/F	Size (Acres): 1.6
Zoning: C-1	Assessed Value: \$800
Proffers:	

**\*Not specifically mapped on GIS\***