

**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.

	Property Owner(s)	TACS #	Tax Map #	Description
J1	William J. & Diane R. Walker	572290	22B-167	Lot 167 Independence Shores, Montross Magisterial District
J2	Francis M. & Althea B. Grimes	572255	23-51	REDEEMED
J3	Francis M. & Althea B. Grimes	572255	23-51A	REDEEMED
J4	Joseph W. & Patricia A. Robey	572174	26K1-3 -111	Lot 111, Section 3 of Glebe Harbor
J5	Joseph W. & Patricia A. Robey	572174	10C-1-1-20	Lot 20, Block 1 Chrystal Lake Section of Placid Bay Estates
J6	Ralph W. Gilbert	572219	26K1-1-51	Lot 1, Section 1 of Glebe Harbor
J7	Ralph W. Gilbert	572219	38B-2-6-20	Lot 20, Block 6, Sec. 2 of Calais, Drum Bay Estates
J8	Vera D. Henderson & Margaret E. Carter	572484	25B3-3-34	Lot 34, Section 7, Cabin Point, Cople Magisterial District
J9	Vladimir Obrcian	572509	26K2-1-339	Lot 339, Section 4 of Glebe Harbor
J10	Alex Woods	572052	49-77	1.0 acre +/- on Sandy Point Road, Hague
J11	Alex Woods	572052	55-84	9.0 acres +/- near Brou Court, Kinsale
J12	G. Robert & Peggy J. Maitland	572164	10C-1-1-15	Lot 15, Block 1 Chrystal Lake Section of Placid Bay Estates
J13	Hattie B. Moneymaker	572022	10B-2-K-17	Lot 17, Block K, Section B of Ebb Tide Beach
J14	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, 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 Judicial Sale Auction
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

J1 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



J2 Francis M. & Althea B. Grimes

REDEEMED

J3 Francis M. & Althea B. Grimes

REDEEMED

J4 Joseph W. & Patricia A. Robey

Map ID: 26K1 3 111

Acct No: 6551-1

Legal Description: GLEBE HARBOR LOT 111 SEC 3

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: 01 COPLE

Year Effective:

Total Land: \$13,300

MH/Type:

On Site Date: 12/15/2014 Total Improvements: \$0

Condition:

Review Date: 03/17/2015

Total Value: \$13,300

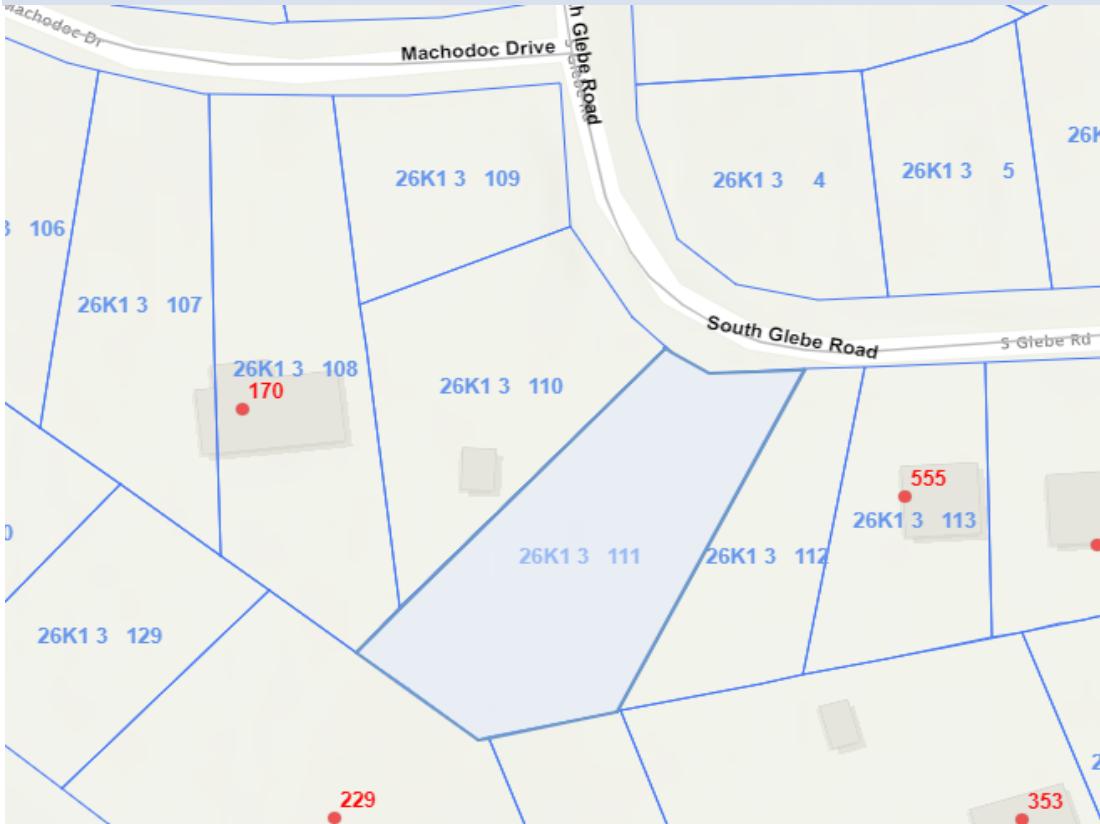
Improvement Description		
Exterior	Interior	Site
		STREET-PAVED

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



J5 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	Land Use:
Year Assessed: 2016	Year Built:	Total Mineral: \$0
Zoning:	Year Remodeled:	Total Land: \$10,600
District: 03 WASHINGTON	Year Effective:	Total Improvements: \$0
MH/Type:	On Site Date: 06/19/2015	Total Value: \$10,600
Condition:	Review Date: 07/23/2015	

----- 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



J6 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

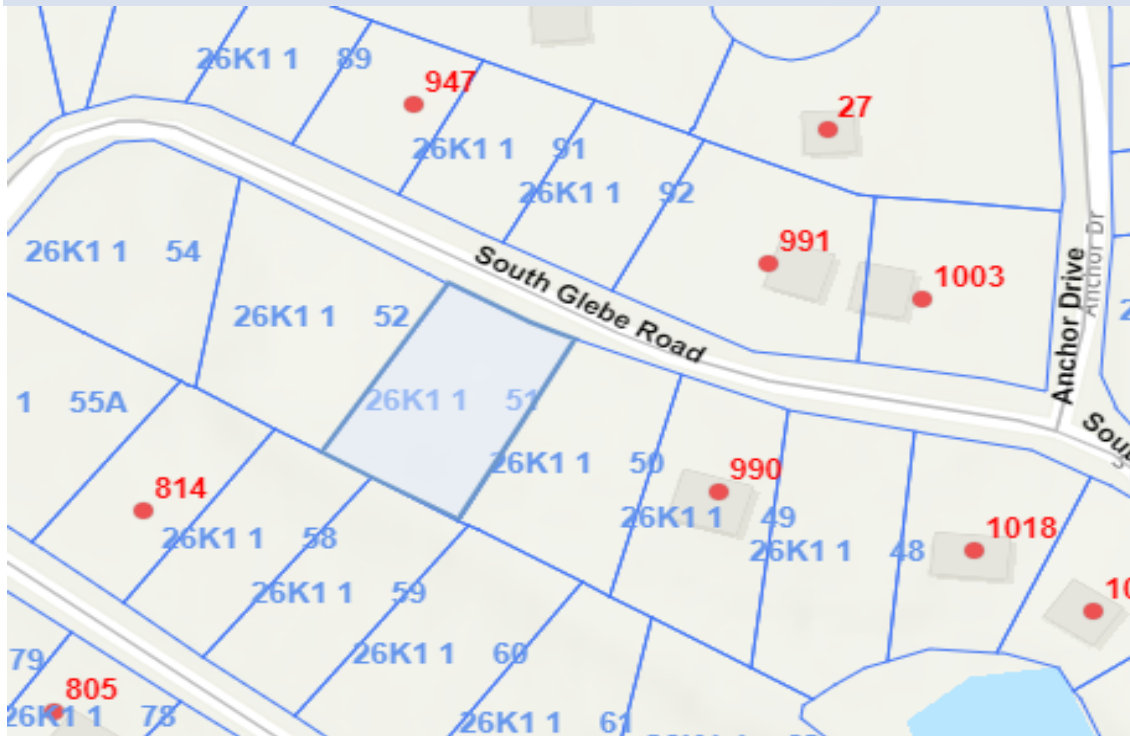
Improvement Description		Site
Exterior	Interior	
		STREET-PAVED

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

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



J7 Ralph W. Gilbert

Map ID: 38B 2 6 20

Acct No: 4629-1

Legal Description: CALAIS DBE LOT 20 BK 6 SEC 2

DB 395 PG 630 R/S

Deed Book/Page: 395 / 630

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: \$3,800

MH/Type:

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

Condition:

Review Date: 05/25/2015

Total Value: \$3,800

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|----- Improvement Description -----|
| Exterior      Interior      Site |
|               |               | STREET-DIRT |
  
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|----- Land Valuation -----|
| Desc  Front  Depth  AC/Size  DpFct  Rate  FV/Pct  Value |
| LOT   |         |         |         |        |      |         |     |
| Total Land Value |         |         |         |        |      |         | 3800 |
  
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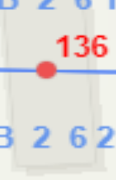
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|----- Comments -----|
| MARKET ADJUSTMENT FOR ALL NON WATER FRONT LAND |
| AND DOES NOT INCLUDE ANY ADJUSTMENT FOR W/S.   |
| A 17% REDUCTION EFFECTIVE FOR 2010.           |
| 2017 SEWER AVAILABILITY                        |
| 1-1-18 LOT CHANGE DUE TO SEWER ACCESS         |
  
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|-----|
| Total Property Value | 3800 |
  
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8	38B 2 6 16	38B 2 6 15	3
9	38B 2 6 18	38B 2 6 17	3
10	38B 2 6 20	38B 2 6 19	38
11	38B 2 6 22	38B 2 6 21	38
2	38B 2 6 24	38B 2 6 23	38
3	38B 2 6 26	38B 2 6 25	38



J8 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
Total Land Value						15900

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	15900
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J9 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 -----
Exterior Interior Site
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



J10 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:

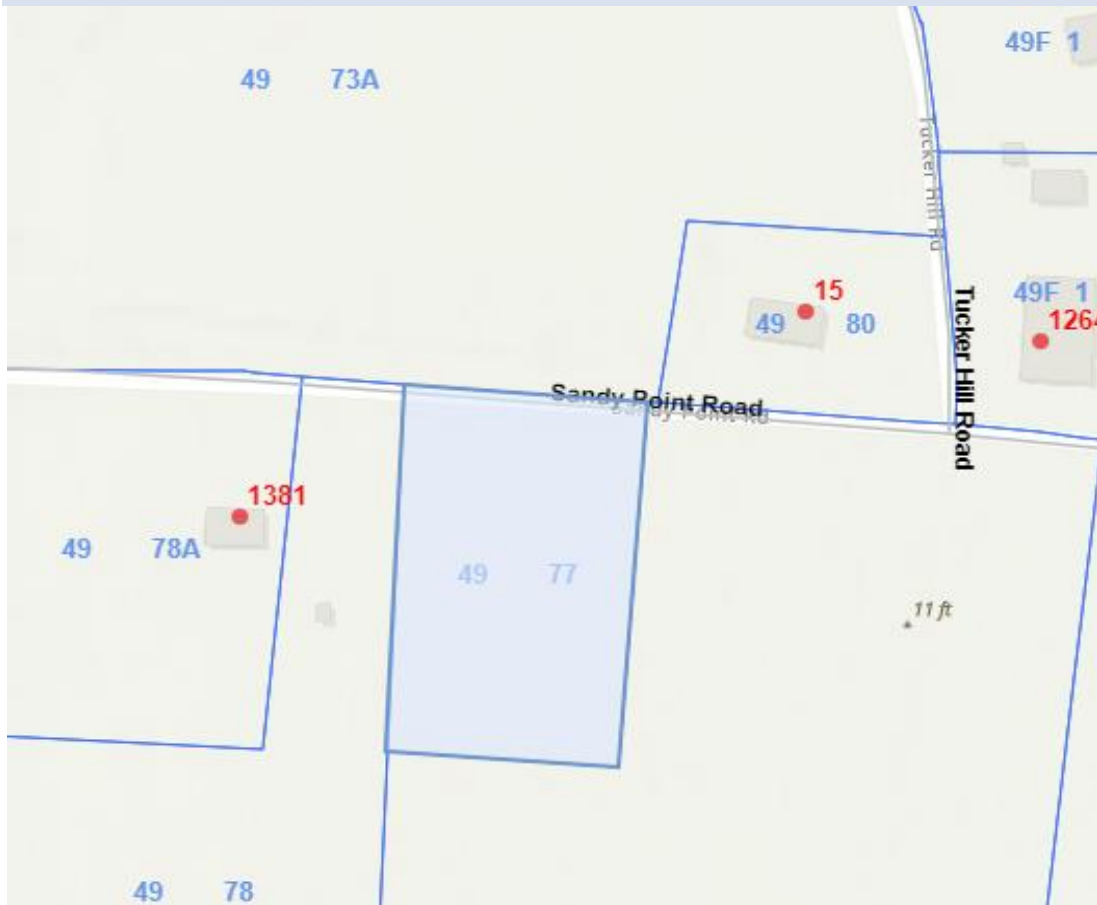
On Site Date: 08/05/2015 Total Improvements: \$0

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



J11 Alex Woods

Map ID: 55 84

Acct No: 8648-1

Legal Description: ADJ. J. B. COURTNEY 9.0AC

Occupancy:

Dwelling Type:

Use/Class: AGRICULTURAL-20-100 AC

Acreage: 9.000

Year Assessed: 2016

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 01 COPLE

Year Effective:

Total Land: \$11,200

MH/Type:

On Site Date: 01/20/2015 Total Improvements: \$0

Condition:

Review Date: 03/30/2015

Total Value: \$11,200

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

----- Land Valuation -----
Desc Front Depth AC/Size DpFct Rate FV/Pct Value
WOODED 9.000 1500.00 .17- 11205
Total Land Value 9.000 11200

----- 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 11200



J12 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



J13 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

Acres: 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

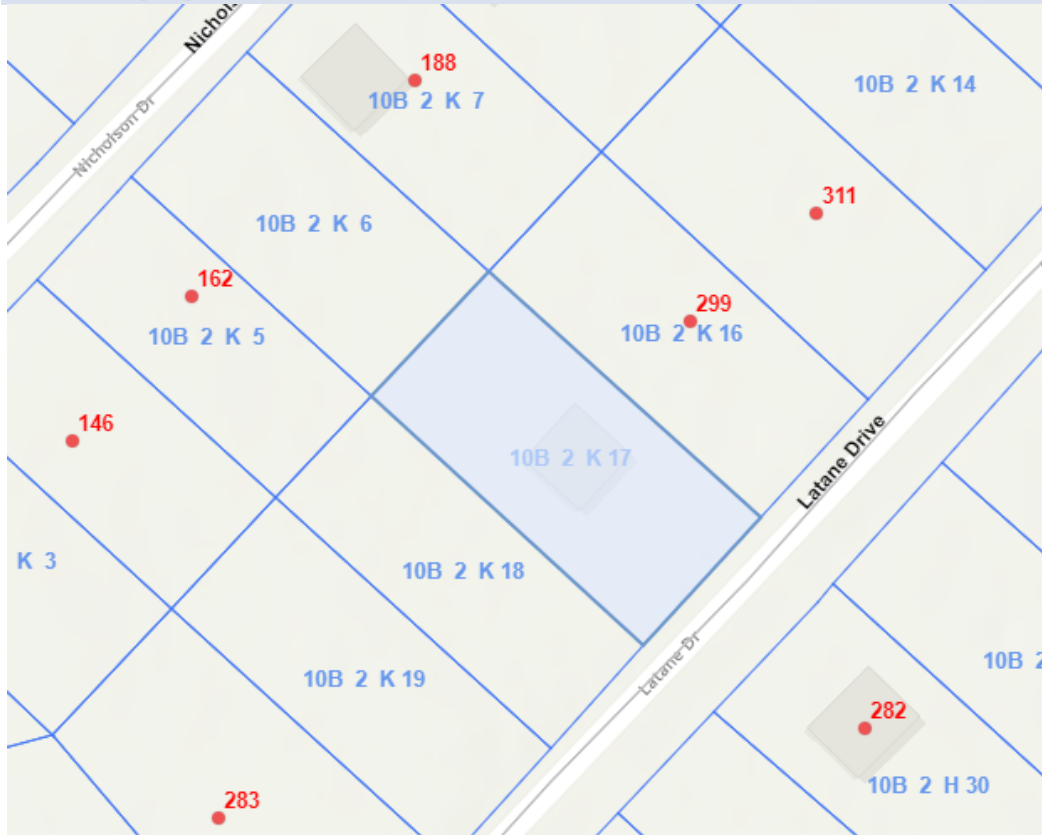
Total Value: \$12,500

Improvement Description		
Exterior	Interior	Site
		STREET-PAVED

Land Valuation						
Desc	Front	Depth	AC/Size	DpFct	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
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J14 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	DpPct	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

