

**NOTICE OF PUBLIC AUCTION  
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE  
WESTMORELAND COUNTY, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Westmoreland County, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate in the **Board of Supervisors Room, 111 Polk Street, Montross, VA 22520**, on **November 3, 2022 at 11:00am**.

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 Big Red Auctions (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

	<b>Property Owner(s)</b>	<b>TACS #</b>	<b>Tax Map #</b>	<b>Description</b>
1	William J. & Diane R. Walker	572290	22B-167	Lot 167 Independence Shores, Montross Magisterial District
2	Francis M. & Althea B. Grimes	572255	23-51	14.79 acres +/- on Chatham Lane, Montross
3	Francis M. & Althea B. Grimes	572255	23-51A	1.0 acre +/- on Chatham Lane, Montross
4	Joseph W. & Patricia A. Robey	572174	26K1-3 -111	Lot 111, Section 3 of Glebe Harbor
5	Joseph W. & Patricia A. Robey	572174	10C-1-1-20	Lot 20, Block 1 Chrystal Lake Section of Placid Bay Estates
6	Ralph W. Gilbert	572219	26K1-1-51	Lot 1, Section 1 of Glebe Harbor
7	Ralph W. Gilbert	572219	38B-2-6-20	Lot 20, Block 6, Sec. 2 of Calais, Drum Bay Estates
8	Vera D. Henderson & Margaret E. Carter	572484	25B3-3-34	Lot 34, Section 7, Cabin Point, Cople Magisterial District
9	Vladimir Obrcian	572509	26K2-1-339	Lot 339, Section 4 of Glebe Harbor
10	Alex Woods	572052	49-77	1.0 acre +/- on Sandy Point Road, Hague
11	Alex Woods	572052	55-84	9.0 acres +/- near Brou Court, Kinsale
12	G. Robert & Peggy J. Maitland	572164	10C-1-1-15	Lot 15, Block 1 Chrystal Lake Section of Placid Bay Estates
13	Hattie B. Moneymaker	572022	10B-2-K-17	Lot 17, Block K, Section B of Ebb Tide Beach
14	Earl Carlton Vanover IV	572025	10B-7-S-17	Lot 17, Block S, Section G of Ebb Tide Beach

**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. 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:** On the day of the auction, 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 on the day 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 **bigredauctions.hibid.com**. 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 804) 577-7449 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 10, 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 Westmoreland County and forwarded to TACS, at the address shown below. 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 Westmoreland County, 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 [bigredauctions.hibid.com](http://bigredauctions.hibid.com), by email to [bigredflea@gmail.com](mailto:bigredflea@gmail.com) or by phone to (804) 577-7449. 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: Westmoreland County Judicial Sale Auction  
Taxing Authority Consulting Services, PC  
P.O. Box 31800  
Henrico, Virginia 23294-1800

# 1 William J. & Diane R. Walker

Map ID: 22B 167

Acct No: 11869-1

Legal Description: INDEPENDENCE SHORES LOT 167

DB 601 PG 253 R/S

Deed Book/Page: 601 / 253

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 0.000

Year Assessed: 2016

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 02 MONTROSS

Year Effective:

Total Land: \$120,000

MH/Type:

On Site Date: 09/15/2015 Total Improvements: \$0

Condition:

Review Date: 10/13/2015

Total Value: \$120,000

Improvement Description		Site
Exterior	Interior	
		STREET-PAVED

Land Valuation						
Desc	Front	Depth	AC/Size	DpFct	Rate	FV/Pct Value
W/F LOT						120000
Total Land Value						120000

Comments	
HIGH CLIFFS - WATER VIEW MOSTLY SOME RIVER EROSION ON LOTS	
Total Property Value	
	120000



2 Francis M. & Althea B. Grimes

Map ID: 23 51

Acct No: 10034-1

Legal Description: PART CHATHAM 14.790 AC LEWIS BAYLOR JR LOT 1-A  
DB 467 PG 517

Deed Book/Page: 467 / 517

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acres: 14.790

Year Assessed: 2016

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 02 MONTROSS

Year Effective:

Total Land: \$55,100

MH/Type:

On Site Date: 09/23/2015 Total Improvements: \$0

Condition:

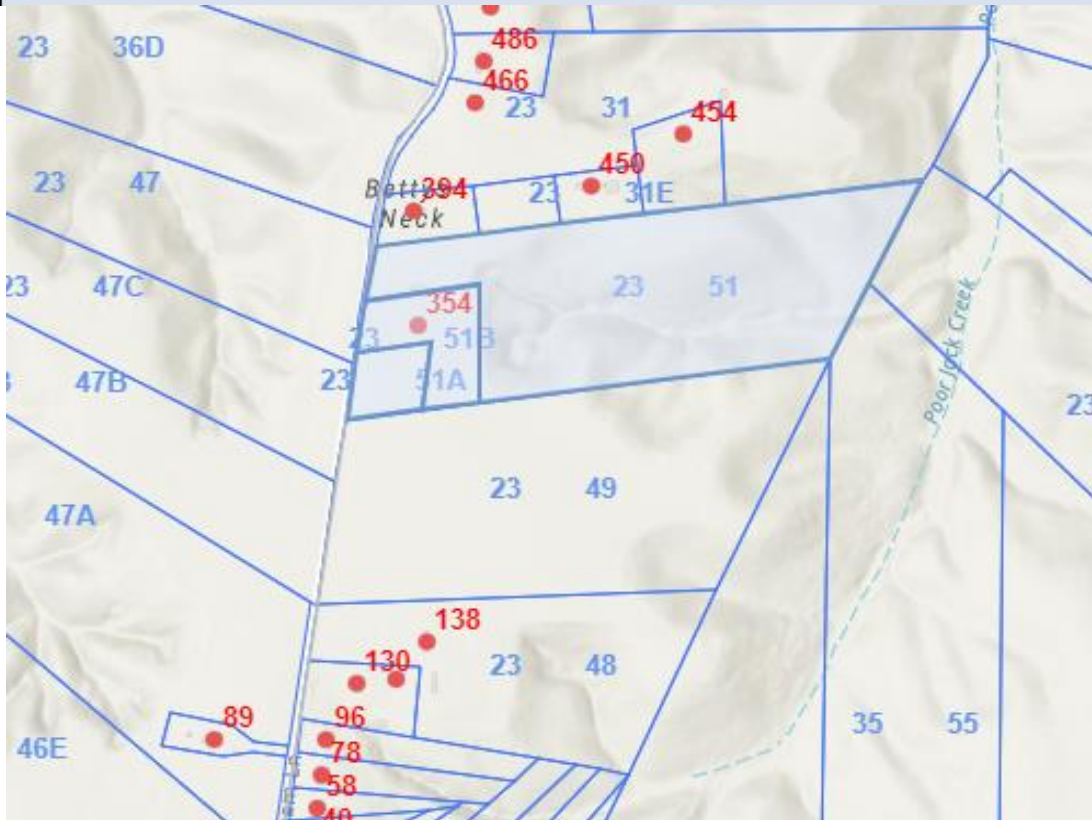
Review Date: 10/13/2015

Total Value: \$55,100

Improvement Description	
Exterior	Interior
	Site STREET-PAVED

Land Valuation						
Desc	Front	Depth	AC/Size	DpPct	Rate	FV/Pct Value
OPEN-TILLA			13.790		3000.00	.17- 34337
BLDG SITE			1.000		25000.00	.17- 20750
<b>Total Land Value</b>			<b>14.790</b>			<b>55100</b>

Comments  
MARKET ADJUSTMENT FOR ALL NON WATER FRONT LAND  
AND DOES NOT INCLUDE ANY ADJUSTMENT FOR W/S.  
A 17% REDUCTION EFFECTIVE FOR 2010.  
Total Property Value 55100



**3 Francis M. & Althea B. Grimes**

Map ID: 23 51A

Acct No: 25020-1

Legal Description: PART CHATHAM 1AC

DB 578 PG 504 R/S

Deed Book/Page: 578 / 504

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 1.000

Year Assessed: 2016

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 02 MONTROSS

Year Effective:

Total Land: \$20,800

MH/Type:

On Site Date: 09/23/2015 Total Improvements: \$0

Condition:

Review Date: 10/13/2015

Total Value: \$20,800

----- Land Valuation -----						
Desc	Front	Depth	AC/Size	DpFct	Rate	FV/Pct Value
LOT			1.000			20750
Total Land Value			1.000			20800

----- Comments -----  
 MARKET ADJUSTMENT ON ALL NON WATER FRONT LAND  
 AND DOES NOT INCLUDE ANY ADJUSTMENT FOR W/S  
 A 17% REDUCTION EFFECTIVE FOR 2010

Total Property Value	20800
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5 Joseph W. & Patricia A. Robey

Map ID: 10C 1 1 20

Acct No: 18086-1

Legal Description: PBE CHRYSTAL LAKE SEC LOT 20 BK 1

DB 261 PG 691

Deed Book/Page: 261 / 691

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 0.000

Year Assessed: 2016

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 03 WASHINGTON

Year Effective:

Total Land: \$10,600

MH/Type:

On Site Date: 06/19/2015 Total Improvements: \$0

Condition:

Review Date: 07/23/2015

Total Value: \$10,600

Improvement Description		
Exterior	Interior	Site
		STREET-GRAVEL

Land Valuation							
Desc	Front	Depth	AC/Size	DpFct	Rate	FV/Pct	Value
LOT							10624
Total Land Value							10600

Comments

MARKET ADJUSTMENT FOR ALL NON WATER FRONT LAND AND DOES NOT INCLUDE ANY ADJUSTMENT FOR W/S. A 17% REDUCTION EFFECTIVE FOR 2010. SEWER AVAILABILITY

Total Property Value 10600





6 Ralph W. Gilbert

Map ID: 26K1 1 51  
 Acct No: 4628-1  
**Legal Description:** GLEBE HARBOR LOT 51 SEC 1  
 DB 395 PG 612 R/S  
 Deed Book/Page: 395 / 612

**Occupancy:**  
**Dwelling Type:**  
 Use/Class: SNGL FAM RES-SUBURAN      **Acreage:** 0.000  
 Year Assessed: 2016      **Year Built:**      **Land Use:**  
**Zoning:**      **Year Remodeled:**      **Total Mineral:** \$0  
**District:** 01 COPLE      **Year Effective:**      **Total Land:** \$13,300  
**MH/Type:**      **On Site Date:** 04/08/2015 **Total Improvements:** \$0  
**Condition:**      **Review Date:** 06/01/2015      **Total Value:** \$13,300

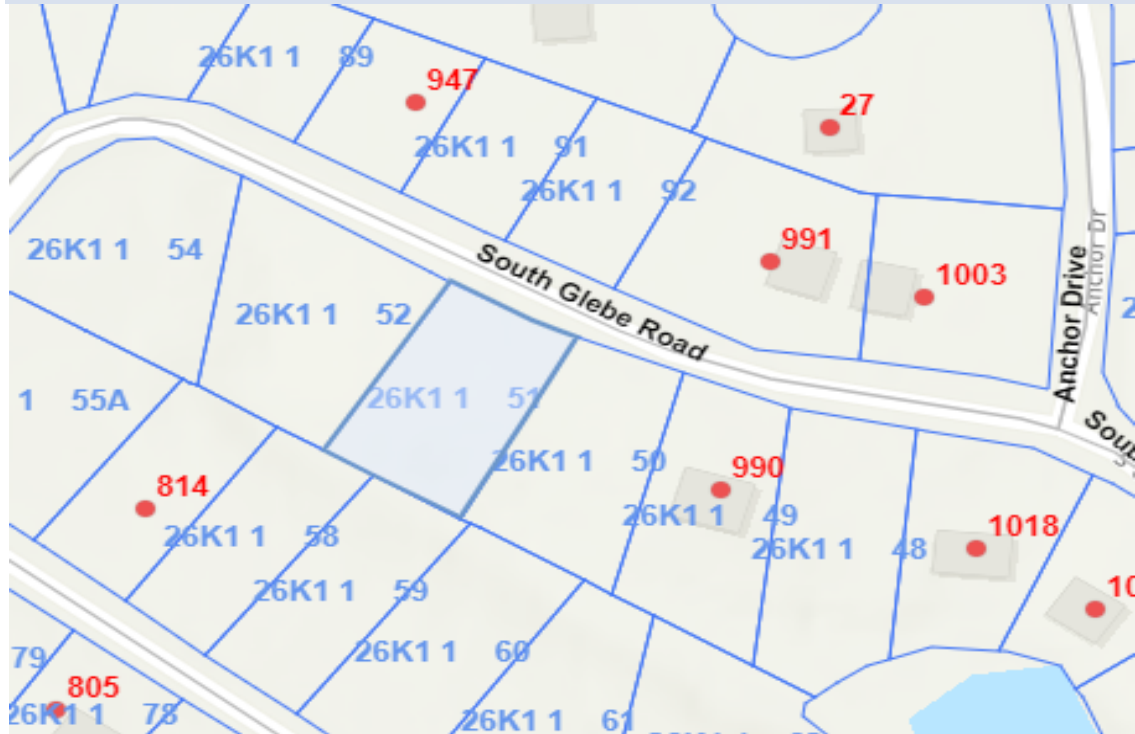
Improvement Description		Site
Exterior	Interior	
		STREET-PAVED

Land Valuation						
Desc	Front	Depth	AC/Size	DpFct	Rate	FV/Pct Value
LOT						13300
<b>Total Land Value</b>						<b>13300</b>

**Comments**

NO PERK? - \$20,000-.75  
 MARKET ADJUSTMENT FOR ALL NON WATER FRONT LAND  
 AND DOES NOT INCLUDE ANY ADJUSTMENT FOR W/S.  
 A 17% REDUCTION EFFECTIVE FOR 2010.  
 2017 SEWER AVAILABILITY  
 1-1-18 LOT CHANGE DUE TO SEWER ACCESS

**Total Property Value**      13300





**8 Vera D. Henderson & Margaret E. Carter**

**Map ID:** 25B3 3 34  
**Acct No:** 3692-1  
**Legal Description:** CABIN POINT LOT 34 SEC 7  
 DB 345 PG 583  
**Deed Book/Page:** 345 / 583

**Occupancy:**  
**Dwelling Type:**  
**Use/Class:** SNGL FAM RES-SUBURAN      **Acreage:** 0.000  
**Year Assessed:** 2016      **Year Built:**      **Land Use:**  
**Zoning:**      **Year Remodeled:**      **Total Mineral:** \$0  
**District:** 01 COPLE      **Year Effective:**      **Total Land:** \$15,900  
**MH/Type:**      **On Site Date:** 12/17/2014      **Total Improvements:** \$0  
**Condition:**      **Review Date:** 03/18/2015      **Total Value:** \$15,900

----- Improvement Description -----						
Exterior	Interior	Site				
		STREET-PAVED				

----- Land Valuation -----						
Desc	Front	Depth	AC/Size	DpFct	Rate	FV/Pct Value
LOT						15936
<b>Total Land Value</b>						<b>15900</b>

----- Comments -----	
MARKET ADJUSTMENT FOR ALL NON WATER FRONT LAND AND DOES NOT INCLUDE ANY ADJUSTMENT FOR W/S. A 17% REDUCTION EFFECTIVE FOR 2010. 2017 SEWER AVAILABILITY	

<b>Total Property Value</b>	<b>15900</b>
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9 Vladimir Obrcian

Map ID: 26K2 1 339  
 Acct No: 5857-1  
 Legal Description: GLEBE HARBOR LOT 339 SEC 4  
 DB 243 PG 213  
 Deed Book/Page: 243 / 213

Occupancy:  
 Dwelling Type:  
 Use/Class: SNGL FAM RES-SUBURAN      Acreage: 0.000  
 Year Assessed: 2016      Year Built:      Land Use:  
 Zoning:      Year Remodeled:      Total Mineral: \$0  
 District: 01 COPLE      Year Effective:      Total Land: \$13,300  
 MH/Type:      On Site Date: 12/16/2014      Total Improvements: \$0  
 Condition:      Review Date: 03/17/2015      Total Value: \$13,300

Improvement Description		Site
Exterior	Interior	
		STREET-PAVED

Land Valuation						
Desc	Front	Depth	AC/Size	DpFct	Rate	FV/Pct Value
LOT						13280
Total Land Value						13300

Comments  
 MARKET ADJUSTMENT FOR ALL NON WATER FRONT LAND  
 AND DOES NOT INCLUDE ANY ADJUSTMENT FOR W/S.  
 A 17% REDUCTION EFFECTIVE FOR 2010.  
 2017 SEWER AVAILABILITY

Total Property Value	13300
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10 Alex Woods

Map ID: 49 77

Acct No: 8647-1

Legal Description: ADJ. FROG HALL 1.0AC

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 1.000

Year Assessed: 2016

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 01 COPLE

Year Effective:

Total Land: \$12,500

MH/Type:

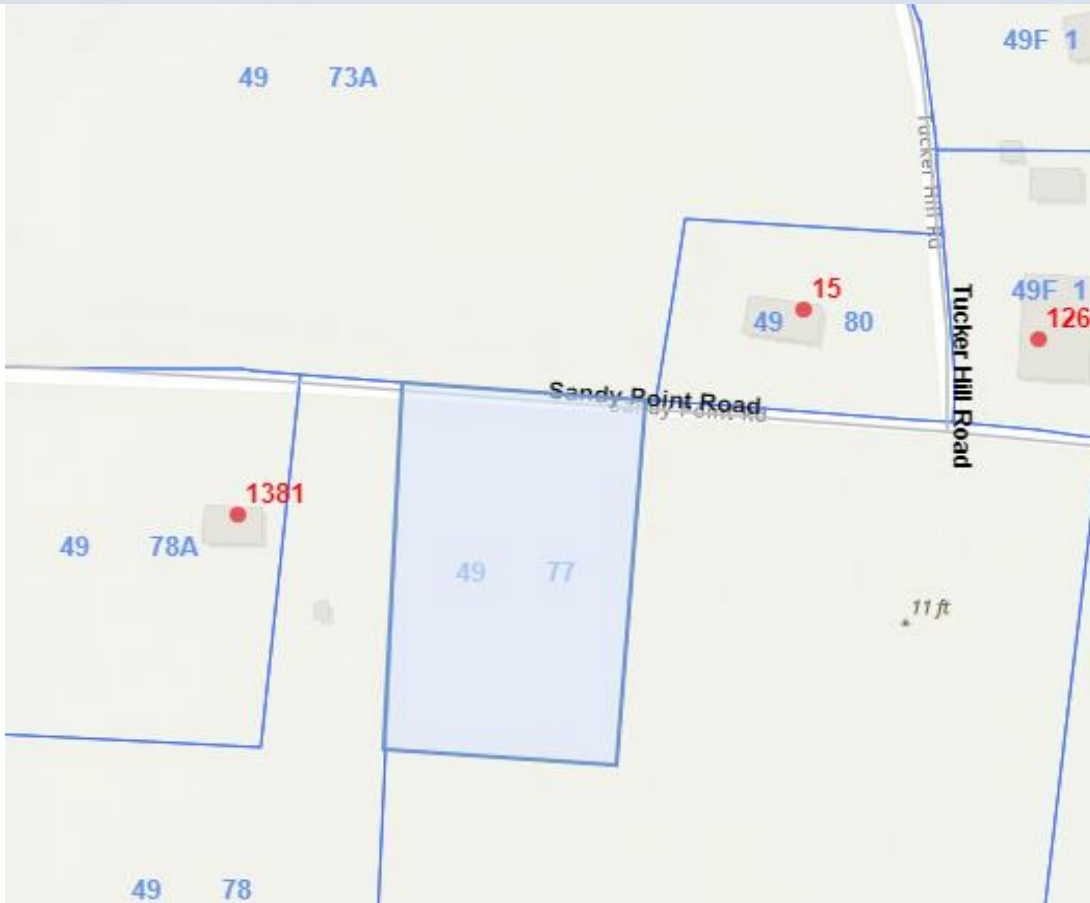
On Site Date: 08/05/2015 Total Improvements: \$0

Condition:

Review Date: 09/18/2015

Total Value: \$12,500

----- Improvement Description -----						
Exterior	Interior		Site			
			STREET-PAVED			
----- Land Valuation -----						
Desc	Front	Depth	AC/Size	DpFct	Rate	FV/Pct Value
LOT			1.000			12450
Total Land Value			1.000			12500
----- Comments -----						
MARKET ADJUSTMENT ON ALL NON WATER FRONT LAND AND DOES NOT INCLUDE ANY ADJUSTMENT FOR W/S A 17% REDUCTION EFFECTIVE FOR 2010						
-----						Total Property Value
						12500





12 G. Robert & Peggy J. Maitland

Map ID: 10C 1 1 15

Acct No: 16712-1

Legal Description: PBE CHRYSTAL LAKE SEC LOT 15 BK 1  
DB 205 PG 724

Deed Book/Page: 205 / 724

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 0.000

Year Assessed: 2016

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 03 WASHINGTON

Year Effective:

Total Land: \$24,000

MH/Type:

On Site Date: 06/19/2015 Total Improvements: \$0

Condition:

Review Date: 07/23/2015

Total Value: \$24,000

Improvement Description	
Exterior	Interior
	Site STREET-GRAVEL
Land Valuation	
Desc	Front Depth AC/Size DpFct Rate FV/Pct Value
W/F LOT	24000
Total Land Value	24000
Comments	
ON LAKE SEWER AVAILABILITY (2011)	
Total Property Value	24000



### 13 Hattie B. Moneymaker

**Map ID:** 10B 2 K 17  
**Acct No:** 17063-1  
**Legal Description:** EBB TIDE BEACH LOT 17 BK K SEC B  
 DB 188 PG 419  
**Deed Book/Page:** 188 / 419

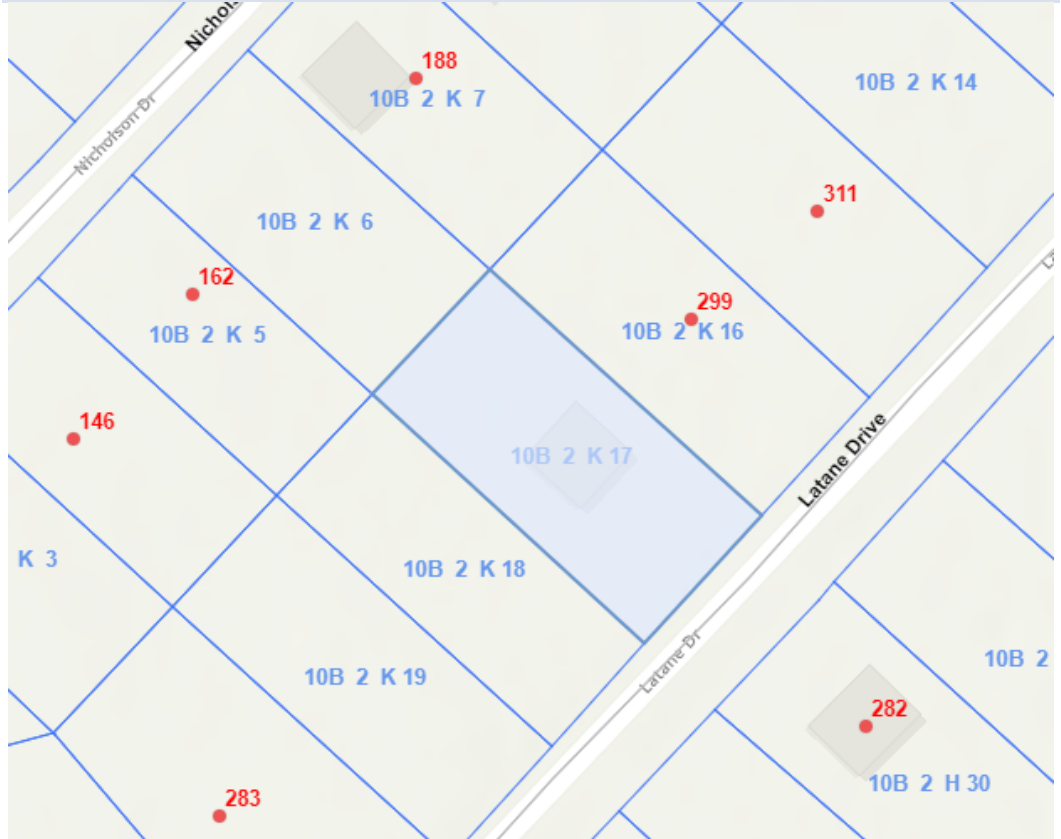
**Occupancy:**  
**Dwelling Type:**  
**Use/Class:** SNGL FAM RES-SUBURAN      **Acreage:** 0.000  
**Year Assessed:** 2016      **Year Built:**      **Land Use:**  
**Zoning:**      **Year Remodeled:**      **Total Mineral:** \$0  
**District:** 03 WASHINGTON      **Year Effective:**      **Total Land:** \$12,500  
**MH/Type:**      **On Site Date:** 06/26/2015      **Total Improvements:** \$0  
**Condition:**      **Review Date:** 07/31/2015      **Total Value:** \$12,500

----- Improvement Description -----						
Exterior	Interior	Site				
		STREET-PAVED				

----- Land Valuation -----						
Desc	Front	Depth	AC/Size	DpPct	Rate	FV/Pct Value
LOT						12450
<b>Total Land Value</b>						<b>12500</b>

----- Comments -----  
 MARKET ADJUSTMENT FOR ALL NON WATER FRONT LAND  
 AND DOES NOT INCLUDE ANY ADJUSTMENT FOR W/S.  
 A 17% REDUCTION EFFECTIVE FOR 2010.  
 2011 - SEWER ACCESSIBILITY  
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**Total Property Value**      12500





## 14 Earl Carlton Vanover IV

Map ID: 10B 7 S 17

Acct No: 19176-1

Legal Description: EBB TIDE BEACH LOT 17 BK S SEC G

DB 786 PG 2282 371/249

Deed Book/Page: 786 / 2282

**Occupancy:**

**Dwelling Type:**

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 0.000

Year Assessed: 2016

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 03 WASHINGTON

Year Effective:

Total Land: \$12,500

MH/Type:

On Site Date: 06/29/2015 Total Improvements: \$0

Condition:

Review Date: 08/03/2015

Total Value: \$12,500

Improvement Description		
Exterior	Interior	Site
		STREET-GRAVEL

Land Valuation						
Desc	Front	Depth	AC/Size	DpPot	Rate	FV/Pct Value
LOT						12450
Total Land Value						12500

Comments

MARKET ADJUSTMENT FOR ALL NON WATER FRONT LAND  
AND DOES NOT INCLUDE ANY ADJUSTMENT FOR W/S.  
A 17% REDUCTION EFFECTIVE FOR 2010.  
2011 - SEWER ACCESSIBILITY

Total Property Value 12500

