

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
WESTMORELAND 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 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.

	Property Owner(s)	TACS #	Tax Map #	Description
N1	Jack A. & Mary M. Mallory	572165	10C-9-8-5	Forest Grove Section of Placid Bay Estates Lot 5, Block 8
N2	Jack A. & Mary M. Mallory	572165	10C-9-8-6	Forest Grove Section of Placid Bay Estates Lot 6, Block 8
N3	Robert D. & Barbara C. Colligan	572017	10C-13-2-20	Circle Lake Section of Placid Bay Estates Lot 20, Block 2
N4	Lester L. & Lois E. Birchler	572069	10C-4-2-5	Albrough Section 2 of Placid Bay Estates Lot 5, Block 2
N5	Dana Lynn Lockhart	572081	10C-12-2-6	Woodmount Section of Placid Bay Estates Lot 6, Block 2
N6	Henry Lewis	571996	5-69	4.00 acres +/- near Pomona Road, Washington District
N7	Louise Lewis	571997	5-71	4.00 acres +/- near Pomona Road, Washington District

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 **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 full balance due must be received 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. Questions concerning the registration and bidding process should be directed to the Auctioneer online at bigredauctions.hibid.com, by email to 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, by email to taxsales@taxva.com, by phone to (804) 893-5176, or by writing to the address below.

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

N1 Jack A. & Mary M. Mallory

Map ID: 10C 9 8 5
Acct No: 16720-1
Legal Description: PBE FOREST GROVE SEC LOT 5 BK 8
 DB 213 PG 341
Deed Book/Page: 213 / 341

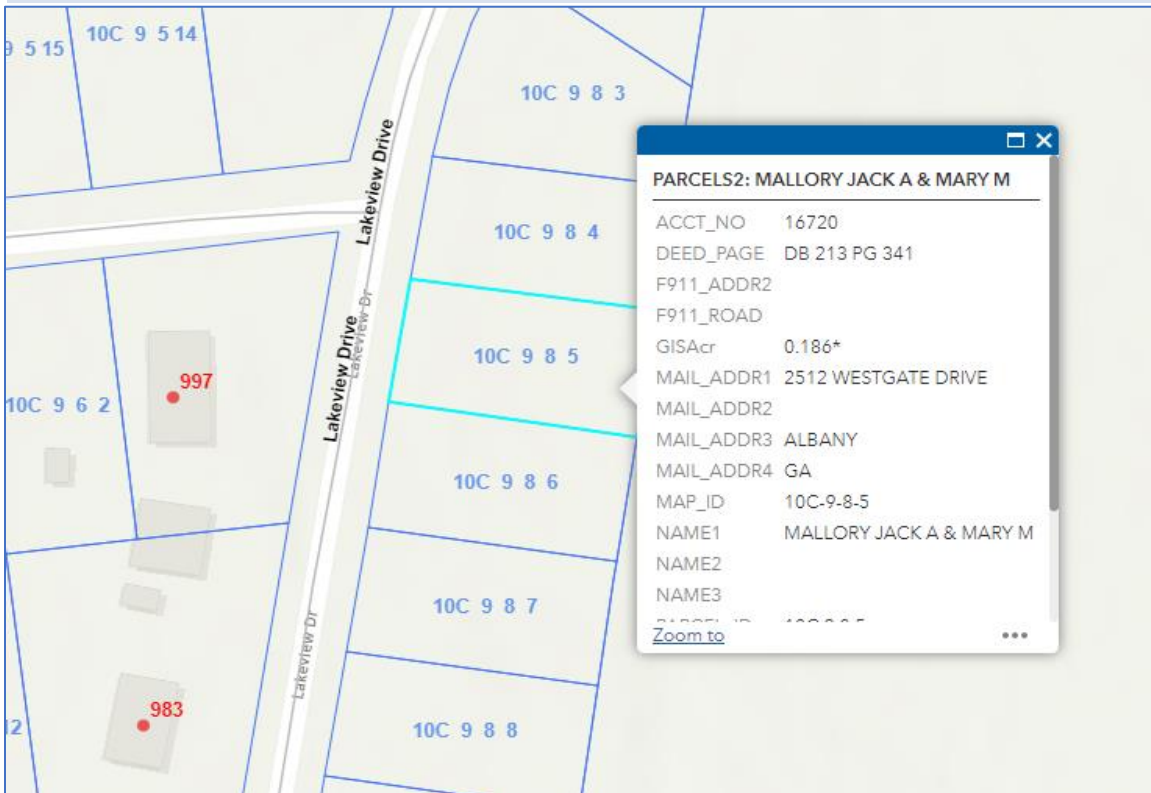
Occupancy:
Dwelling Type:
Use/Class: SNGL FAM RES-SUBURAN **Acreage:** 0.000
Year Assessed: 2016 **Year Built:**
Year Remodeled: **Land Use:**
Zoning: **Year Effective:** **Total Mineral:** \$0
District: 03 WASHINGTON **Total Land:** \$8,000
MH/Type: **On Site Date:** 04/29/2015 **Total Improvements:** \$0
Condition: **Review Date:** 07/07/2015 **Total Value:** \$8,000

Improvement Description		Site
Exterior	Interior	STREET-GRAVEL

Land Valuation						
Desc	Front	Depth	AC/Size	DpFct	Rate	FV/Pct Value
LOT						7968
Total Land Value						8000

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	8000
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N2 Jack A. & Mary M. Mallory

Map ID: 10C 9 8 6
Acct No: 16721-1
Legal Description: PBE FOREST GROVE SEC LOT 6 BK 8
 DB 213 PG 341
Deed Book/Page: 213 / 341

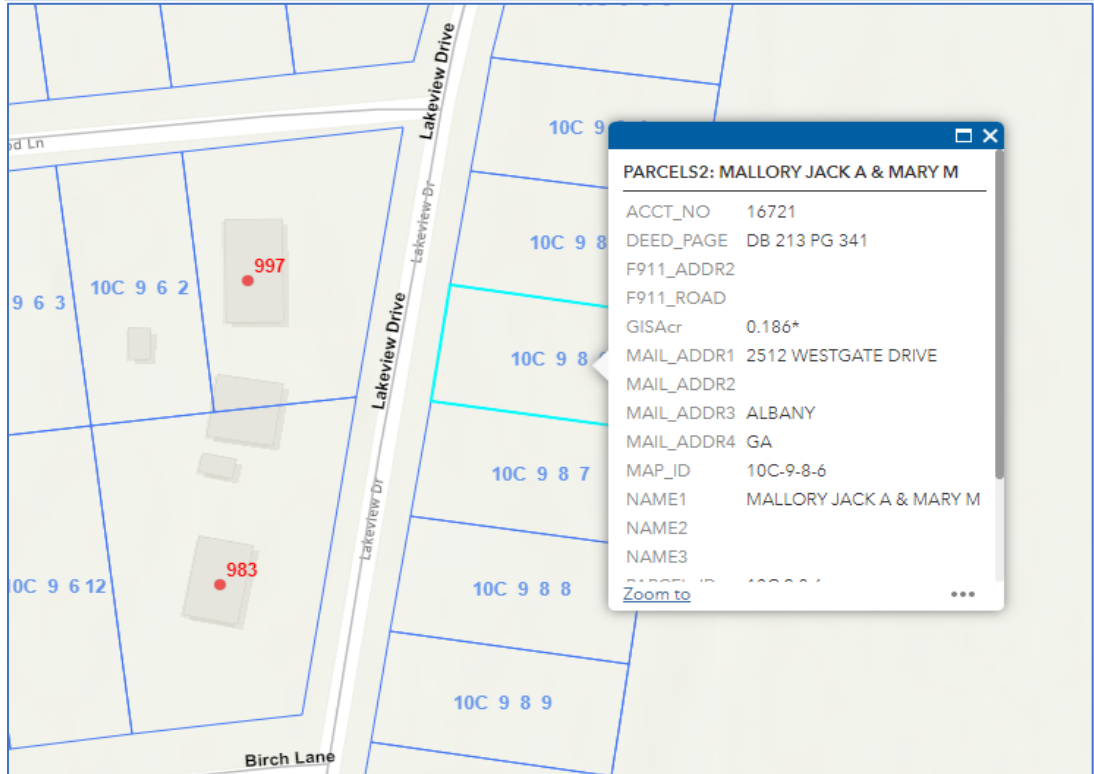
Occupancy:
Dwelling Type:
Use/Class: SNGL FAM RES-SUBURAN **Acreeage:** 0.000
Year Assessed: 2016 **Year Built:** **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** \$0
District: 03 WASHINGTON **Year Effective:** **Total Land:** \$8,000
MH/Type: **On Site Date:** 04/29/2015 **Total Improvements:** \$0
Condition: **Review Date:** 07/07/2015 **Total Value:** \$8,000

	Improvement Description	Site
Exterior	Interior	STREET-GRAVEL

Land Valuation						
Desc	Front	Depth	AC/Size	DpFct	Rate	FV/Pct Value
LOT						7968
Total Land Value						8000

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	8000
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N3 Robert D. & Barbara C. Colligan

Map ID: 10C 13 2 20
Acct No: 13834-1
Legal Description: PBE CIRCLE LANE SEC LOT 20 BK 2
 DB 224 PG 236
Deed Book/Page: 224 / 236

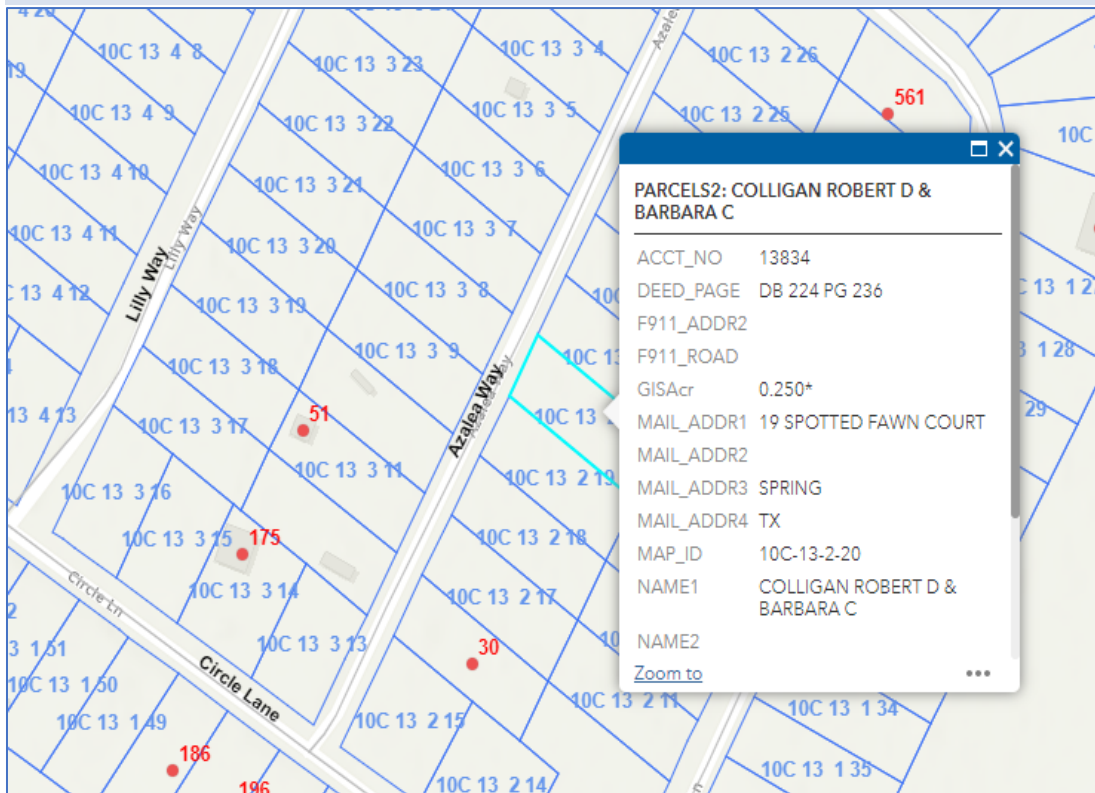
Occupancy:
Dwelling Type:
Use/Class: SNGL FAM RES-SUBURAN **Acreage:** 0.000
Year Assessed: 2016 **Year Built:**
Zoning: **Year Remodeled:** **Land Use:**
District: 03 WASHINGTON **Year Effective:** **Total Mineral:** \$0
MH/Type: **On Site Date:** 06/22/2015 **Total Improvements:** \$0
Condition: **Review Date:** 07/24/2015 **Total Value:** \$3,300

----- Improvement Description -----		Site				
Exterior	Interior	STREET-DIRT				
----- Land Valuation -----						
Desc	Front	Depth AC/Size	DpFct	Rate	FV/Pct	Value
LOT						3320
Total Land Value						3300

----- 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	3300
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N4 Lester L. & Lois E. Birchler

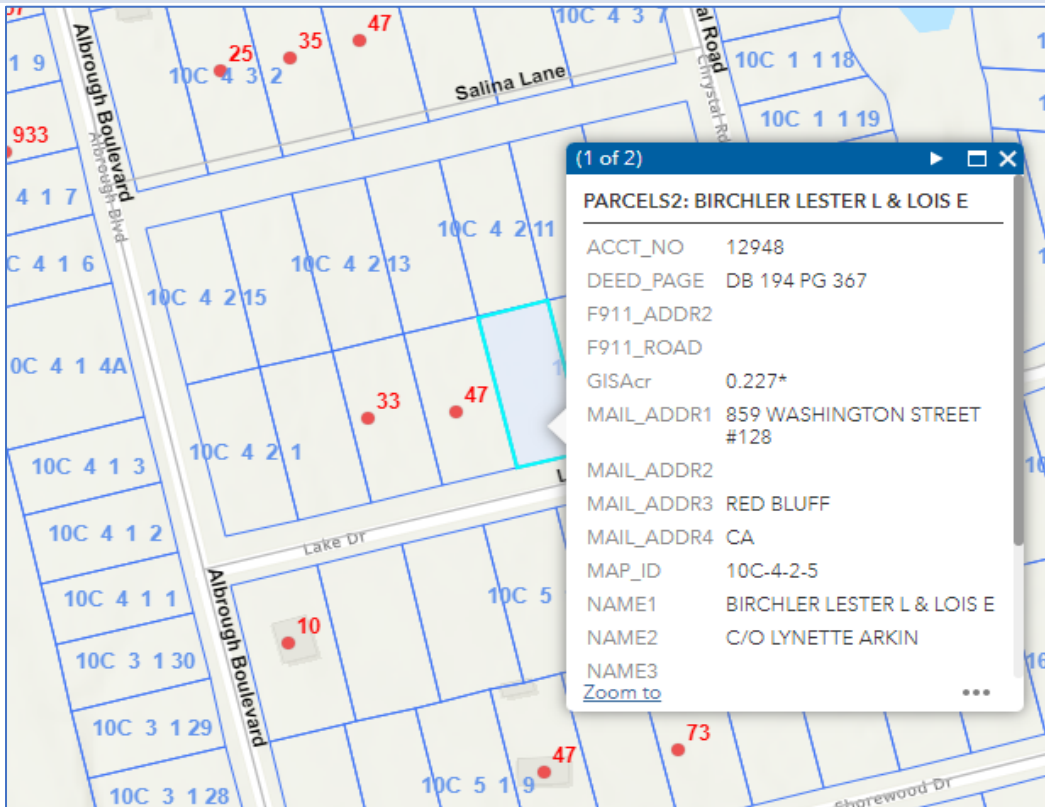
Map ID: 10C 4 2 5 RED BLUFF CA 96080
Acct No: 12948-1
Legal Description: PBE ALBROUGH SEC 2 LOT 5 BK 2
 DB 194 PG 367
Deed Book/Page: 194 / 367

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:** \$8,000
MH/Type: **On Site Date:** 06/19/2015 **Total Improvements:** \$0
Condition: **Review Date:** 07/23/2015 **Total Value:** \$8,000

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

----- Land Valuation -----					
Desc	Front Depth	AC/Size	DpPct	Rate	FV/Pct Value
LOT					7968
Total Land Value					8000

----- 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 (2011)	
Total Property Value	8000



N5 Dana Lynn Lockhart

Map ID: 10C 12 2 6 ABINGDON VA 24210
Acct No: 16596-1
Legal Description: PBE WOODMOUNT SEC LOT 6 BK 2
 DB 338 PG 512
Deed Book/Page: 338 / 512

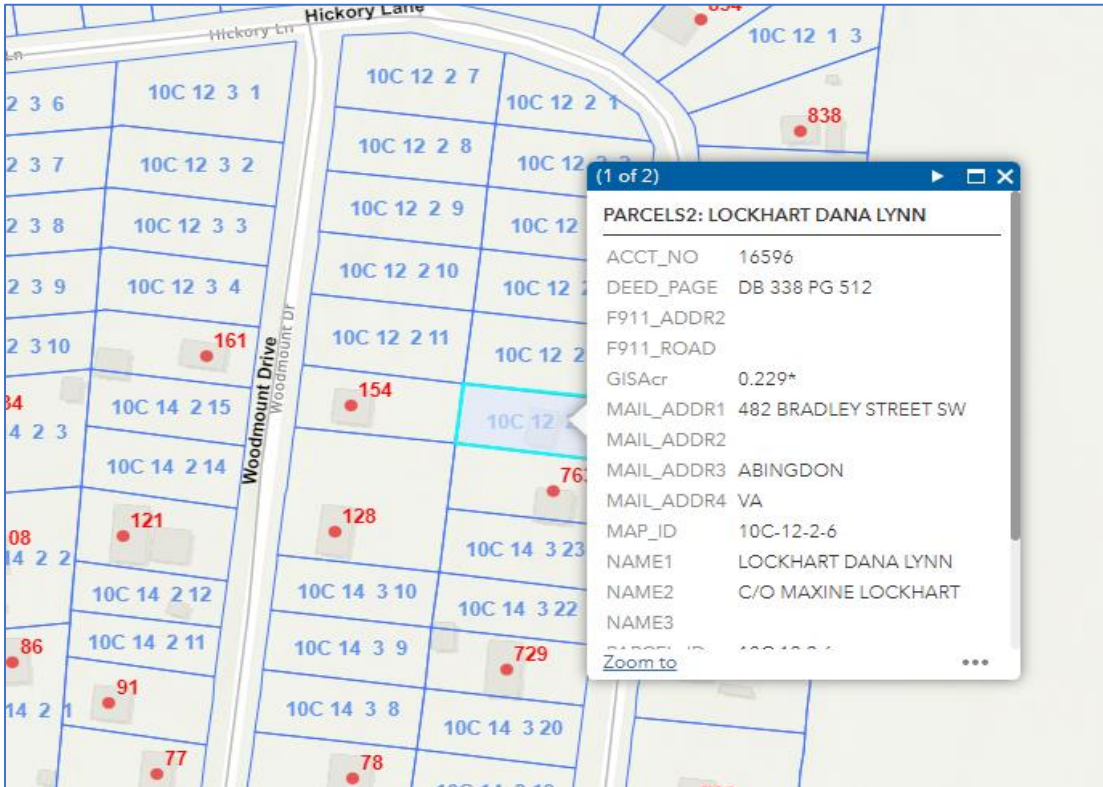
Occupancy:
Dwelling Type:
Use/Class: SNGL FAM RES-SUBURAN **Acreage:** 0.000
Year Assessed: 2016 **Year Built:** **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** \$0
District: 03 WASHINGTON **Year Effective:** **Total Land:** \$8,000
MH/Type: **On Site Date:** 04/27/2015 **Total Improvements:** \$0
Condition: **Review Date:** 06/22/2015 **Total Value:** \$8,000

----- Improvement Description -----	
Exterior	Interior Site
	STREET-GRAVEL

----- Land Valuation -----						
Desc	Front	Depth	AC/Size	DpPct	Rate	FV/Pct Value
LOT						7968
Total Land Value						8000

----- 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 8000



N6 Henry Lewis

Map ID: 5 69

Acct No: 16533-1

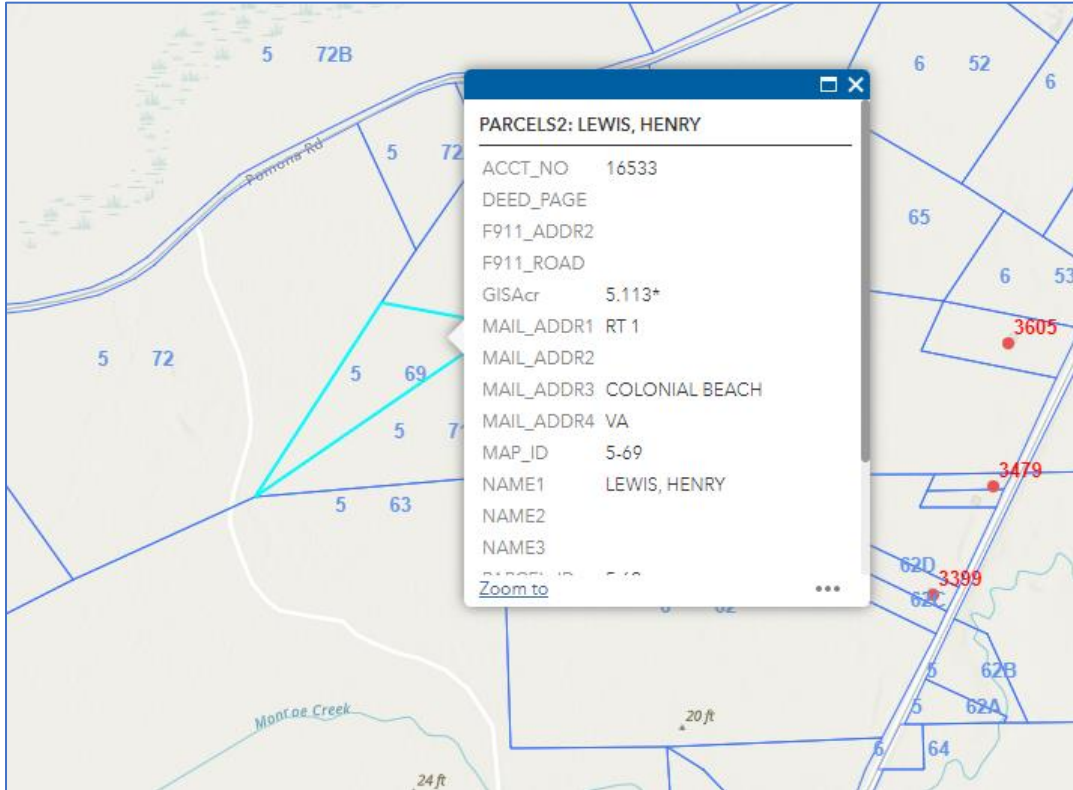
Legal Description: ADJ LOUISE LEWIS 4 AC

Occupancy:

Dwelling Type:

Use/Class: AGRICULTURAL-20-100 AC	Acres: 4.000	Land Use:
Year Assessed: 2016	Year Built:	Total Mineral: \$0
Zoning:	Year Remodeled:	Total Land: \$3,300
District: 03 WASHINGTON	Year Effective:	Total Improvements: \$0
MH/Type:	On Site Date: 03/25/2015	Total Value: \$3,300
Condition:	Review Date:	

----- Improvement Description -----						
Exterior	Interior	Site				
		STREET-NO ROAD				
----- Land Valuation -----						
Desc	Front	Depth	AC/Size	DpFct	Rate	FV/Pct Value
WOODED			4.000		1000.00	.17- 3320
Total Land Value			4.000			3300
----- 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 -----						3300



N7 Louise Lewis

Map ID: 5 71

Acct No: 16536-1

Legal Description: ADJ H LEWIS 4 AC

Occupancy:

Dwelling Type:

Use/Class: AGRICULTURAL-20-100 AC

Acreage: 4.000

Year Assessed: 2016

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 03 WASHINGTON

Year Effective:

Total Land: \$3,300

MH/Type:

On Site Date: 03/25/2015 Total Improvements: \$0

Condition:

Review Date: 05/21/2015

Total Value: \$3,300

----- Improvement Description -----
Exterior Interior Site
STREET-NO ROAD

----- Land Valuation -----
Desc Front Depth AC/Size DpPct Rate FV/Pct Value
WOODED 4.000 1000.00 .17- 3320
Total Land Value 4.000 3300

----- 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 3300

