

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Northumberland, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate at the **Northumberland County Courthouse, 220 Judicial Place, Heathsville, Virginia 22473, on July 19, 2023 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 For Sale At Auction ("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	TACS No.	Property Description
J1	David C. Wilson	41-(1)-4-A	747762	5.85 acres +/- Bogey Neck Road, Parcel 2, part Snowden Park
J2	David C. Wilson	41-(1)-4-E	747762	5.85 acres +/- Bogey Neck Road, Parcel 6, part Snowden Park
J3	Edward R. or Elaine C. Watson	11-B(12)-17	725590	0.91 acre +/- Bay Quarter Shores, Lot 17-L
J4	Edward R. or Elaine C. Watson	11-B(12)-18	725590	0.7 acre +/- Bay Quarter Shores, Lot 18-L
J5	Erica J. Williams	29-(1)-198	725589	2.0 acres +/- near Ophelia, on or near Lighthouse View Drive
J6	Frank Wesley Carter	51-(1)-29	725602	41 Jessie Dupont Memorial Hwy, Burgess, 7.0 acres +/-
J7	Shawndra Chanta Adams	27-(1)-17	323096	3144 Sydnor Millpond Road, Heathsville, 0.86 acre +/-
J8	Amanda Kent	37-(1)-55	703900	5.0 acres +/- on Warehouse Creek, Hope Union Lane, Lillian
J9	Thelma Muse Brown	27-(5)-2	725601	294 Folly Road, Heathsville, 0.7510 acre +/-
J10	Odell M. Steward, Et Al.	7-(1)-99	703873	15 acres +/- off of Candie Lane, Lottsburg

**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, 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 **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 deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than July 26, 2023).** All payments must be made in the form of certified

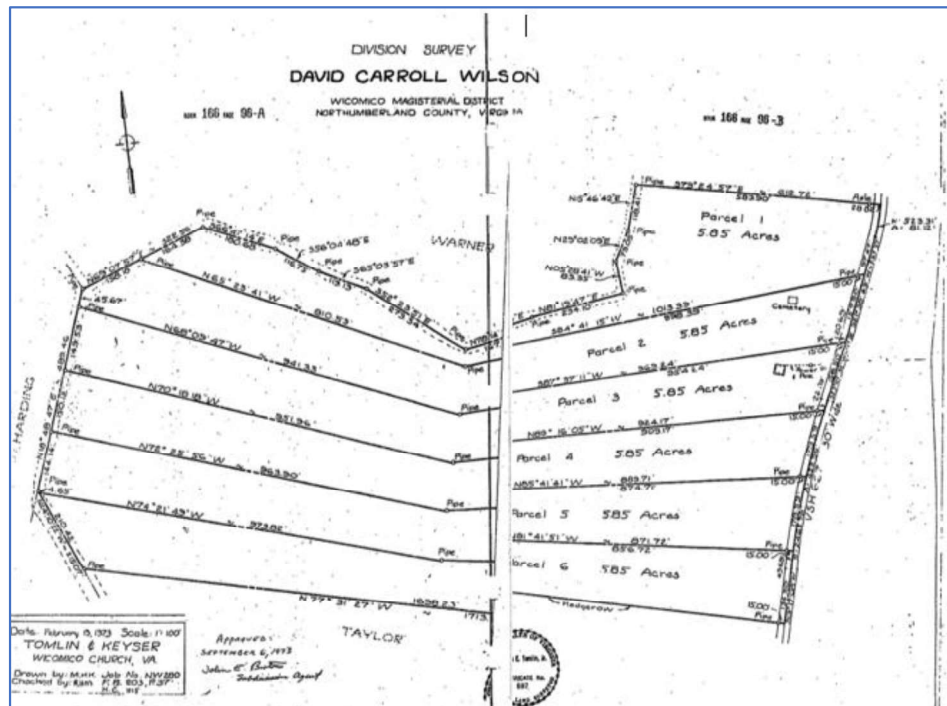
funds, cashier's check, money order or wire transfer. Cash and personal checks **will not** be accepted. Checks and money orders shall be made payable to Northumberland County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

To qualify as a purchaser at this auction, you may not owe delinquent taxes to Northumberland 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 [forsaleatauction.biz](http://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: County of Northumberland Judicial Sale Auction  
Taxing Authority Consulting Services, PC  
P.O. Box 31800  
Henrico, Virginia 23294-1800

J1 David C. Wilson 41-(1)-4-A  
Parcel Record Number 26112001  
WICOMICO DISTRICT  
Total Acres 5.85  
Legal Desc PART SNOWDEN PARK  
Land \$24,200  
Main Structures \$0  
Other Structures \$0  
**TOTALS \$24,200**

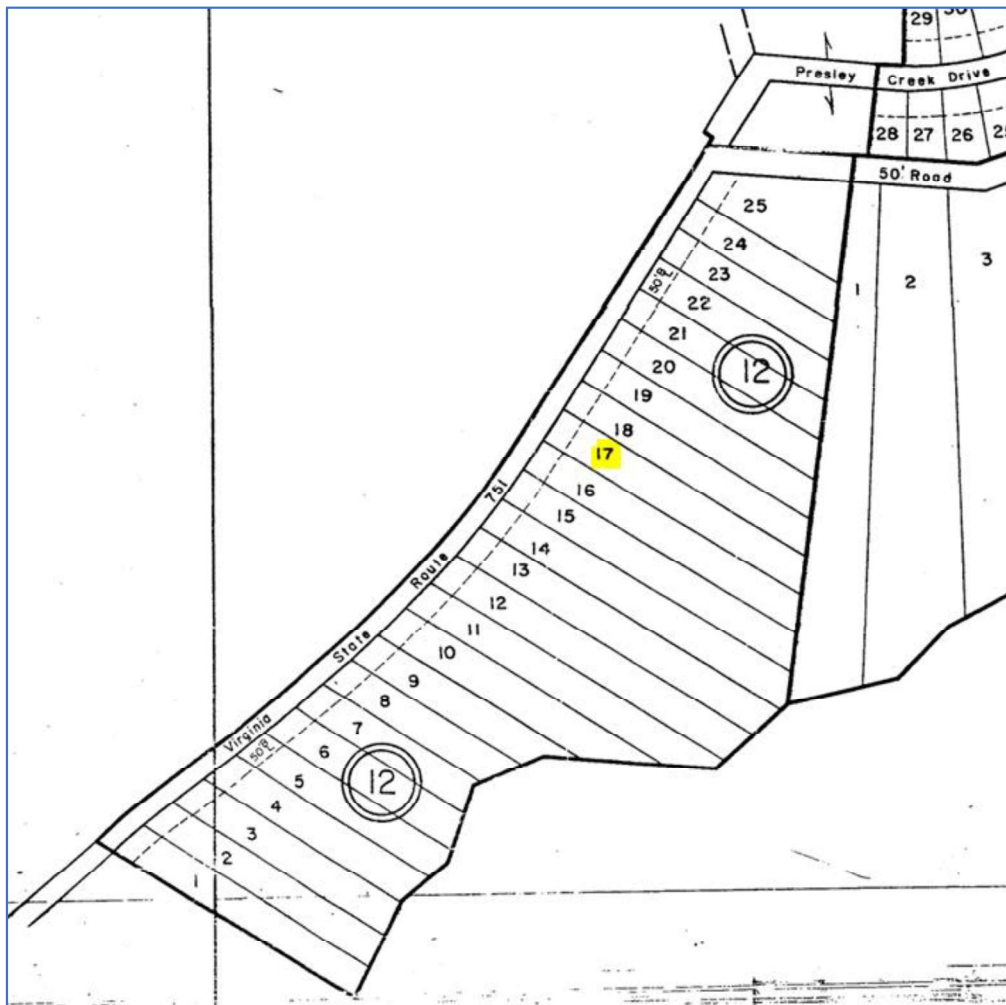
J2 David C. Wilson 41-(1)-4-E  
Parcel Record Number 26112002  
WICOMICO DISTRICT  
Total Acres 5.85  
Legal Desc PART SNOWDEN PARK  
Land \$24,200  
Main Structures \$0  
Other Structures \$0  
**TOTALS \$24,200**



J3 Edward R. or Elaine C. Watson 11-B(12)-17  
Parcel Record Number 25685001  
HEATHSVILLE DISTRICT

Total Acres 0.91  
Legal Desc BAY QUARTER SHORES LOT 17-L

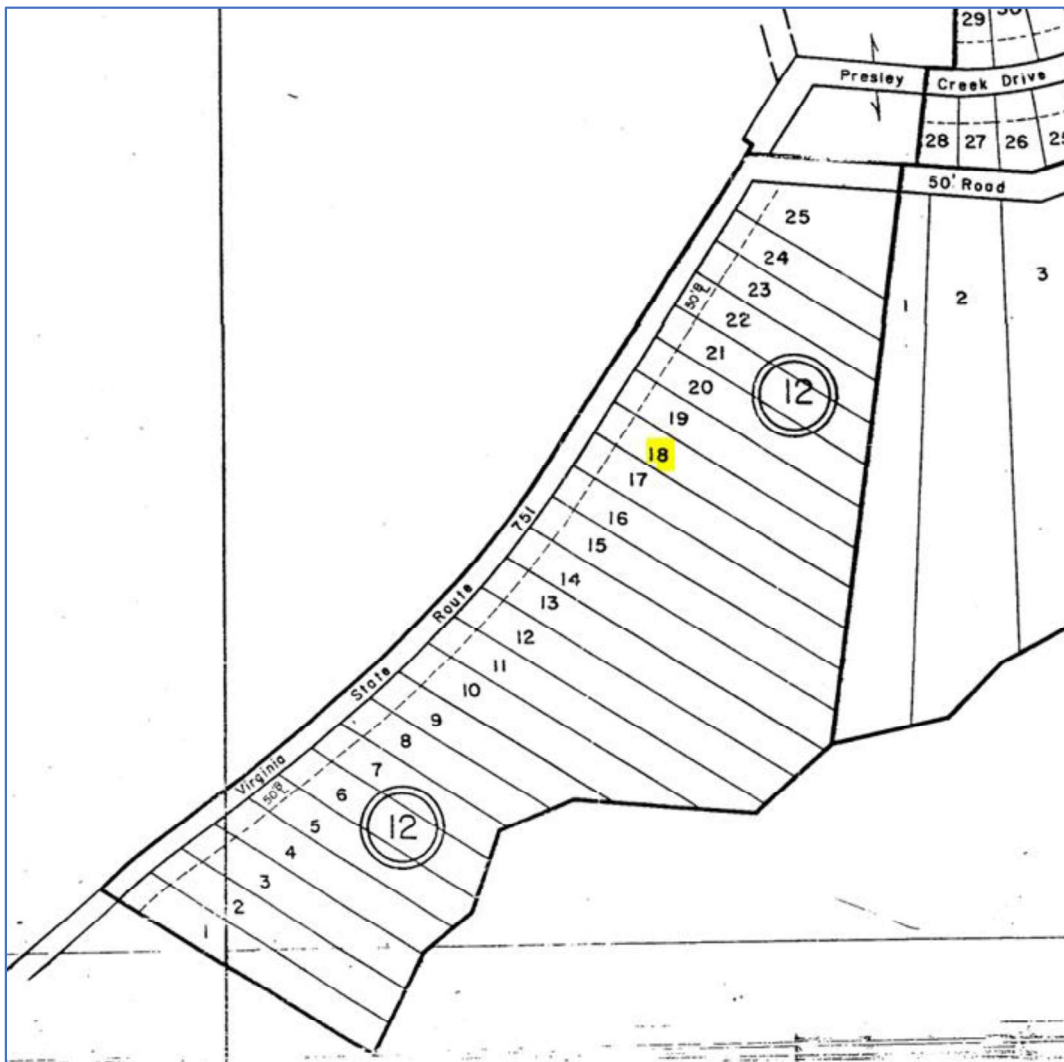
Land \$13,200  
Main Structures \$0  
Other Structures \$0  
**TOTALS \$13,200**



J4 Edward R. or Elaine C. Watson 11-B(12)-18  
Parcel Record Number 25685002  
HEATHSVILLE DISTRICT

Total Acres 0.7  
Legal Desc BAY QUARTER SHORES

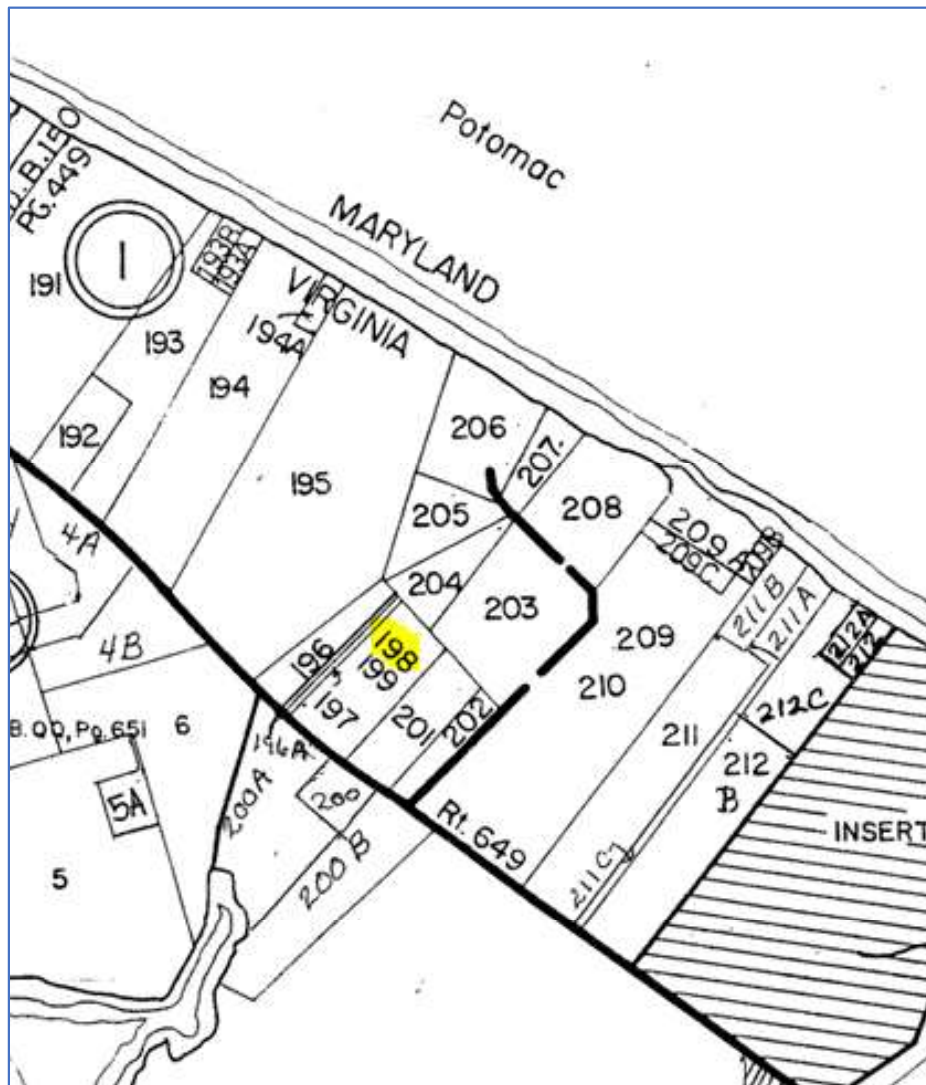
Land \$10,200  
Main Structures \$0  
Other Structures \$0  
**TOTALS \$10,200**



J5 Erica J. Williams 29-(1)-198  
Parcel Record Number 24658001  
FAIRFIELDS DISTRICT

Total Acres 2.0  
Legal Desc NEAR OPHELIA

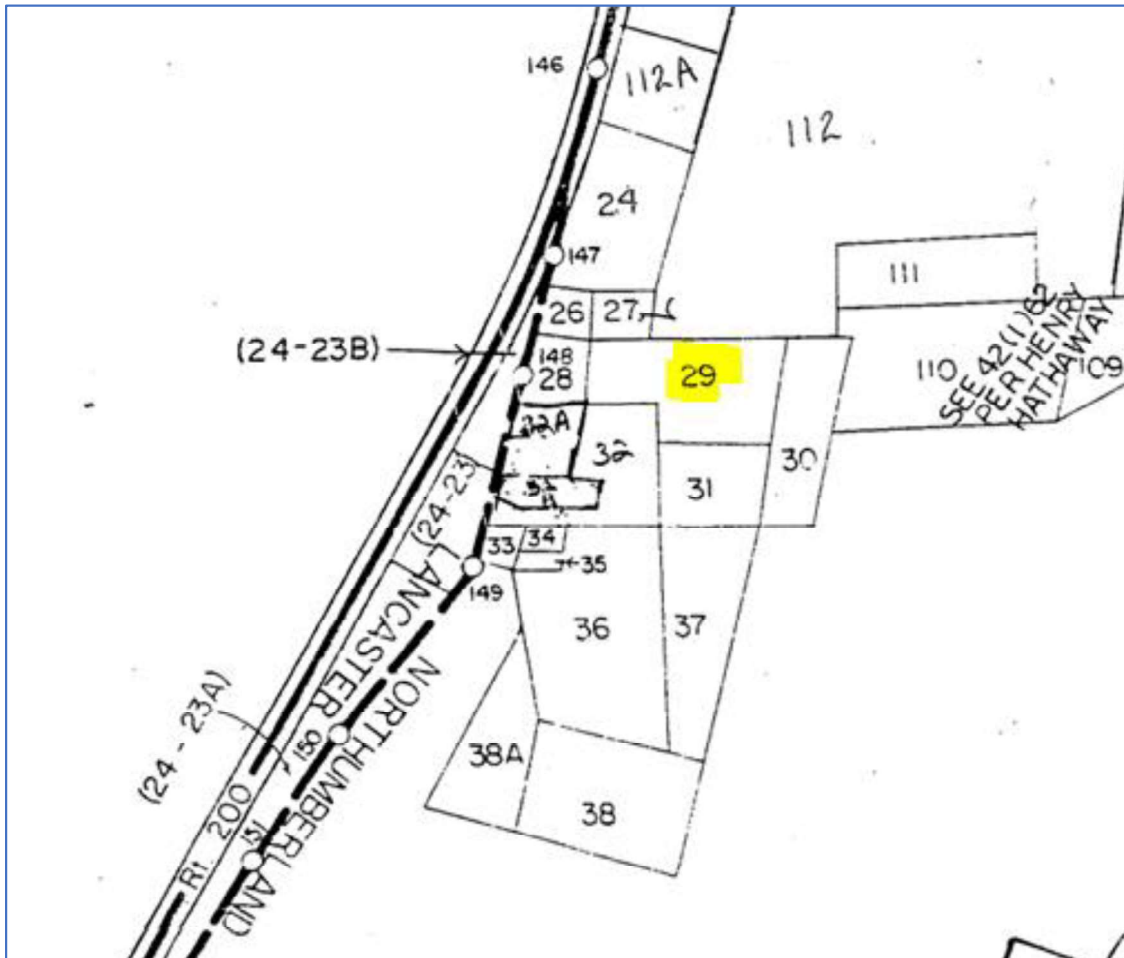
Land \$18,500  
Main Structures \$0  
Other Structures \$0  
**TOTALS \$18,500**



J6 Frank Wesley Carter 51-(1)-29  
Parcel Record Number 23838001  
WICOMICO DISTRICT  
E911 Address 41 JESSIE DUPONT MEMORIAL HWY

Total Acres 7.0  
Legal Desc PART EAST WINGVILLE

Land \$14,000  
Main Structures \$0  
Other Structures \$0  
**TOTALS \$14,000**





J7 Shawndra Chanta Adams 27-(1)-17  
Parcel Record Number 34312001  
FAIRFIELDS DISTRICT  
E911 Address 3144 SYDNORS MILLPOND RD

Total Acres 0.86  
Legal Desc NEAR EDWARDSVILLE

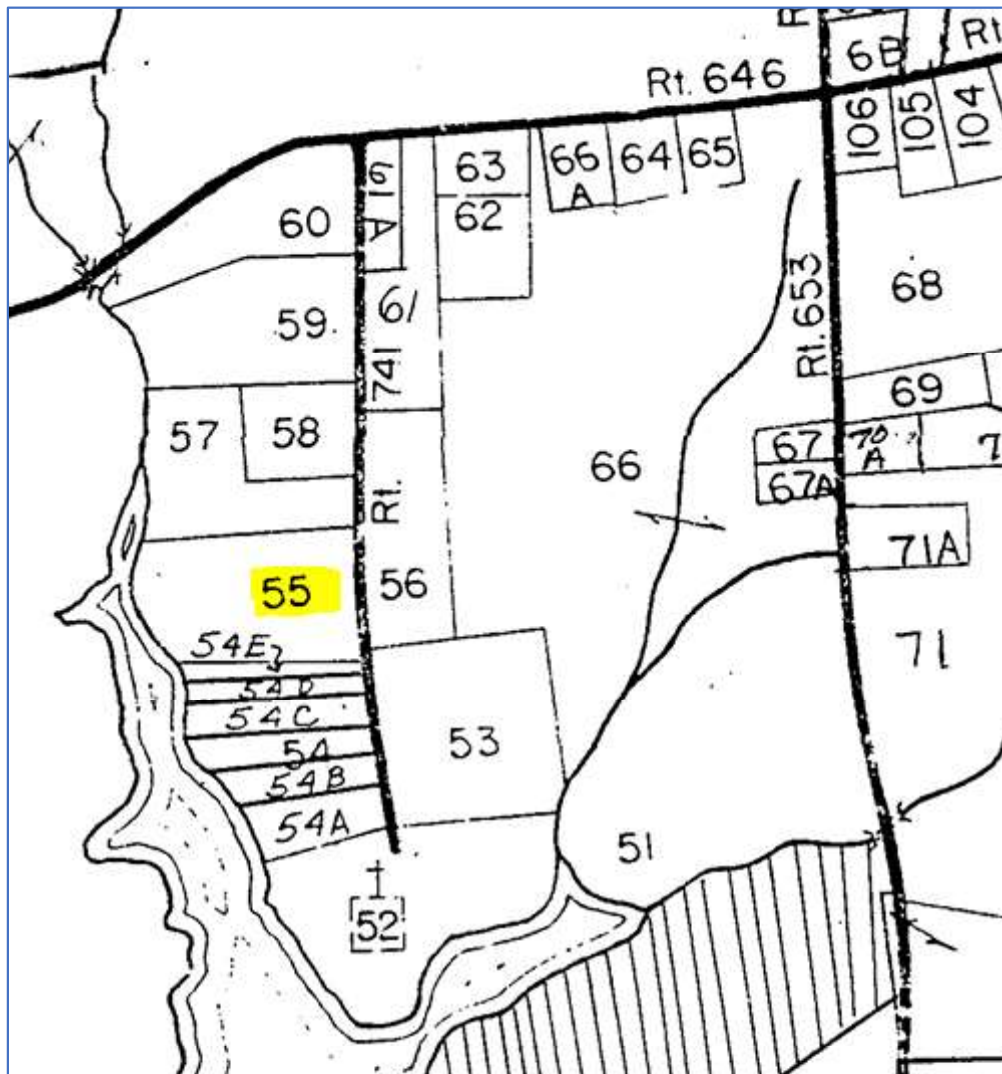
Land \$12,000  
Main Structures \$35,300  
Other Structures \$0  
**TOTALS \$47,300**



J8 Amanda Kent 37-(1)-55  
Parcel Record Number 20109001  
FAIRFIELDS DISTRICT

Total Acres 5.0  
Legal Desc ON WAREHOUSE CREEK

Land \$70,000  
Main Structures \$0  
Other Structures \$0  
**TOTALS \$70,000**



J9 Thelma Muse Brown 27-(5)-2

Parcel Record Number 36236001

FAIRFIELDS DISTRICT

E911 Address 294 FOLLY RD

Total Acres 0.75

Legal Desc FOLLY-GONYON RD-LOT 2

Land \$12,000

Main Structures \$52,600

Other Structures \$0

**TOTALS \$64,600**



J10 Odell M. Steward, Et Al. 7-(1)-99

Parcel Record Number 32509001

LOTTSBURG DISTRICT

E911 Address OFF CANDIE LN

Total Acres 15.0

Legal Desc FOREST LAND

Land \$42,300

Main Structures \$0

Other Structures \$0

**TOTALS \$42,300**

