

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Mathews, 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 **Mathews County Historic Courthouse, 17 Court Street, Mathews, VA 23109**, on **April 24, 2024** 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 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.

No.	OWNER	PARCEL	TACS NO.	DESCRIPTION
J1	Brook Ilene McLeod	4-A-89C	758531	329 Roane Point Drive, Cobbs Creek, VA; 2.0 acr +/-
J2	Sloop Landing Creek Trust	41-4-3	758510	Bay Cove Lane, Susan, Virginia 23163; 2.610 acr +/-
J3	Sloop Landing Creek Trust	41-4-A	758510	Bay Cove Lane, Susan, Virginia 23163; 0.470 acr +/-
J4	Sloop Landing Creek Trust	41-4-B	758510	Bay Cove Lane, Susan, Virginia 23163; 1.842 acr +/-
J5	John T. Sochor	41-A-102	758502	553 Circle Dr, Port Haywood, VA; 2.32 acr +/-
J6	John T. Sochor	41-A-103	758502	Circle Dr, Port Haywood, VA; 0.5 acr +/-
J7	Florine L. Smith	20 A 103	758536	REDEEMED
J8	Mary L. Walton	39-A-231C	758514	Near New Point Comfort Highway, Gloucester; 9.595 acr +/-
J9	Ashley Abrams Matthews	21-6-3K	758499	Behind 625 Lovers Lane, Mathews, VA, Parcel 2-B; 2.67 acr; +/-

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, 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 For Sale At Auction, Inc., at (540) 841-2085 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 May 1, 2024).** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier's checks and money orders shall be made payable to County of Mathews and forwarded to TACS, at the address shown below. Cash and personal checks will not be accepted. 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 Mathews 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 www.forsaleatauction.biz, by email to ken@forsaleatauction.biz or by phone to Ken Sebastian, at (540) 841-2085. 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

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

S At that certain Special Commissioner's sale held on Friday, April 24, 2024 in the cause styled County of Mathews v. _____ (Case No. _____), the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____, and a buyer's premium of \$ _____.

Tax Map No. _____

Account No. _____

A
M 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, or \$20,000.00 if purchase price is more than \$80,000.00) 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 Mathews, Virginia. Further, I understand that a buyer's premium is required in this auction and have agreed to pay \$ _____ as a buyer's premium.

P
L 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.

E I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (April 24, 2024). I further understand that in the event I owe delinquent taxes to the County of Mathews or if I am named as a Defendant in any delinquent tax suit filed by the County of Mathews, Virginia, 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.

S

Signature

A

Print Name:

M

Address:

P

Phone:

L

Title will be taken in the name of: _____

Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

E

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 24th day of April 2024, 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

Parcel Information

Parcel ID: 4-A-89C

Owner Name: MCLEOD, BROOK ILENE

Acres: 2

Owner Address 1: 329 ROANE POINT DR

Owner Address 2: COBBS CREEK, VA 23035

Parent Parcel: N/A

Land Information

Land Record Serial Number: 391

Last Sale Date: 05/11/2011

Land Description: Homesite

Last Sale Amount: \$50,000

Valuation Information

Assessment Date	Land Value	Improvement Value	Total Value
01/01/2023	\$39,000	\$17,300	\$56,300
1/1/2017	\$29,000	\$15,000	\$44,000
1/1/2011	\$39,000	\$15,000	\$54,000
01/01/2005	\$29,000	\$0	\$29,000
01/01/2005	\$13,500	\$0	\$13,500



Property J2

Parcel Information

Parcel ID: 41-4-3

Owner Name: SLOOP LANDING CREEK TRUST

Acres: 2.61

Owner Address 1: C/O D MORGAN, 2412 HIGHWAY 86 SOUTH

Owner Address 2: HILLSBORO, NC 27278

Parent Parcel: 41 A 10

Land Information

Land Record Serial Number: 13121

Last Sale Date: N/A

Land Description: Waterfront Homesite

Last Sale Amount: N/A

Valuation Information

Assessment Date	Land Value	Improvement Value	Total Value
01/01/2023	\$95,300	\$0	\$95,300
1/1/2017	\$95,300	\$0	\$95,300
1/1/2011	\$95,300	\$0	\$95,300
01/01/2005	\$48,200	\$0	\$48,200
N/A	N/A	N/A	N/A



Property J3

Parcel Information

Parcel ID: 41-4-A
Owner Name: SLOOP LANDING CREEK TRUST
Acres: 0.4707
Owner Address 1: 4441 TREELY ROAD
Owner Address 2: CHESTER, VA 23831
Parent Parcel: 41 A 10

Land Information

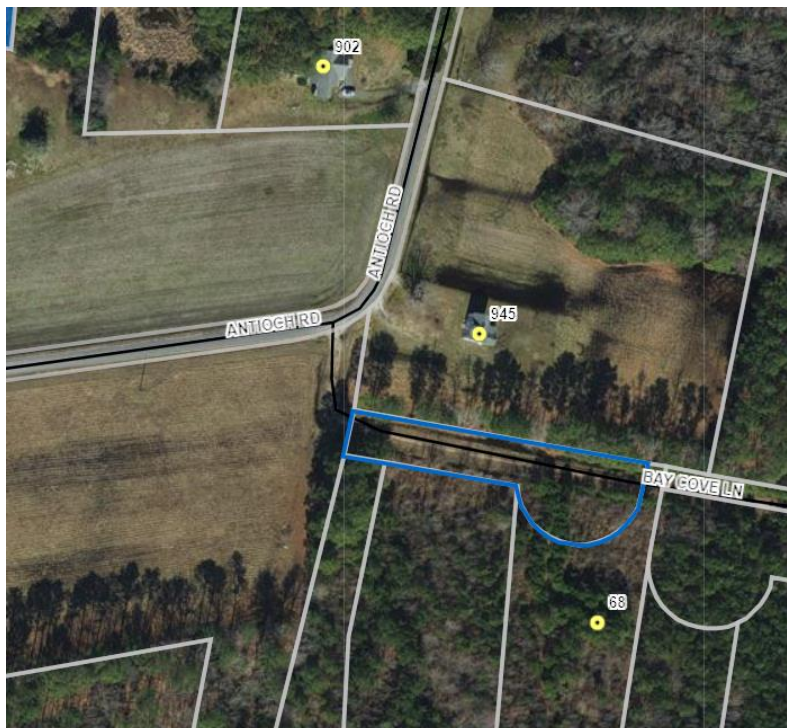
Land Record Serial Number: 13127
Last Sale Date: N/A
Land Description: Road Right of Way
Last Sale Amount: N/A

Land Information

Land Record Serial Number: 13127
Last Sale Date: N/A
Land Description: Road Right of Way
Last Sale Amount: N/A

Valuation Information

Assessment Date	Land Value	Improvement Value	Total Value
01/01/2023	\$2,800	\$0	\$2,800
1/1/2017	\$2,800	\$0	\$2,800
1/1/2011	\$2,800	\$0	\$2,800
01/01/2005	\$2,400	\$0	\$2,400
01/01/2005	\$17,500	\$0	\$17,500



Property J4

Parcel Information

Parcel ID: 41-4-B

Owner Name: SLOOP LANDING CREEK TRUST

Acres: 1.8423

Owner Address 1: 4441 TREELY ROAD

Owner Address 2: CHESTER, VA 23831

Parent Parcel: 41 A 10

Land Information

Land Record Serial Number: 13128

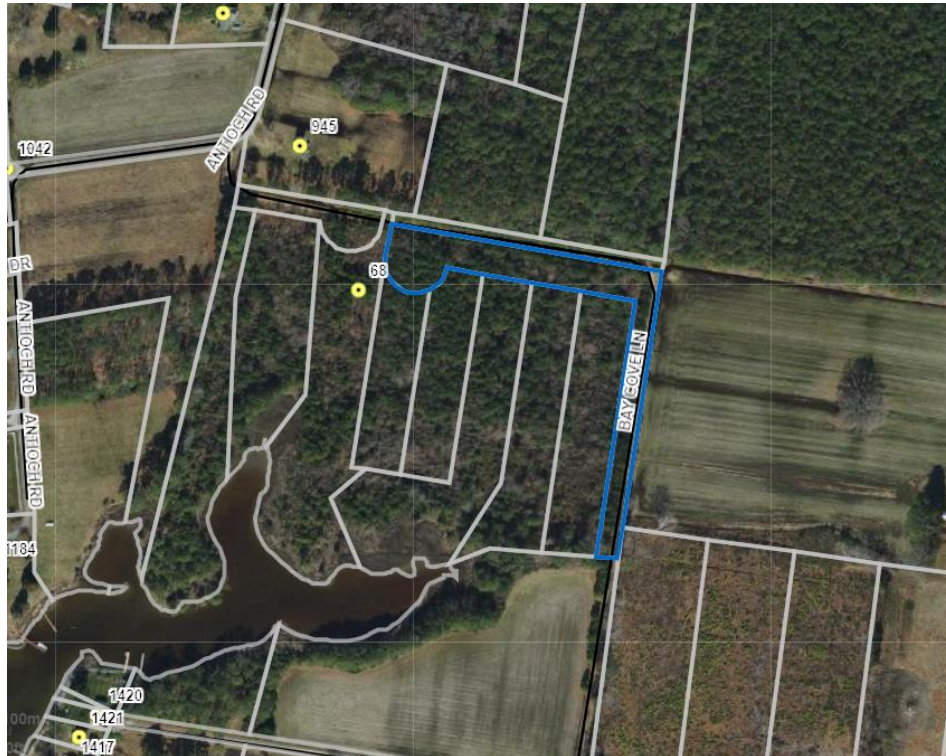
Last Sale Date: N/A

Land Description: Road Right of Way

Last Sale Amount: N/A

Valuation Information

Assessment Date	Land Value	Improvement Value	Total Value
01/01/2023	\$11,100	\$0	\$11,100
1/1/2017	\$11,100	\$0	\$11,100
1/1/2011	\$11,100	\$0	\$11,100
01/01/2005	\$9,200	\$0	\$9,200
N/A	N/A	N/A	N/A



Property J5

Parcel Information

Parcel ID: 41-A-102

Owner Name: SOCHOR, JOHN T. & CLAUDIA L.

Acres: 2.32

Owner Address 1: 511 CIRCLE DRIVE

Owner Address 2: PORT HAYWOOD, VA 23138

Parent Parcel: N/A

Land Information

Land Record Serial Number: 10334

Last Sale Date: 02/19/2016

Land Description: Homesite

Last Sale Amount: \$122,677

Valuation Information

Assessment Date	Land Value	Improvement Value	Total Value
01/01/2023	\$30,300	\$68,400	\$98,700
1/1/2017	\$30,300	\$62,700	\$93,000
1/1/2011	\$40,300	\$65,300	\$105,600
01/01/2005	\$24,000	\$55,300	\$79,300
01/01/2005	\$12,000	\$49,200	\$61,200



Property J6

Parcel Information

Parcel ID: 41-A-103

Owner Name: SOCHOR, JOHN T. & CLAUDIA L.

Acres: 0.5

Owner Address 1: 511 CIRCLE DRIVE

Owner Address 2: PORT HAYWOOD, VA 23138

Parent Parcel: N/A

Land Information

Land Record Serial Number: 10335

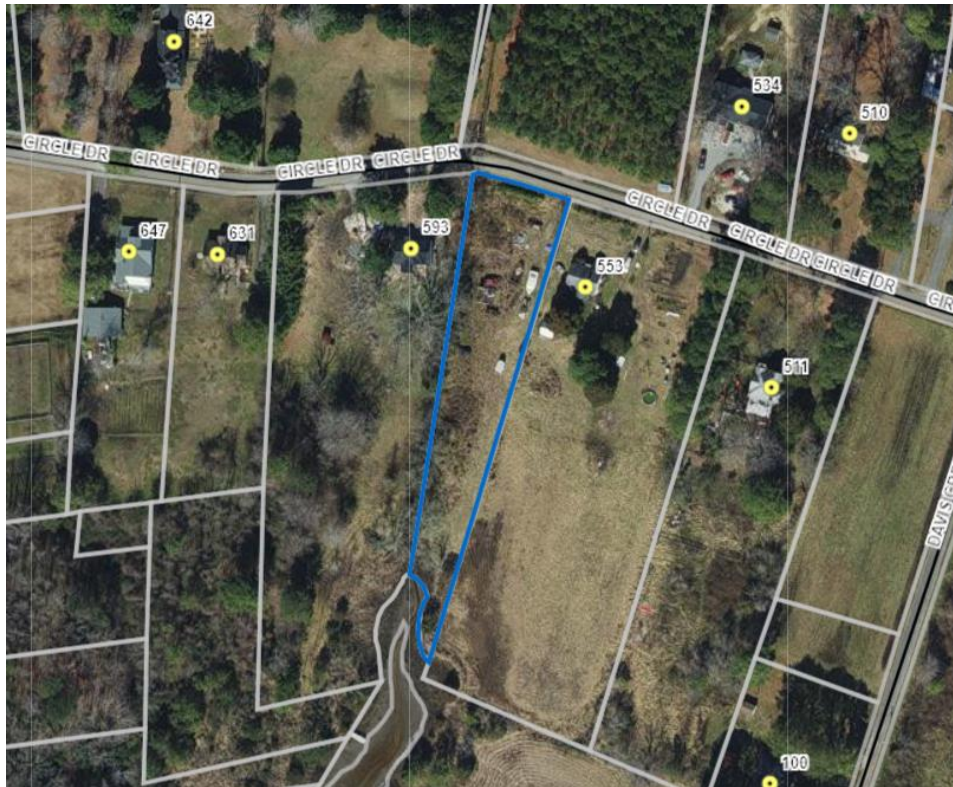
Last Sale Date: 02/19/2016

Land Description: Residential Excess Acreage

Last Sale Amount: \$2,323

Valuation Information

Assessment Date	Land Value	Improvement Value	Total Value
01/01/2023	\$2,000	\$0	\$2,000
1/1/2017	\$2,000	\$0	\$2,000
1/1/2011	\$2,000	\$0	\$2,000
01/01/2005	\$1,500	\$0	\$1,500
01/01/2005	\$1,000	\$0	\$1,000



J7 Florine Smith

Parcel ID: 20-A-103

GLEBE ROAD, MATHEWS, VIRGINIA 23109

REDEEMED

Property J8

Parcel Information

Parcel ID: 39-A-231C

Owner Name: WALTON, MARY L.

Acres: 1.657

Owner Address 1: 6181 SHADY LANE

Owner Address 2: GLOUCESTER, VA 23061

Parent Parcel: 39 A 231

Land Information

Land Record Serial Number: 13334

Last Sale Date: N/A

Land Description: Homesite

Last Sale Amount: N/A

Valuation Information

Assessment Date	Land Value	Improvement Value	Total Value
01/01/2023	\$27,600	\$0	\$27,600
1/1/2017	\$27,600	\$0	\$27,600
1/1/2011	\$37,600	\$0	\$37,600
01/01/2008	\$31,600	\$0	\$31,600
N/A	N/A	N/A	N/A



Property J9

Parcel Information

Parcel ID: 21-6-3K

Owner Name: MATTHEWS, ASHLEY ABRAMS

Acres: 2.67

Owner Address 1: P.O. BOX 421

Owner Address 2: MATHEWS, VA 23109

Parent Parcel: 21 6 3D

Land Information

Land Record Serial Number: 11929

Last Sale Date: 10/09/2009

Land Description: Homesite

Last Sale Amount: \$0

Valuation Information

Assessment Date	Land Value	Improvement Value	Total Value
01/01/2023	\$46,700	\$0	\$46,700
1/1/2017	\$31,700	\$0	\$31,700
1/1/2011	\$41,700	\$0	\$41,700
01/01/2005	\$29,200	\$0	\$29,200
01/01/2005	\$12,800	\$0	\$12,800

