

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
TOWN OF COLONIAL BEACH & 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 at the **Board of Supervisors Room, 111 Polk Street, Montross, VA 22520, on November 8, 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 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)	Tax Map No.	TACS No.	Property Description
N1	Lester L. & Lois E. Birchler	10C-4-2-5	572069	Placid Bay Estates Albrough Section Lot 5 Block 2
N2	Dana Lynn Lockhart	10C-12-2-6	572081	Placid Bay Estates Woodmount Section Lot 6 Block 2
N3	Jimmy Clay Borders, Et Al.	10C-15-2-12	572143	Placid Bay Estates Meadowview Section Lot 12 Block 2
N4	Ruth C. Bradley	10C-5-2-33	572015	Placid Bay Estates Shorewood Section Lot 33 Block 2
N5	Leland R. Huff	10C-13-1-60	572359	Placid Bay Estates Circle Lane Section Lot 60 Block 1
N6	Duane S. Huffman, Et Al.	10C-6-2-10	572079	Placid Bay Estates Woodbine Section Lot 10 Block 2
N7	Homer L. P. King	10C-9-8-2	572080	Placid Bay Estates Forest Grove Section Lot 2 Block 8
N8	Thomas R. & Ruth E. McDonough	10C-5-2-35	572021	Placid Bay Estates Shorewood Section Lot 35 Block 2
N9	Joseph Rishty	10C-13-1-37	572024	Placid Bay Estates Circle Lane Section Lot 37 Block 1
N10	Elwood R. Dildy	25B2-3-9	572096	Cabin Point Lot 9 Section 3
N11	Joyce Scherr	10C-11-1-14	572088	Placid Bay Estates Clearview Section Lot 14 Block 1
N12	Messersmith Homes, Inc.	25B3-4-40	572223	Cabin Point Lot 40 Section 8
N13	Jeannie M. Benson	3A4-4-C-9	572179	14 th Street Estates Lot 9 Block C Town of Colonial Beach
N14	Ruth J. Caputo	3A3-122C-18	731169	Classic Shores Addition to Colonial Beach Lot 18
N15	Ruth J. Caputo	3A3-122C-19	731169	Classic Shores Addition to Colonial Beach Lot 19
N16	Carl Samuel Cox	3A4-4-E-16	572935	14 th Street Estates Lot 16 Block E Town of Colonial Beach
N17	Tawnya L. Flores	3A2-2-95-8A	948669	W. 10 ft. Lot 8 Block 95 Longfellow Ave., Colonial Beach

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. We do not provide, and do not assist, with obtaining title insurance or title to personal property.

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.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 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 the Town of Colonial Beach or 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 the Town of Colonial Beach or 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.

Taxing Authority Consulting Services, PC
Attn: Tax Sales
P.O. Box 31800
Henrico, Virginia 23294-1800

N1 Lester L. & Lois E. Birchler 10C-4-2-5



Map ID: 10C 4 2 5

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: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 03 WASHINGTON

Year Effective:

Total Land: \$8,000

MH/Type:

On Site Date: 06/02/2021 **Total Improvements:** \$0

Condition:

Review Date: 12/20/2021

Total Value: \$8,000

N2 Dana Lynn Lockhart 10C-12-2-6



Map ID: 10C 12 2 6

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: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 03 WASHINGTON

Year Effective:

Total Land: \$8,000

MH/Type:

On Site Date: 06/02/2021

Total Improvements: \$0

Condition:

Review Date: 12/20/2021

Total Value: \$8,000

N3 Jimmy Clay Borders, Et Al. 10C-15-2-12



Map ID: 10C 15 2 12

Acct No: 13083-1

Legal Description: PBE MEADOW VIEW SEC LOT 12 BK 2
DB 243 PG 94 776/806

Deed Book/Page: 243 / 94

Will Book/Page: 776 / 806

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 0.000

Year Assessed: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 03 WASHINGTON

Year Effective:

Total Land: \$8,000

MH/Type:

On Site Date: 06/02/2021 **Total Improvements:** \$0

Condition:

Review Date: 12/20/2021

Total Value: \$8,000

N4 Ruth C. Bradley 10C-5-2-33



Map ID: 10C 5 2 33

Acct No: 13234-1

Legal Description: PBE SHOREWOOD SEC LOT 33 BK 2
DB 200 PG 261

Deed Book/Page: 200 / 261

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 0.000

Year Assessed: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 03 WASHINGTON

Year Effective:

Total Land: \$8,000

MH/Type:

On Site Date: 06/02/2021

Total Improvements: \$0

Condition:

Review Date: 12/20/2021

Total Value: \$8,000

N6 Duane S. Huffman, Et Al. 10C-6-2-10



Map ID: 10C 6 2 10 C/O 23502 BATNA ROAD

Acct No: 15704-1 LIGNUM VA 22726

Legal Description: PBE WOODBINE SEC LOT 10 BK 2
DB 216 PG 336

Deed Book/Page: 0000 / No Page

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 0.000

Year Assessed: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 03 WASHINGTON

Year Effective:

Total Land: \$8,000

MH/Type:

On Site Date: 06/02/2021

Total Improvements: \$0

Condition:

Review Date: 12/20/2021

Total Value: \$8,000

N7 Homer L. P. King 10C-9-8-2



Map ID: 10C 9 8 2

Acct No: 16294-1

Legal Description: PBE FOREST GROVE SEC LOT 2 BK 8
DB 215 PG 48

Deed Book/Page: 215 / 48

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 0.000

Year Assessed: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 03 WASHINGTON

Year Effective:

Total Land: \$8,000

MH/Type:

On Site Date: 06/02/2021 **Total Improvements:** \$0

Condition:

Review Date: 12/20/2021

Total Value: \$8,000

N8 Thomas R. & Ruth E. McDonough 10C-5-2-35



Map ID: 10C 5 2 35

Acct No: 16864-1

Legal Description: PBE SHOREWOOD SEC LOT 35 BK 2
DB 192 PG 463

Deed Book/Page: 192 / 463

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 0.000

Year Assessed: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 03 WASHINGTON

Year Effective:

Total Land: \$8,000

MH/Type:

On Site Date: 06/02/2021

Total Improvements: \$0

Condition:

Review Date: 12/20/2021

Total Value: \$8,000

N9 Joseph Rishty 10C-13-1-37



Map ID: 10C 13 1 37

Acct No: 18054-1

Legal Description: PBE CIRCLE LANE SEC LOT 37 BK 1
DB 218 PG 513

Deed Book/Page: 218 / 513

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 0.000

Year Assessed: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 03 WASHINGTON

Year Effective:

Total Land: \$8,000

MH/Type:

On Site Date: 06/02/2021 **Total Improvements:** \$0

Condition:

Review Date: 12/20/2021

Total Value: \$8,000

N10 Elwood R. Dildy 25B2-3-9



Map ID: 25B2 3 9

Acct No: 2220-1

Legal Description: CABIN POINT LOT 9 SEC 3
DB 303 PG 580 R/S

Deed Book/Page: 303 / 580

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 0.000

Year Assessed: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 01 COPLE

Year Effective:

Total Land: \$10,000

MH/Type:

On Site Date: 06/02/2021

Total Improvements: \$0

Condition:

Review Date: 12/20/2021

Total Value: \$10,000

N11 Joyce Scherr 10C-11-1-14



Map ID: 10C 11 1 14

Acct No: 18263-1

Legal Description: PBE CLEARVIEW SEC LOT 14 BK 1
DB 215 PG 719

Deed Book/Page: 215 / 719

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 0.000

Year Assessed: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 03 WASHINGTON

Year Effective:

Total Land: \$8,000

MH/Type:

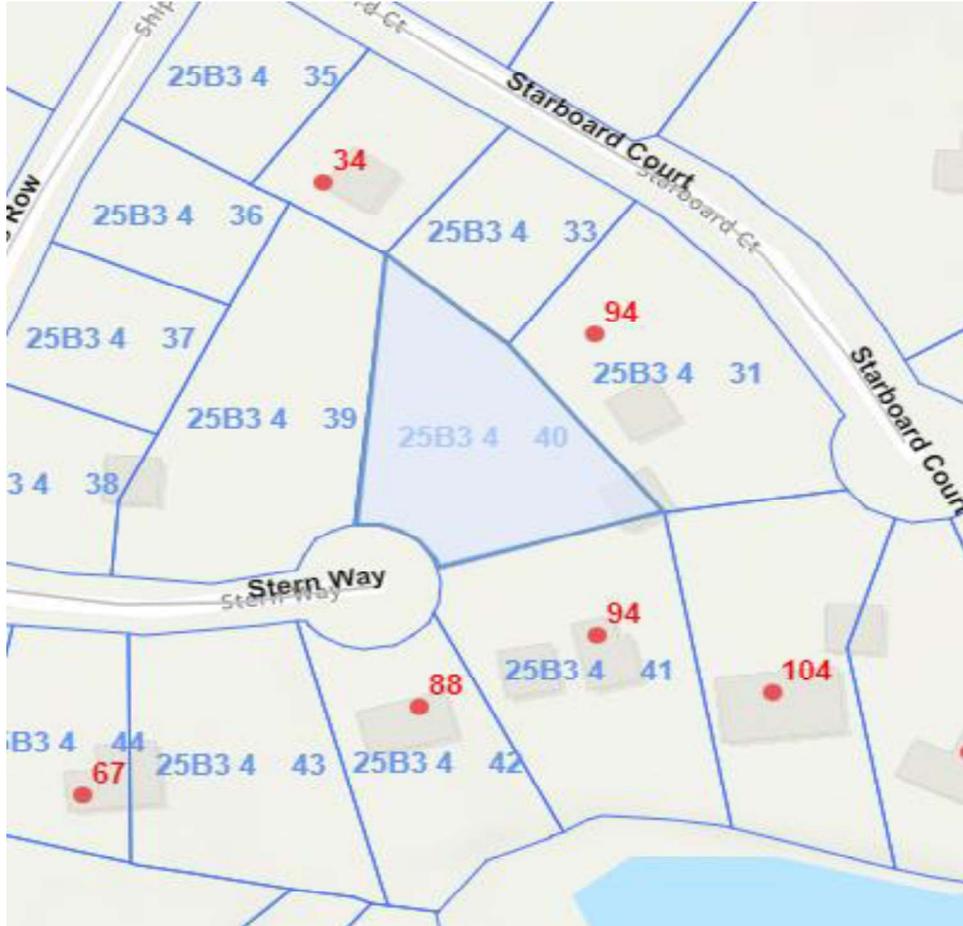
On Site Date: 06/02/2021 **Total Improvements:** \$0

Condition:

Review Date: 12/20/2021

Total Value: \$8,000

N12 Messersmith Homes, Inc. 25B3-4-40



Map ID: 25B3 4 40

Acct No: 5374-1

Legal Description: CABIN POINT LOT 40 SEC 8
DB 389 PG 280

Deed Book/Page: 389 / 280

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 0.000

Year Assessed: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 01 COPLE

Year Effective:

Total Land: \$10,000

MH/Type:

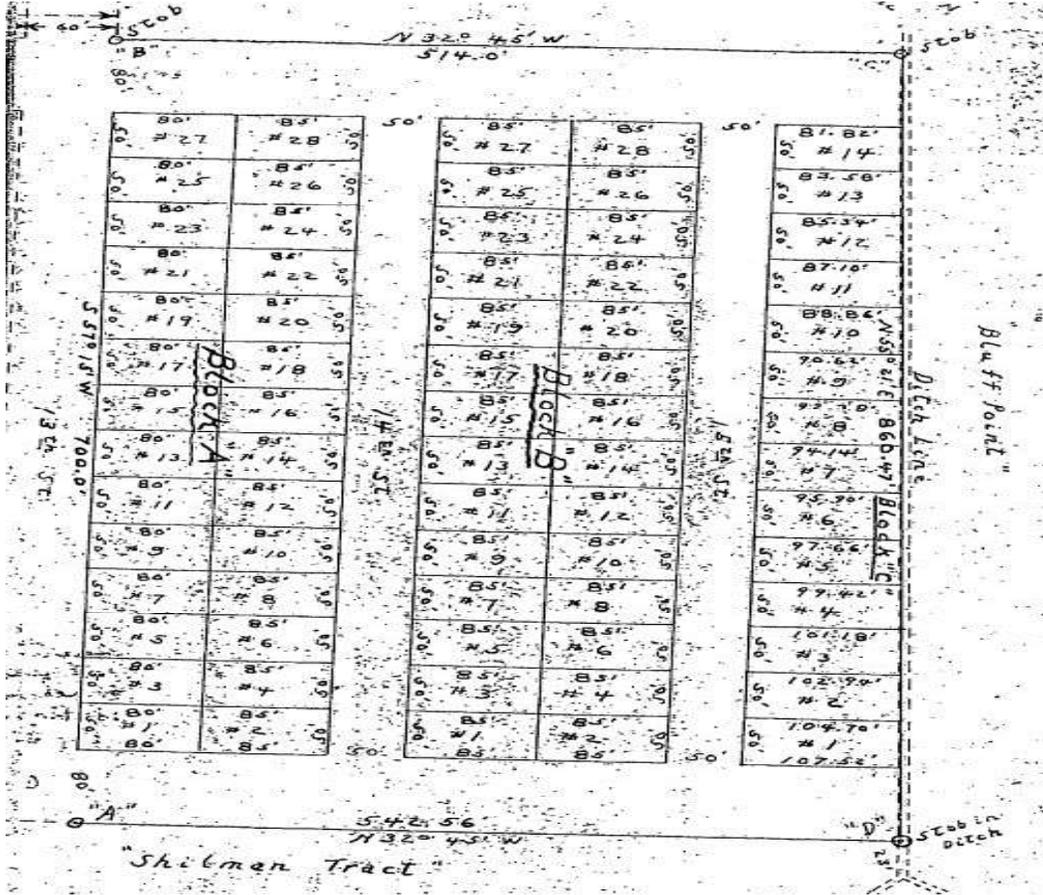
On Site Date: 06/02/2021 **Total Improvements:** \$0

Condition:

Review Date: 12/20/2021

Total Value: \$10,000

N13 Jeannie M. Benson 3A4-4-C-9



Map ID: 3A4 4 C 9

Acct No: 20268-1

Legal Description: 14TH ST ESTATES LOT 9 BK C

Occupancy:

Dwelling

Type:

Use/Class: SNGL FAM RES-URBAN

Acres: 0.000

Year Assessed: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 09 TOWN OF COLONIAL BEACH

Year Effective:

Total Land: \$4,200

MH/Type:

On Site Date: 06/02/2021

Total Improvements: \$0

Condition:

Review Date: 12/20/2021

Total Value: \$4,200

Map ID: 3A3 122C 18

Acct No: 20590-1

Legal Description: LOT 18 BK 22C DB 362 PG 777

Deed Book/Page: 362 / 777

Occupancy:

Dwelling
Type:

Use/Class: SNGL FAM RES-URBAN

Year Assessed: 2022

Zoning:

District: 09 TOWN OF COLONIAL
BEACH

MH/Type:

Condition:

Acreage: 0.000

Year Built:

Year
Remodeled:

Year Effective:

On Site Date: 06/02/2021

Review Date: 12/20/2021

Land Use:

Total Mineral: \$0

Total Land: \$4,200

Total
Improvements: \$0

Total Value: \$4,200

Map ID: 3A3 122C 19

Acct No: 20591-1

Legal Description: LOT 19 BK 22C DB 362 PG 777

Deed Book/Page: 362 / 777

Occupancy:

Dwelling

Type:

Use/Class: SNGL FAM RES-URBAN

Acreage: 0.000

Year Assessed: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 09 TOWN OF COLONIAL BEACH

Year Effective:

Total Land: \$4,200

MH/Type:

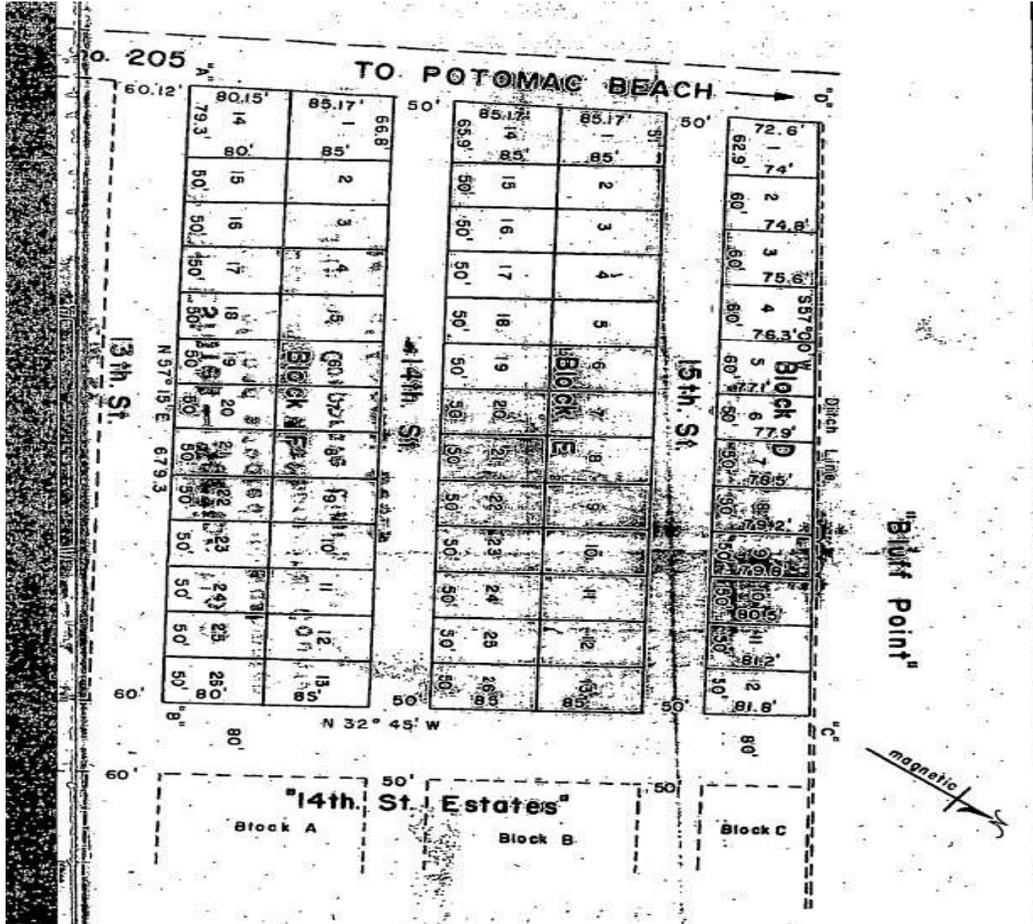
On Site Date: 06/02/2021

Total Improvements: \$0

Condition:

Review Date: 12/20/2021

Total Value: \$4,200



Map ID: 3A4 4 E 16 FALMOUTH VA 22405

Acct No: 20984-1

Legal Description: 14TH ST ESTATES LOT 16 BK E

Occupancy:

Dwelling
Type:

Use/Class: SNGL FAM RES-URBAN

Year Assessed: 2022

Zoning:

District: 09 TOWN OF COLONIAL
BEACH

MH/Type:

Condition:

Acreage: 0.000

Year Built:

Year
Remodeled:

Year Effective:

On Site Date: 06/02/2021

Review Date: 12/20/2021

Land Use:

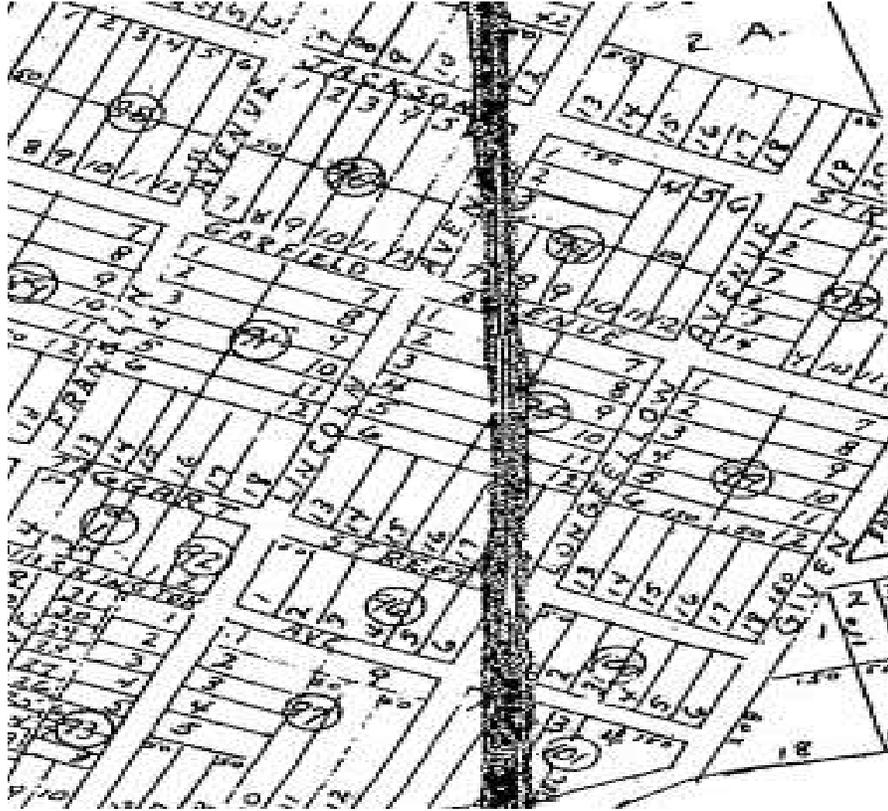
Total Mineral: \$0

Total Land: \$4,200

Total
Improvements: \$0

Total Value: \$4,200

N17 Tawnya L. Flores 3A2-2-95-8A



Map ID: 3A2 2 95 8A

Acct No: 22958-1

Legal Description: W 10 FT OF LOT 8 BK 95 DB 822 PG 525

Deed Book/Page: 822 / 525

Occupancy:

**Dwelling
Type:**

Use/Class: SNGL FAM RES-URBAN

Year Assessed: 2022

Zoning:

District: 09 TOWN OF COLONIAL
BEACH

MH/Type:

Condition:

Acreage: 0.000

Year Built:

**Year
Remodeled:**

Year Effective:

On Site Date: 06/02/2021

Review Date: 12/20/2021

Land Use:

Total Mineral: \$0

Total Land: \$4,200

**Total
Improvements:** \$0

Total Value: \$4,200