

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
COUNTY OF JAMES CITY, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of James City, 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 **James City County Board Room** located at **101 Mounts Bay Road, Building F, Williamsburg, Virginia 23185**, on **March 28, 2024 at 11:00 am**.

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, Inc. (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Parcel ID	TACS No.	Property Description
1	Arthur D. Deeks, et al.	3720200081	598460	125 Links of Leith +/- 0.46 of an acre Unimproved parcel
2	Thomas Ernest Meekins, et al.	2230100006	769385	2840 Chickahominy Rd +/- 1 acre Unimproved parcel
3	Samuel L Gary, et al.	2220100055	497223	3301 Chickahominy Rd; Adjoins 2220100056 +/- 1.78 acre Unimproved parcel
4	Samuel L Gary, et al.	2220100056	497223	3299 Chickahominy Rd; Adjoins 2220100055 & 2220100057 +/- 1.97 acre Unimproved parcel
5	Samuel L Gary, et al.	2220100057	497223	3297 Chickahominy Rd; Adjoins 2220100056 +/- 2.15 acres Unimproved parcel
6	John M. Gillespie, Trustee, et al.	3110800046	598451	6013 Red Fox Circle +/- 0.23 of an acre Dwelling assessed with parcel
7	Cora Lee Green, et al.	3130100035	497229	5446 Centerville Rd +/- 2.45 acres Dwelling assessed with parcel

8	India Johnson	2224000039	568822	115 Forest Heights Rd +/- 0.11 of an acre Dwelling assessed with parcel
9	Loretha A. Johnson, et al.	5230100030	497324	116 Howard Dr +/- 0.25 of an acre Unimproved parcel
10	Patricia R. Jones, et al.	3840100013	508829	125 Indigo Terr +/- 1.41 acre Dwelling assessed with parcel
11	Sherri Tyler Kelley, et al.	2210100011	598392	2945 Chickahominy Rd +/- 0.11 of an acre Dwelling assessed with parcel
12	Cameron A. McKay, et al.	5040500059	497326	59 Winster Fax +/- 0.07 of an acre Dwelling assessed with parcel
13	John Roberts, et al.	2420100002	598444	4865 Rochambeau Dr +/- 0.82 of an acre Unimproved parcel
14	Eurqhardt M. Tabb, et al.	2220100039	497273	246 Bush Springs Rd +/- 0.18 of an acre Unimproved parcel
15	Kristen Welch	0430000017	497499	151 Racefield Dr +/- 5.81 acres Dwelling assessed with 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. 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 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 **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 Jerry Bertram, at (804) 229-9271 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 April 4, 2024).** 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 James City 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 County of James City 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 Auction

Coordinator, Jerry Bertram, online at www.ForSaleAtAuction.biz, by email to Jerry@ForSaleAtAuction.biz or by phone to (804) 229-9271. 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.

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

*****SAMPLE PURCHASER’S AGREEMENT & CONTRACT OF SALE*****

At that certain real estate tax sale which closed on Thursday, March 28, 2024 the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

Case Name: County of James City v. _____ (Case No. _____)

Tax Map Number: _____

Account Number: _____

TACS Number: _____

Buyer’s Premium: \$ _____

Bid Deposit: \$ _____

Credit Card Hold: \$(_____)

Total Due Now: \$ _____

I understand that the above-referenced “Total Due Now” is required to be deposited today with the Special Commissioner and that the balance of the high bid and the deed recordation cost will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of James City, Virginia. 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, 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 Special Commissioner intends to ask the Court 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. I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit filed by the above-named locality, that this contract shall be 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 if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, or if the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit all amounts paid and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

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 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	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 [DATE], 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

Property #J1

County of James City v. Arthur D. Deeks
Owner of Record: Arthur D. & Theresa Deeks
Parcel ID 3720200081 • LRSN 18772

Owner's Name:	DEEKS, ARTHUR D & THERESA	Property Address:	125 LINKS OF LEITH WMSBURG , VA 231887464
Mailing Address:	39 ROC ETAM RD RANDOLPH, NJ 078692427	Legal Acreage:	.46
Property Class:	502 Single Family - Urban	Property Description:	L-81 S-2 FORD'S COLONY
Zoning:	R4 Residential Planned Community		
Zoning (additional):	No Data		
Air Approach:	No		



Property #J2

County of James City v. Thomas Ernest Meekins
Owner of Record: Thomas Ernest Meekins, c/o Kim D. Hawkins
Parcel ID 2230100006 • LRSN 3096

Owner's Name:	MEEKINS, THOMAS ERNEST C/O KIM D HAWKINS	Property Address:	2840 CHICKAHOMINY RD TOANO , VA 23168-9048
Mailing Address:	2730 LITTLE CREEK DAM RD TOANO, VA 231688619	Legal Acreage:	1
Property Class:	501 Single Family - Suburban	Property Description:	ADJ JUNIUS GRAVES
Zoning:	R8 Rural Residential		
Zoning (additional):	No Data		
Air Approach:	No		



Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While James City County has worked to ensure that the assessment data contained herein is accurate, the County assumes no liability for any errors, omissions, or inaccuracies in the information provided for any reliance on any maps or data provided herein. Please consult James City County records for official information.

Property #J3

County of James City v. Samuel L. Gary, et al.

Owner of Record: Samuel L. & Luetta Gary

Parcel ID 2220100055 • LRSN 6549

Adjoins Property #J4

Owner's Name:	GARY, SAMUEL L & LUETTA	Property Address:	3301 CHICKAHOMINY RD TOANO , VA 23168-9010
Mailing Address:	371 DELAWARE AVE PATERSON, NJ 075031503	Legal Acreage:	1.78
Property Class:	501 Single Family - Suburban	Property Description:	L-6 ADJ HORACE BROWN PRIOR TO FY03 INCLUDED LOTS 7 & 8 SEE (22- 2)(01-...
Zoning:	R8 Rural Residential		
Zoning (additional):	No Data		
Air Approach:	No		



Property #J4

County of James City v. Samuel L. Gary, et al.

Owner of Record: Samuel L. & Luetta Gary

Parcel ID 2220100056 • LRSN 26398

Adjoins Properties J3 & J5

Owner's Name:	GARY, SAMUEL L & LUETTA	Property Address:	3299 CHICKAHOMINY RD TOANO , VA 231689010
Mailing Address:	371 DELAWARE AVE PATERSON, NJ 075031503	Legal Acreage:	1.97
Property Class:	501 Single Family - Suburban	Property Description:	L-7 ADJ HORACE BROWN; PREVIOUSLY ASSESSED AS PART OF (22-2)(01-0-0055)...
Zoning:	R8 Rural Residential		
Zoning (additional):	No Data		
Air Approach:	No		



Property #J5

County of James City v. Samuel L. Gary, et al.

Owner of Record: Samuel L. & Luetta Gary

Parcel ID 2220100057 • LRSN 26399

Adjoins Property J4

Owner's Name:	GARY, SAMUEL L & LUETTA	Property Address:	3297 CHICKAHOMINY RD TOANO , VA 231689010
Mailing Address:	371 DELAWARE AVE PATERSON, NJ 075031503	Legal Acreage:	2.15
Property Class:	501 Single Family - Suburban	Property Description:	L-8 ADJ HORACE BROWN; PREVIOUSLY ASSESSED AS PART OF (22-2)(01-0-0055)...
Zoning:	R8 Rural Residential		
Zoning (additional):	No Data		
Air Approach:	No		



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Property #J6

County of James City v. John M. Gillespie
Owner of Record: John M. Gillespie, Trustee
Parcel ID 3110800046 • LRSN 13071

Owner's Name:	GILLESPIE, JOHN M TRUSTEE	Property Address:	6013 RED FOX CIRCLE WMSBURG , VA 231887354
Mailing Address:	6013 RED FOX CIR WILLIAMSBURG, VA 231887354	Legal Acreage:	.23
Property Class:	502 Single Family - Urban	Property Description:	L-46 PH-1 FOX RIDGE
Zoning:	R2 General Residential		
Zoning (additional):	No Data		
Air Approach:	No		



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Property #J7

County of James City v. Cora Lee Green

Owner of Record: Cora Lee Green c/o Elma V. Russell

Parcel ID 3130100035 • LRSN 1680

Owner's Name: GREEN, CORA LEE C/O ELMA V. RUSSELL

Property Address: 5446 CENTERVILLE RD
WMSBURG, VA 23188-7343

Mailing Address: PO BOX 109
WILLIAMSBURG, VA 231870109

Legal Acreage: 2.45
Property Description: ADJ W S MINOR

Property Class: 502 Single Family - Urban

Zoning: A1 General Agriculture

Zoning (additional): No Data

Air Approach: No



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REDEEMED

Property #J8

County of James City v. India Johnson

Owner of Record: India Johnson

Parcel ID 3220400003 • LRSN 3501

Owner's Name:	JOHNSON, INDIA	Property Address:	115 FOREST HEIGHTS RD WILLIAMSBURG , VA 23188-1706
Mailing Address:	115 FOREST HEIGHTS RD WILLIAMSBURG, VA 231881706	Legal Acreage:	.11
Property Class:	502 Single Family - Urban	Property Description:	ADJ BEN CLARK
Zoning:	R3 Residential Redevelopment		
Zoning (additional):	No Data		
Air Approach:	No		



Property #J9

County of James City v. Loretha A. Johnson, et al.

Owner of Record: Loretha A. Johnson Estate, c/o Vinetta Stokes

Parcel ID 5230100030 • LRSN 426

Owner's Name:	JOHNSON, LORETHAA ESTATE C/O VINETTA STOKES	Property Address:	116 HOWARD DRIVE WMSBURG , VA 231856004
Mailing Address:	8907 ALLENSWOOD ROAD RANDALLSTOWN, MD 211334113	Legal Acreage:	.25
Property Class:	502 Single Family - Urban	Property Description:	GROVE VILLAGE LOT
Zoning:	R2 General Residential		
Zoning (additional):	No Data		
Air Approach:	No		



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REDEEMED

Property #J10

County of James City v. Patricia R. Jones

Owner of Record: Patricia R. Jones

Parcel ID 3840100013A • LRSN 25477

Owner's Name:	JONES, PATRICIA R	Property Address:	125 INDIGO TERRACE WMSBURG , VA 231882590
Mailing Address:	1105 QUEENS XING WILLIAMSBURG, VA 231856605	Legal Acreage:	1.41
Property Class:	501 Single Family - Suburban	Property Description:	L-2 INDIGO HEIGHTS
Zoning:	R2 General Residential		
Zoning (additional):	No Data		
Air Approach:	No		



REDEEMED

Property #J11

County of James City v. Sherri Tyler Kelley

Owner of Record: Sherri Tyler Kelley

Parcel ID 2230100019 • LRSN 4657

Owner's Name:	KELLEY, SHERRI TYLER	Property Address:	2945 CHICKAHOMINY RD TOANO , VA 23168-9002
Mailing Address:	2945 CHICKAHOMINY RD TOANO, VA 231689002	Legal Acreage:	.11
Property Class:	501 Single Family - Suburban	Property Description:	L-HERMAN LIGHTFOOT
Zoning:	R8 Rural Residential		
Zoning (additional):	No Data		
Air Approach:	No		



Property #J12

County of James City v. Cameron A. McKay

Owner of Record: Cameron A. McKay

Parcel ID 5040500059 • LRSN 1941

Owner's Name:	MCKAY, CAMERON A	Property Address:	59 WINSTER FAX WMSBURG , VA 231855543
Mailing Address:	59 WINSTER FAX WILLIAMSBURG, VA 231855543	Legal Acreage:	.07
Property Class:	502 Single Family - Urban	Property Description:	L-59 S-1 WINSTER FAX
Zoning:	R4 Residential Planned Community		
Zoning (additional):	No Data		
Air Approach:	No		



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Property #J13

County of James City v. John Roberts

Owner of Record: John & Mary H. Roberts, c/o Mary Hughes

Parcel ID 2420100002 • LRSN 3892

Owner's Name:	ROBERTS, JOHN & MARY H C/O MARY HUGHES	Property Address:	4865 ROCHAMBEAU DR WMSBURG , VA 23188-7121
Mailing Address:	513 LANYARD RD NEWPORT NEWS, VA 236026207	Legal Acreage:	.82
Property Class:	501 Single Family - Suburban	Property Description:	ADJ HUGHES
Zoning:	A1 General Agriculture		
Zoning (additional):	No Data		
Air Approach:	No		



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Property #J14

County of James City v. Eurqhardt M. Tabb, et al.

Owner of Record: Eurqhardt M. Tabb Estate, c/o Kevin M. Tabb

Parcel ID 2220100039 • LRSN 4455

Owner's Name:	TABB, EURQHARDT M ESTATE C/O KEVIN M TABB	Property Address:	246 BUSH SPRINGS RD TOANO , VA 231689019
Mailing Address:	13611 RED WINE COURT CHARLOTTE, NC 282734715	Legal Acreage:	.18
Property Class:	501 Single Family - Suburban	Property Description:	ADJ REBECCA LEE
Zoning:	R1 Limited Residential		
Zoning (additional):	No Data		
Air Approach:	No		



Property #J15

County of James City v. Kristen Welch

Owner of Record: Kirsten Welch

Parcel ID 0430800017 • LRSN 11306

Owner's Name:	WELCH, KRISTEN	Property Address:	151 RACEFIELD DRIVE TOANO , VA 23168-8918
Mailing Address:	151 RACEFIELD DR TOANO, VA 231688918	Legal Acreage:	5.81
Property Class:	501 Single Family - Suburban	Property Description:	L-17 S-3B RACEFIELD
Zoning:	A1 General Agriculture		
Zoning (additional):	No Data		
Air Approach:	No		

