

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF NORTHUMBERLAND, 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 at the **Northumberland County Courthouse, 220 Judicial Place, Heathsville, Virginia 22473, on November 8, 2023 at 2:00pm.**

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be posted or announced For Sale At Auction (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map	TACS No.	Property Description
N1	Virginia Keyser	34-(1)-47-A	839780	1 acre +/- Wicomico District, near Brown’s Store
N2	Margaret E. Dize Estate	51-(1)-18	498368	1 acre +/- Wicomico District, on Ditchley Road
N3	Richard S. Skidmore	38-C(2)15-4	725591	0.09 acre +/- Fairfields District, Bay Shore Lot 4-15-2
N4	Kenneth R. Scott	11-B(1)-112	839779	0.35 acre +/- Heathsville District, Bay Quarter Shores Lot 112-A
N5	Kenneth R. Scott	11-B(1)-113	839779	0.34 acre +/- Heathsville District, Bay Quarter Shores Lot 113-A
N6	Marlene Spriggs, Rosemary Freeman, Loretta Laurence	27-(1)-40-A	806043	3.62 acres +/- Fairfields District, off Hull Neck Road
N7	Clayton Derrek Au	11-B(2)-58	703874	0.2 acres, Heathsville District, on Muriel Drive
N8	William A. Wiggins	11-B(11)-1	806046	0.62 acre +/- Heathsville District, Bay Quarter Shores Lot 1-K
N9	Sandra D. Lucas	15-(1)-117-A	725592	105 Salem Road, Lottsburg District, 0.5 acre +/-
N10	John Middleton	23-(1)-64	839785	1.0 acre +/- Heathsville District, on Coan Church Road
N11	Florence Carter	27-(1)-41	725599	3.4 acres +/- Fairfields District on Hull Neck Road

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 **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 contact For Sale At Auction, at (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 full balance due must be received within seven (7) days following the auction closing (no later than November 15, 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. Questions concerning the registration and bidding process should be directed to the Auctioneer online at forsaleatauction.biz, by email to 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, by email to taxsales@taxva.com, by phone to (804) 893-5176, or by writing to the address below.

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

**PURCHASER'S ACKNOWLEDGEMENT AND
CONTRACT OF SALE**

At that certain real estate tax sale which closed on Wednesday, November 8, 2023, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

Property Owner:

Tax Map Number:

Account Number:

TACS Number:

Bid Amount: \$ _____

Buyer's Premium: \$ _____

Deed Recordation Fee: \$ _____

Credit Card Hold: \$(_____)

Total Due: \$ _____

I understand that the above-referenced "Total Due" is required to be paid today. I understand that in the event my payment is returned or otherwise does not clear within twenty (20) days, this contract of sale may be voided, I may be responsible for damages or costs of resale, and the next highest bidder may be contacted to purchase the property.

I understand that this property is being sold subject to any covenants, easements, agreements, restrictions, reservations, conditions of record, unknown liens, 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 Northumberland Circuit Court Clerk's Office for recordation. I understand that I will receive the entered 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 (November 8, 2023). I further understand that in the event I owe delinquent taxes to the above-named locality, that this contract shall become voidable 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 have 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 also understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, I agree to forfeit all amounts paid and pay any charges incurred in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

_____ Signature	_____ Street Address
_____ Name (please print)	_____ City, State, Zip
_____ Telephone	_____ Email Address

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 8th day of November, 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

N1 Virginia Keyser

Parcel Record Number: 20128001

District: WICOMICO DISTRICT

Account Name KEYSER VIRGINIA

Map Number 34-(1)-47-A

Total Acres 1.0

Legal Desc: NEAR BROWNS STORE

Legal Desc 2 DB181-96

SINGLE FAMILY RESIDENCE (SUBURBAN)

Current Value (2023)

Land \$14,500

Main Structures \$0

Other Structures \$0

TOTALS \$14,500



N2 Margaret E. Dize Estate

Parcel Record Number 25977001

District: WICOMICO DISTRICT

Map Number 51-(1)-18

Total Acres 1.0

Legal Desc: PART EAST WINGVILLE
SINGLE FAMILY RESIDENCE (SUBURBAN)

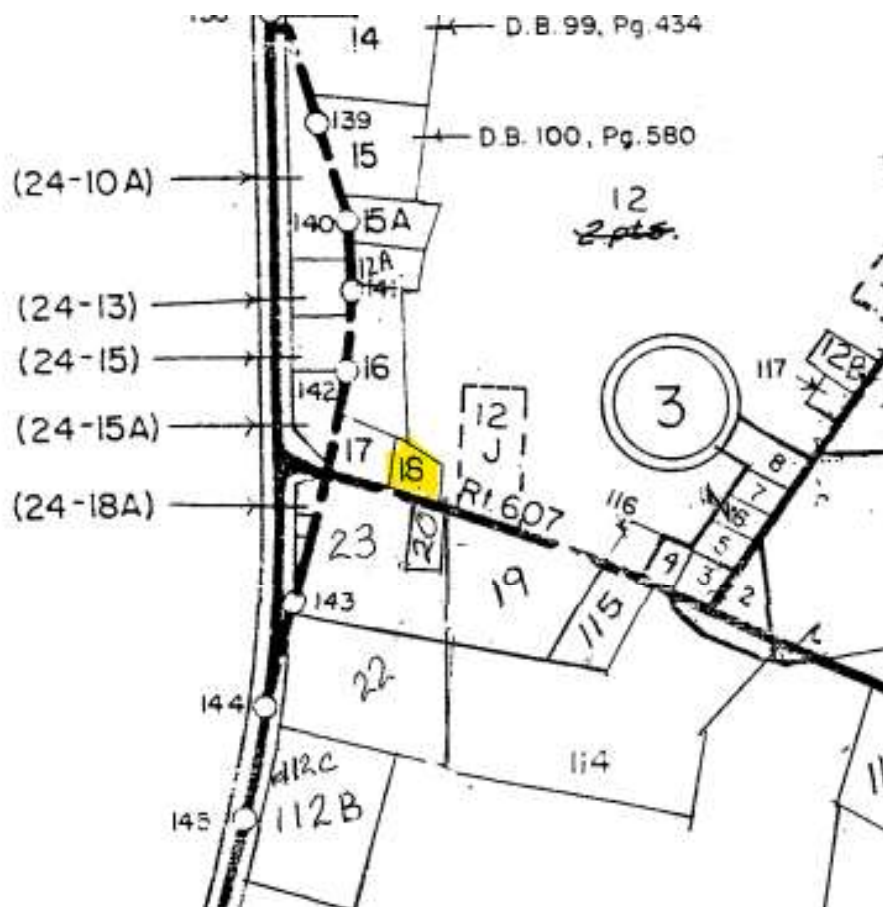
Current Value (2023)

Land \$10,000

Main Structures \$0

Other Structures \$0

TOTALS \$10,000



N3 Richard S. Skidmore

Parcel Record Number 25549001

District: FAIRFIELDS DISTRICT

Map Number 38C-(2)-15

Total Acres 0.09

Legal Desc: BAY SHORE LOT 4-15-2

SINGLE FAMILY RESIDENCE (SUBURBAN)

Current Value (2023)

Land \$15,000

Main Structures \$0

Other Structures \$0

TOTALS \$15,000

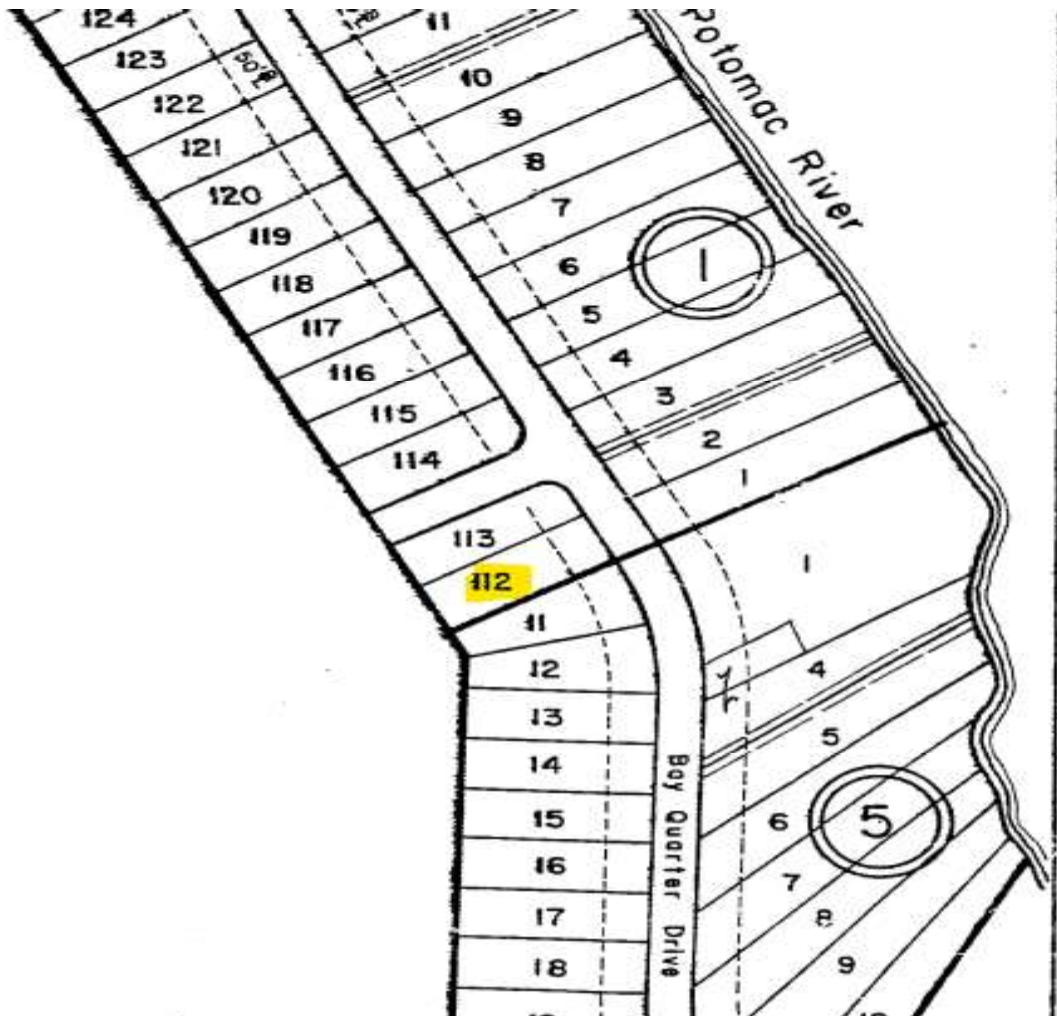


N4 Kenneth R. Scott

Parcel Record Number 23309001
District: HEATHSVILLE DISTRICT
E911 Address: 0 BAY QUARTER DR
Map Number 11B-(1)-112
Total Acres 0.35

Legal Desc: BAY QUARTER SHORES LOT 112-A
SINGLE FAMILY RESIDENCE (SUBURBAN)

Current Value (2023)
Land \$9,000
Main Structures \$0
Other Structures \$0
TOTALS \$9,000

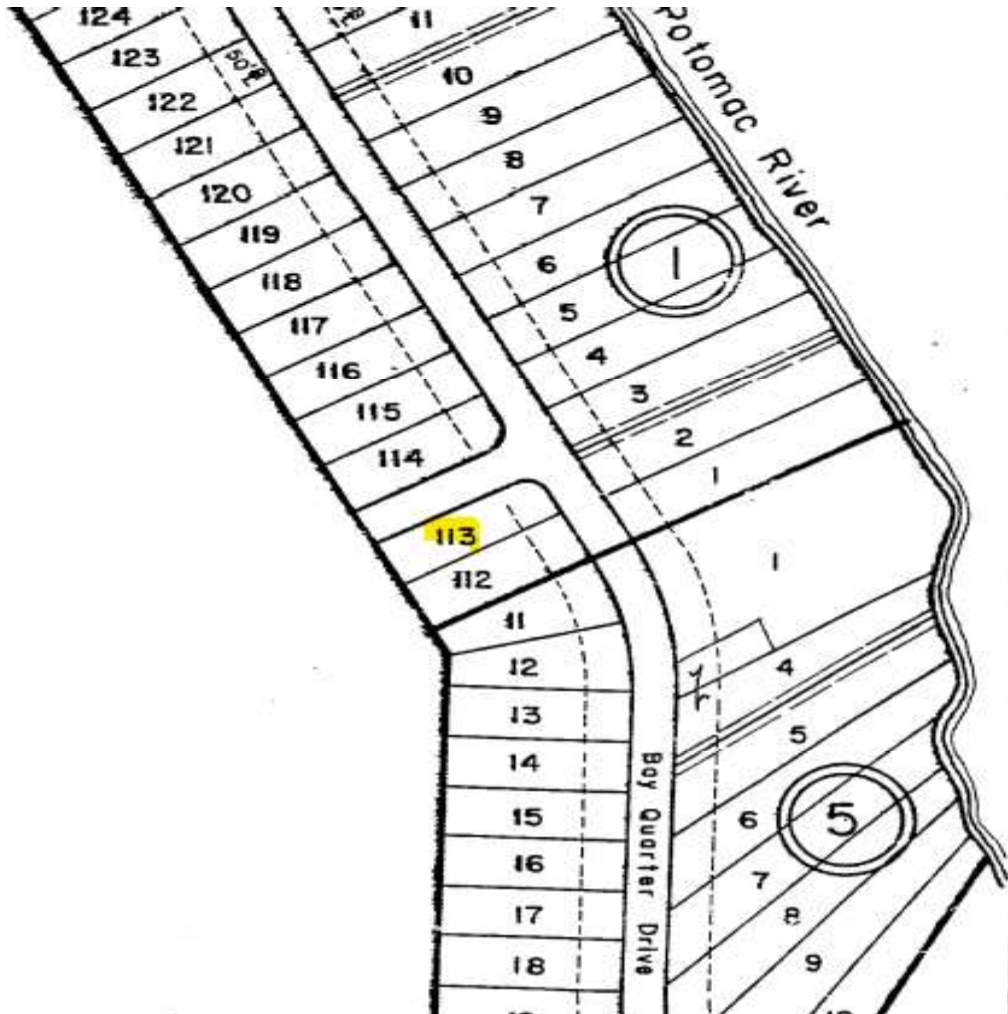


N5 Kenneth R. Scott

Parcel Record Number 23309002
District: HEATHSVILLE DISTRICT
E911 Address: 0 BAY QUARTER DR
Map Number 11B-(1)-113
Total Acres 0.34

Legal Desc: BAY QUARTER SHORES LOT 113-A
SINGLE FAMILY RESIDENCE (SUBURBAN)

Current Value (2023)
Land \$9,000
Main Structures \$0
Other Structures \$0
TOTALS \$9,000



N6 Marlene Spriggs, Rosemary Freeman, Loretta Laurence

Parcel Record Number 26895001
District: FAIRFIELDS DISTRICT

Map Number 27-(1)-40-A

Total Acres 3.62

Legal Desc: FOREST LAND
SINGLE FAMILY RESIDENCE (SUBURBAN)

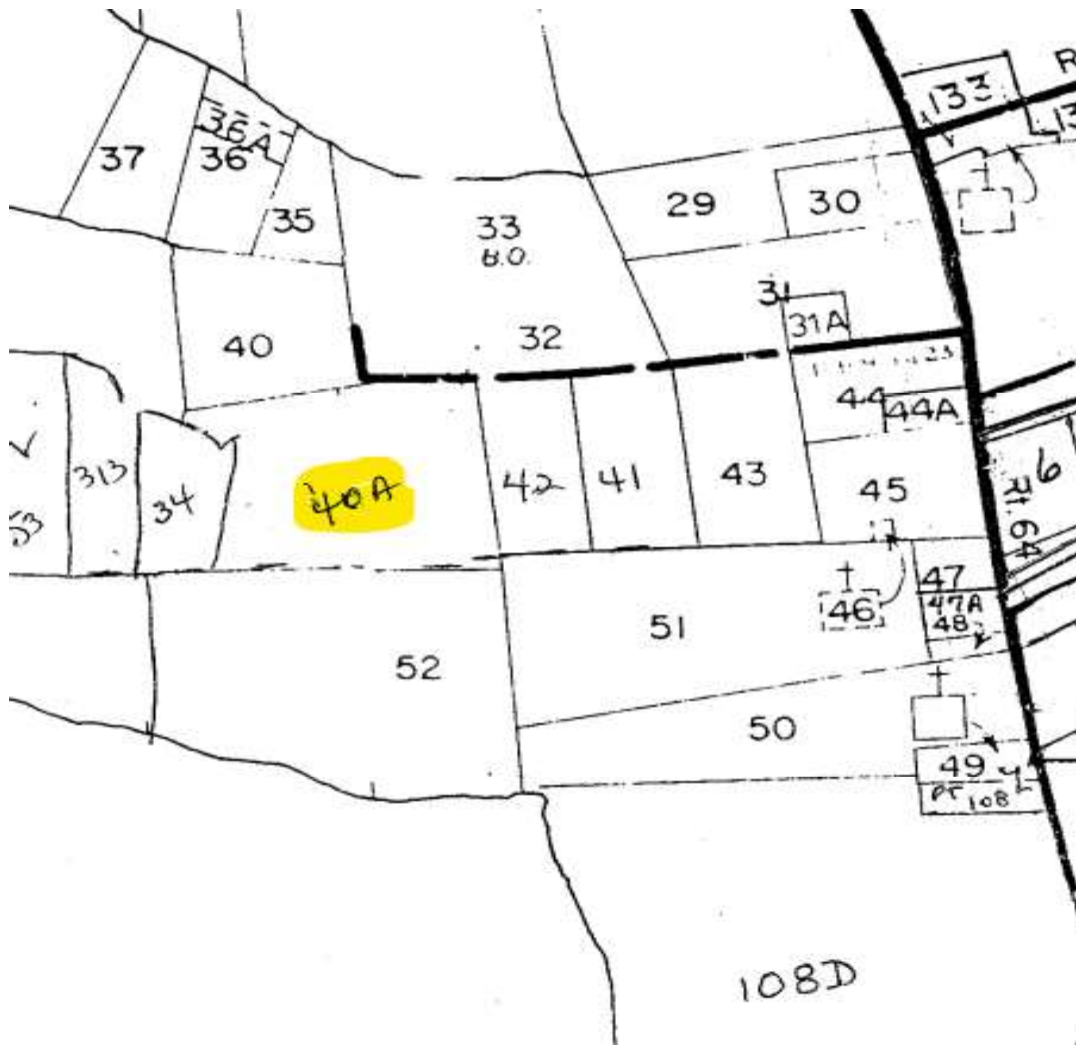
Current Value (2023)

Land \$6,500

Main Structures \$0

Other Structures \$0

TOTALS \$6,500



N7 Clayton Derrek Au

Parcel Record Number 26698002
District: HEATHSVILLE DISTRICT
E911 Address: 0 MURIEL DR
Map Number 11B-(2)-58
Total Acres 0.2
Legal Desc: BAY QUARTER SHORES LOT 58-B
SINGLE FAMILY RESIDENCE (SUBURBAN)

Current Value (2023)
Land \$2,900
Main Structures \$0
Other Structures \$0
TOTALS \$2,900



N8 William A. Wiggins

Parcel Record Number 26473001
District: HEATHSVILLE DISTRICT
Map Number 11B-(11)-1

Total Acres 0.62

Legal Desc: BAY QUARTER SHORES LOT 1-K
SINGLE FAMILY RESIDENCE (SUBURBAN)

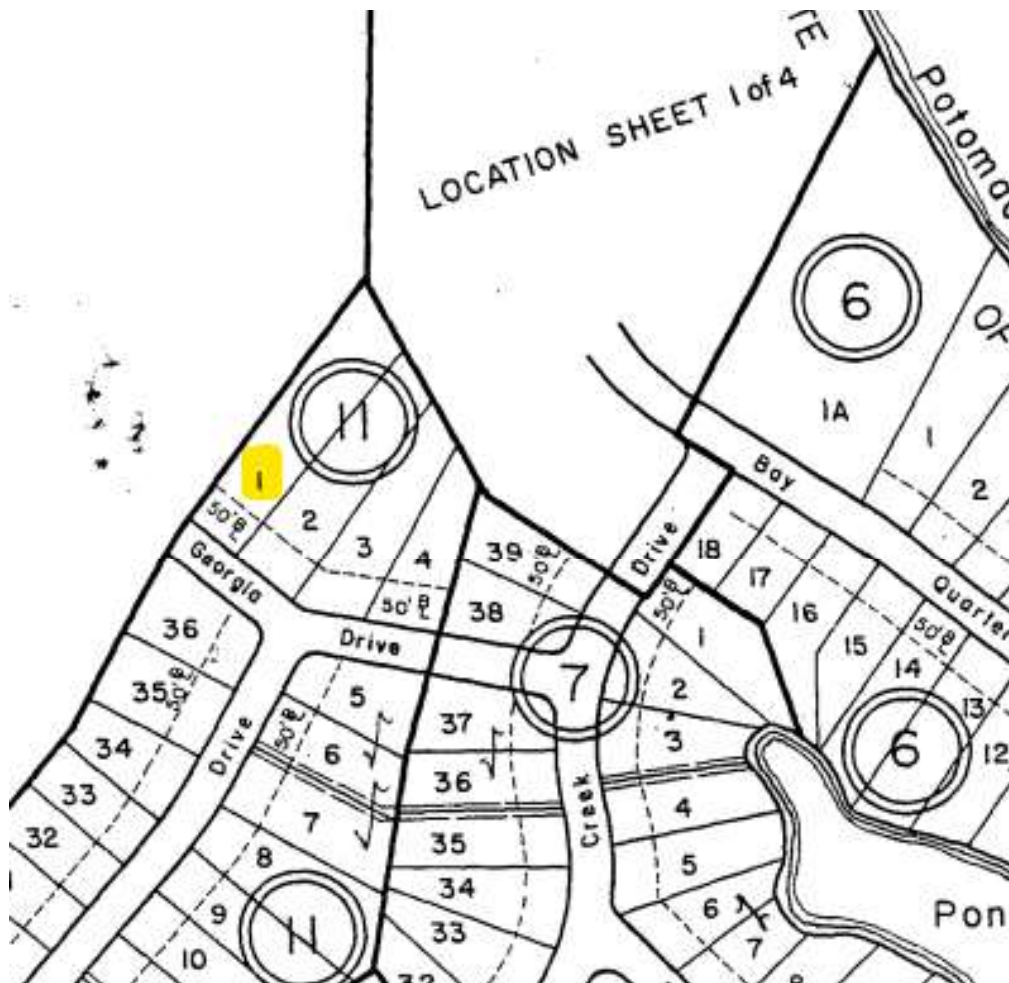
Current Value (2023)

Land \$9,000

Main Structures \$0

Other Structures \$0

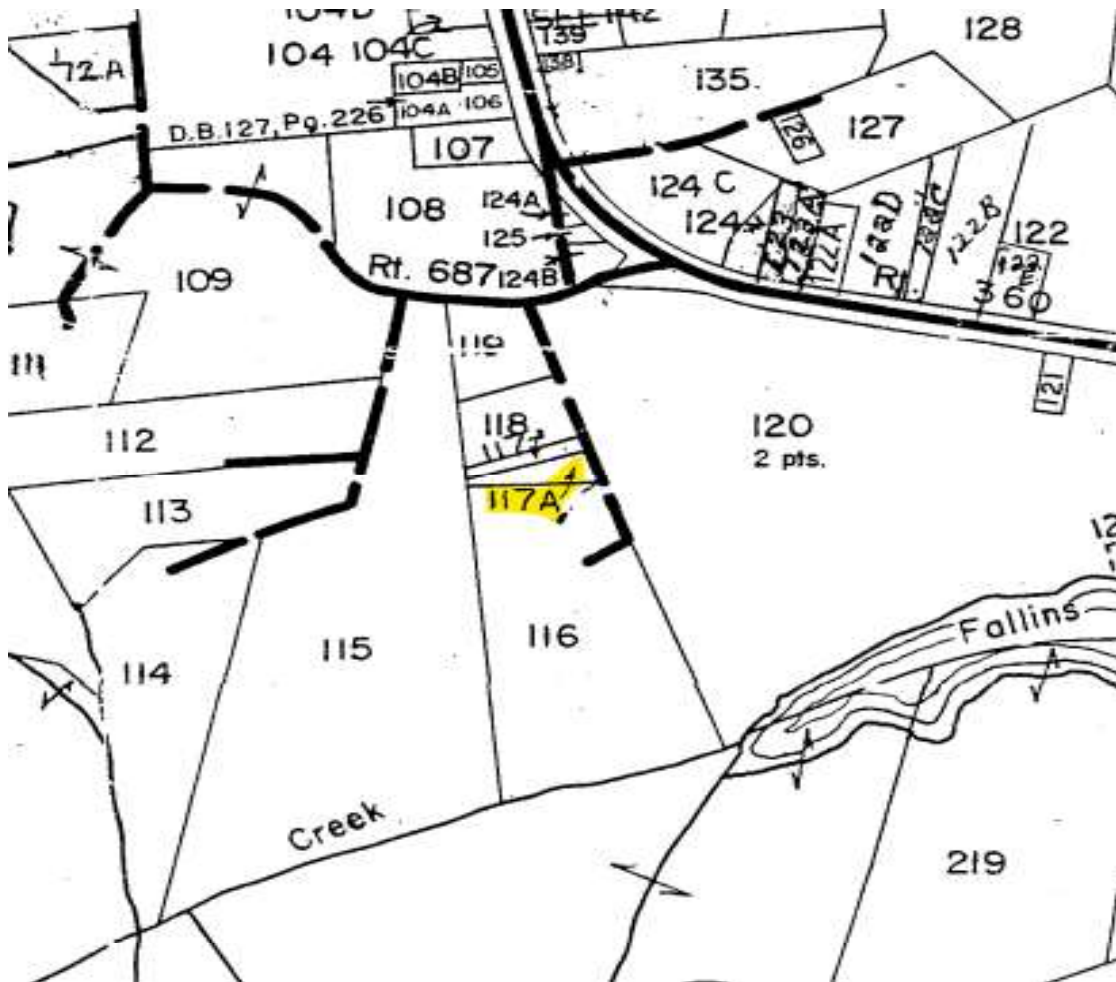
TOTALS \$9,000



N9 Sandra D. Lucas

Parcel Record Number 24109001
District: LOTTSBURG DISTRICT
E911 Address: 105 SALEM RD
Map Number 15-(1)-117A
Total Acres 0.5
Legal Desc: NEAR LOTTSBURG
SINGLE FAMILY RESIDENCE (SUBURBAN)

Current Value (2023)
Land \$12,000
Main Structures \$0
Other Structures \$0
TOTALS \$12,000



N10 John Middleton

Parcel Record Number 20774001
District: HEATHSVILLE DISTRICT
Map Number 23-(1)-64

Total Acres 1.0

Legal Desc: FOREST LAND
SINGLE FAMILY RESIDENCE (SUBURBAN)

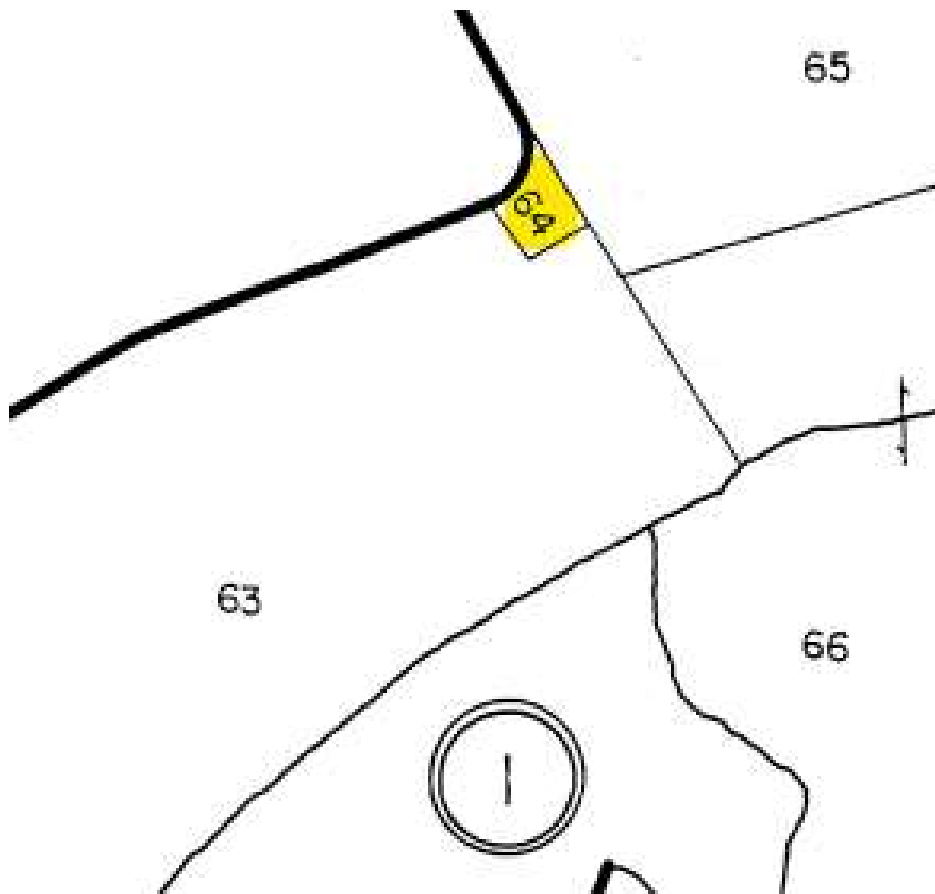
Current Value (2023)

Land \$7,300

Main Structures \$0

Other Structures \$0

TOTALS \$7,300



N11 Florence Carter

Parcel Record Number 23836001
District: FAIRFIELDS DISTRICT
Map Number 27-(1)-41

Total Acres 3.4

Legal Desc: FOREST LAND
SINGLE FAMILY RESIDENCE (SUBURBAN)

Current Value (2023)

Land \$6,100

Main Structures \$0

Other Structures \$0

TOTALS \$6,100

