

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
COUNTY OF KING WILLIAM, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of King William, 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 **King William County Board Room** located at **180 Horse Landing Road, King William, Virginia 23086**, on **May 30, 2023 at 1:00pm**.

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 Virginia Auction Company, Inc. ("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)	Tax Map No.	TACS No.	Property Description
1	Elizabeth Johnson Garlick	22-8A	706919	744 Commins Rd +/- 4 acres Mobile home assessed with parcel
2	John William Davis	7-31C	707097	144 Peyton Ln Unknown acreage Dwelling assessed with parcel
3	Thomas Latney (Shirley Delois Roane)	29-17A	361714	1515 Dunluce Rd +/- 2 acres Dwelling assessed with parcel
4	Allie F. Morris	37-2A	706940	off King William Rd +/- 5.36 acres Unimproved parcel
5	Elizabeth J. Garlick, et al.	21-82	706947	off Commins Rd +/- 16.19 acres Unimproved parcel
6	Maude Hill	44-122	706977	off ME Olive / Choke Rd +/- 5 acres Unimproved parcel
7	Mary A. Davis	45-22	706986	off Hills Fork Ln +/- 6 acres Unimproved parcel
8	Robert King Estate	26-62	707032	196 Chester Jackson Ln +/- 1 acre Dwelling assessed with parcel

9	US Bank National Assoc. REMOVED	4-12C	707133 REMOVED	2617 Herring Creek Rd +/- 2.44 acres Mobile Home assessed with parcel
10	Jennifer Lynn Lipscomb	52-42A	706937	5749 Mt Olive-Cohoke Rd +/- 1 acre Dwelling assessed with parcel
11	Moses Pollard REMOVED	37-11F	706925 REMOVED	off Garlick Rd +/- 1 acre Unimproved parcel

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 any information contained in 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 \$150.00, 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 **vauctionco.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 contact David Bateman, at (757) 538-0123 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 June 6, 2023).** 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 County of King William 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 William 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 vauctionco.com, by email to david@vauctionco.com or by phone to (757) 538-0123. Questions concerning the property subject to sale should be directed to TACS online at www.taxva.com, by email to rcranmer@taxva.com, by phone to (804) 293-8608, or by writing to the address below.

Re: County of King William 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, May 30, 2023 at 1:00 pm 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), 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 6, 2023**). 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 William 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 William 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 (May 30, 2023). I further understand that in the event I owe delinquent taxes to the County of King William, including being named as a Defendant in any delinquent tax suit filed

by County of King William, 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 _____, 2023.

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

SAMPLE “In-person bidders ONLY”

PURCHASER’S ACKNOWLEDGEMENT AND CONTRACT OF SALE

At that certain real estate tax sale held on Tuesday, May 30, 2023 the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

**[Property Owner]
[Account Number(s)]
[Tax Map Number(s)]**

I understand that a deposit of \$ _____ (25% of the purchase price or \$1,000.00, whichever is more, or the entire purchase price if less than \$1,000.00) is required to be deposited today with the Special Commissioner and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of King William, Virginia. Further, I understand that a 10% buyer’s premium is required in this auction and have agreed to pay \$ _____ as a buyer’s premium.

I understand that this property is being sold 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 this limitation. I understand that I will be notified at the address below of the date the Court intends to confirm this sale, and that this Court hearing will be my last opportunity to raise any questions concerning this sale. 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 I will be responsible for any real estate taxes on this parcel from the date of sale (May 30, 2023). I further understand that in the event I owe delinquent taxes to the County of King William or if I am named as a Defendant in any delinquent tax suit, that this contract may 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.

If the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit the deposit and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount. I further understand that if I fail to comply with this Purchaser’s Acknowledgement and Contract of Sale, that this real estate may be resold and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

I understand that the former owner(s) of this property may for good cause shown, within ninety (90) days from the entry of the Decree of Confirmation in this matter, petition the Court to have the matter reheard. I understand that title to the property described herein will be taken in

the name(s) indicated below and I represent that I have the authority to purchase and title the property in the name(s) shown below.

Signature

Print Name

Address

Phone

Email

Title will be taken in the name of:

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 the 30th day of May, 2023, 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.

Taxing Authority Consulting Services, PC

NOTES

This image shows a full page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper. There are no margins, text, or other markings on the page.

Property #1
 Elizabeth Johnson Garlick
 Tax Map No. 22-8A
Adjoins Property #5

744 Commins Road

[Sales](#) [Print](#) [Map It](#)

Location	744 Commins Road	Mblu	22 / 8 / A /
Acct#	1586	Owner	GARLICK ELIZABETH JOHNSON
PBN	Single/Fam Res Suburb	Assessment	\$156,400
PID	2941	Building Count	1

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$104,300	\$0	\$100	\$52,000	\$156,400

Owner of Record

Owner	GARLICK ELIZABETH JOHNSON	Sale Price	\$0
Co-Owner		Certificate	
Address	P O BOX 292 AYLETT, VA 23009-0292	Book & Page	0/0
		Sale Date	10/06/2020
		Instrument	00



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 #2
John William Davis
Tax Map No. 7-31C

144 Peyton Lane

[Q Sales](#) [Print](#) [Map It](#)

Location 144 Peyton Lane	Mblu 7 / 31 / C /
Acct# 443	Owner DAVIS JOHN WILLIAM
PBN Single/Fam Res Suburb	Assessment \$49,400
PID 5898	Building Count 1

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$19,400	\$0	\$0	\$30,000	\$49,400

Owner of Record

Owner DAVIS JOHN WILLIAM Co-Owner Address 142 PEYTON LANE AYLETT, VA 23009	Sale Price \$28,000 Certificate Book & Page 302/208 Sale Date 07/22/1999 Instrument 00
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Property #3
Thomas Latney (Shirley Delois Roane)
Tax Map No. 29-17A

1515 Dunluce Road

[Sales](#) [Print](#) [Map It](#)

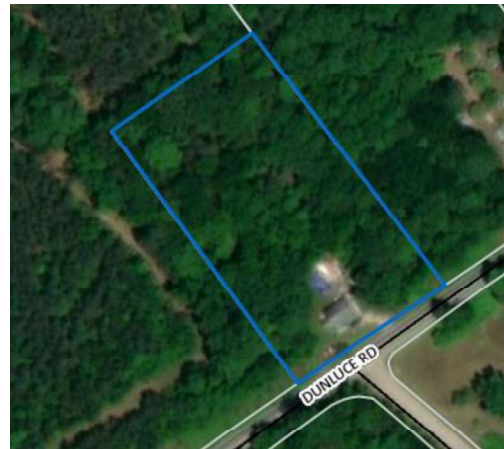
Location	1515 Dunluce Road	Mblu	29 / 17 / A /
Acct#	2629	Owner	ROANE SHIRLEY DELOIS
PBN	Single/Fam Res Suburb	Assessment	\$77,400
PID	4021	Building Count	1

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$33,400	\$0	\$0	\$44,000	\$77,400

Owner of Record

Owner	ROANE SHIRLEY DELOIS	Sale Price	\$0
Co-Owner		Certificate	
Address	1215 E BROOKLAND PARK BLVD RICHMOND, VA 23222-3113	Book & Page	0/0
		Sale Date	06/11/2020
		Instrument	00



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Property #4
Allie F. Morris
Tax Map No. 37-2A

0 Unassigned

[Q Sales](#) [Print](#) [Map It](#)

Location 0 Unassigned

Mblu 37 / 2 / A /

Acct# 3216

Owner MORRIS ALLIE F

PBN Single/Fam Res Suburb

Assessment \$57,400

PID 4630

Building Count 1

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$0	\$0	\$0	\$57,400	\$57,400

Owner of Record

Owner MORRIS ALLIE F

Sale Price \$0

Co-Owner

Certificate

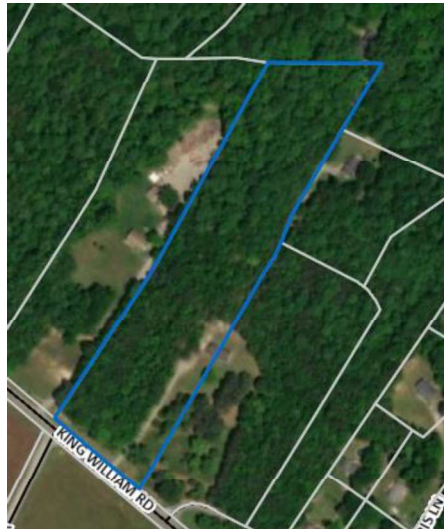
Address 21903 KING WM RD

Book & Page 0/0

WEST POINT, VA 23181

Sale Date 10/06/2020

Instrument 00



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Property #5
 Elizabeth J. Garlick, et al.
 Tax Map No. 21-82
Adjoins Property #1

0 Unassigned

[Sales](#) [Print](#) [Map It](#)

Location 0 Unassigned

Mblu 21 / 82 / 1

Acct# 1585

Owner GARLICK ELIZABETH J ET ALS

PBN Single/Fam Res Suburb

Assessment \$100,800

PID 2940

Building Count 1

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$0	\$0	\$0	\$100,800	\$100,800

Owner of Record

Owner GARLICK ELIZABETH J ET ALS

Sale Price \$0

Co-Owner

Certificate

Address P O BOX 292

Book & Page 0/0

AYLETT, VA 23009-0292

Sale Date 10/06/2020

Instrument 00



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REDEEMED

Property #6
Maude Hill
Tax Map No. 44-122

0 Unassigned

[Sales](#) [Print](#) [Map It](#)

Location	0 Unassigned	Mblu	44 / 122 /
Acct#	2049	Owner	HILL MAUDE
PBN	Single/Fam Res Suburb	Assessment	\$56,000
PID	3417	Building Count	1

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$0	\$0	\$0	\$56,000	\$56,000

Owner of Record

Owner	HILL MAUDE	Sale Price	\$0
Co-Owner		Certificate	
Address	7527 EAST RIVER RD	Book & Page	0/0
	KING WILLIAM, VA 23086	Sale Date	10/06/2020
		Instrument	00



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Property #7
Mary A. Davis
Tax Map No. 45-22

0 Unassigned

[Q Sales](#) [Print](#) [Map It](#)

Location 0 Unassigned

Mblu 45/ / 22/ /

Acct# 10987

Owner DAVIS MARY A

PBN Single/Fam Res Suburb

Assessment \$60,000

PID 915

Building Count 1

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$0	\$0	\$0	\$60,000	\$60,000

Owner of Record

Owner DAVIS MARY A

Sale Price \$70,000

Co-Owner

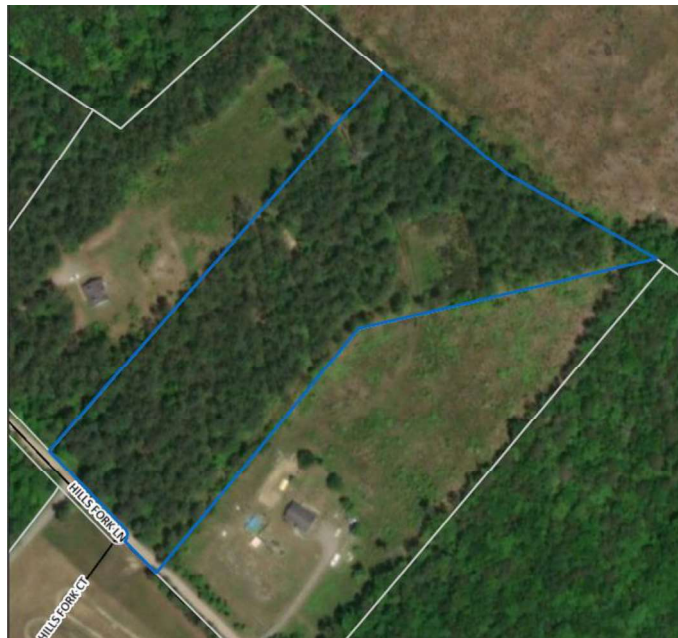
Certificate

Address 1364 TIDEWELL ST SE
 PALM BAY, FL 32909-6007

Book & Page 0/0

Sale Date 10/10/2008

Instrument 00



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Property #8
Robert King Estate
Tax Map No. 26-62

196 Chester Jackson Lane

[Sales](#) [Print](#) [Map It](#)

Location 196 Chester Jackson Lane

Mblu 26 / 62 / 1

Acct# 2566

Owner KING ROBERT ESTATE

PBN Single/Fam Res Suburb

Assessment \$66,700

PID 3955

Building Count 1

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$26,700	\$0	\$0	\$40,000	\$66,700

Owner of Record

Owner KING ROBERT ESTATE
Co-Owner C/O WILLIAM B KING SR
Address MANQUIN VA

Sale Price \$0
Certificate
Book & Page 0/0
Sale Date 10/06/2020
Instrument 00



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REMOVED

Property #9

US Bank National Association as in Mortgage-Backed Notes, Series 2015-
Tax Map No. 4-12C

2617 Herring Creek Road

[Sales](#)[Print](#)[Map It](#)

Location 2617 Herring Creek Road

Mblu 4 / 12/ C/

Acct# 3808

Owner U S BANK NATIONAL
ASSOCIATION AS IN

PBN Single/Fam Res Suburb

Assessment \$134,500

PID 5242

Building Count 1

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$85,600	\$0	\$3,100	\$45,800	\$134,500

Owner of Record

Owner U S BANK NATIONAL ASSOCIATION AS IN
Co-Owner MORTGAGE-BACKED NOTES, SERIES 2015-
Address 8950 CYORESS WATER BOULEVARD
COPPELL, TX 75019

Sale Price \$0
Certificate
Book & Page 0/0
Sale Date 01/31/2007
Instrument 00



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Property #10
Jennifer Lynn Lipscomb
Tax Map No. 52-42A

5749 Mt Olive-Cohoke Road

[Q Sales](#) [Print](#) [Map It](#)

Location	5749 Mt Olive-Cohoke Road	Mblu	52/ / 42/ A/
Acct#	2711	Owner	LIPSCOMB JENNIFER LYNN
PBN	Single/Fam Res Suburb	Assessment	\$139,000
PID	4104	Building Count	1

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$99,000	\$0	\$0	\$40,000	\$139,000

Owner of Record

Owner	LIPSCOMB JENNIFER LYNN	Sale Price	\$0
Co-Owner	LIPSCOMB ARNICK	Certificate	
Address	5749 MOUNT OLIVE COHOKE RD KING WILLIAM, VA 23086	Book & Page	0/0
		Sale Date	10/06/2020
		Instrument	00



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Property #11
Moses Pollard
Tax Map No. 37-11F

0 Unassigned

[Sales](#) [Print](#) [Map It](#)

Location 0 Unassigned Acct# 3614 PBN Single/Fam Res Suburb PID 5042	Mblu 37 / 11 / F/ Owner POLLARD MOSES Assessment \$47,000 Building Count 1
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Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$0	\$0	\$7,000	\$40,000	\$47,000

Owner of Record

Owner POLLARD MOSES Co-Owner Address P O BOX 111 KING WILLIAM, VA 23086	Sale Price \$0 Certificate Book & Page 0/0 Sale Date 10/06/2020 Instrument 00
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