

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
WESTMORELAND COUNTY AND TOWN OF COLONIAL BEACH, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at an **online only** public auction, which will **open on May 17, 2024** and **close on May 31, 2024 at 11:00am.**

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be posted or announced Big Red Auctions (“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 No.	TACS No.	Property Description
1	Jean H. Stone	3A4-4-A-12*	731211	14 th Street Estates Lot 12 Block A
2	Charles Joseph Jr. & Darline Stones McCartney	10C-3-1-8	572416	REMOVED
3	Guy W. & Verda B. Barnes	27A-4-3N-4	573083	Ragged Point Beach Lot 4 Block 3 Section N
4	Kerry L. & Frances L. Highsmith	27A-4-3N-20	572486	Ragged Point Beach Lot 20 Block 3 Section N
5	Kerry L. & Frances L. Highsmith	27A-4-3N-21	572486	Ragged Point Beach Lot 21 Block 3 Section N
6	Norman F. & Eva Marie Bishop	6E-1-3-4	572013	Colonial Forest Lot 4 Block 3 Section 1
7	Marshall A. Mauck	27A-2-6M-7	573136	Ragged Point Beach Lot 7 Block 6 Section M
8	Marshall A. Mauck	27A-2-6M-8	573136	Ragged Point Beach Lot 8 Block 6 Section M
9	Mary Louise Perry, Et Al.	27B-128R-68	572285	Ragged Point Beach Lot 68 Block 28 Section R
10	Dr. Jerald W. Caruthers	25B3-3-4	731047	Cabin Point Lot 4 Section 7
11	Robert B. & Dorothy L. Matthews	27B-128R-69	573135	Ragged Point Beach Lot 69 Block 28 Sectio R
12	Cavalier Development Co.	6E-2-A-44	572330	Colonial Forest Lot 44 Block A Section 2
13	Emma A. Ashton, Et Al.	35-25	572550	REDEEMED
14	Dorothy Etheridge & John Bell	38B-2-5-13	730862	Calais Drum Bay Estates Lot 13 Block 5 Section 2
15	John K. Foster, Trustee	10C-4-2-11	730795	Placid Bay Estates Albrough Lot 11 Block 2 Section 2
16	John K. Foster, Trustee	10C-4-2-12	730795	Placid Bay Estates Albrough Lot 12 Block 2 Section 2

17	Homer L. & Dorothy I. Salisbury	6E-1-2-43	572397	Colonial Forest Lot 43 Block 2 Section 1
18	David Dean Troup	10C-3-1-18	572898	Placid Bay Estates Albrough Lot 18 Section B Block 1
19	Stephen C. Mann & Jennifer Sealy	37-126	572044	REDEEMED
20	Lois C. Strong	27A-2-8M-65	572042	Ragged Point Beach Lot 65 Block 8 Section M
21	Jeannie M. Benson	3A4-4-C-9*	572179	14 th Street Estates Lot 9 Block C
22	Carl Samuel Cox	3A4-4-E-16*	572935	14 th Street Estates Lot 16 Block E

***Denotes property being within the Town of Colonial Beach**

GENERAL TERMS OF SALE: The Treasurer 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.

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 bigredauctions.hibid.com. If any interested bidders wish to bid on property, but do not have access to the internet, please contact Big Red Auctions, at (804) 577-7449 for assistance.

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 \$150.00, added to the winning bid.**

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.** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier' checks and money orders shall be made payable to County of Westmoreland and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request. Cash and personal checks **will not** be accepted.

GENERAL TERMS: To qualify as a purchaser at this auction you may not owe delinquent taxes to the County of Westmoreland or to the Town of Colonial Beach. Questions concerning the registration and bidding process should be directed to www.bigredauctions.hibid.com, by email to bigredhibid@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

Property 1*

Property Address **Owner Name/Address**
STONE JEAN H
667 BROOKE ROAD
FREDERICKSBURG VA 22405

Map ID: 3A4 4 A 12
Acct No: 23651-1

Legal Description: 14TH STREET ESTATES LOT 12 BK A
DB 414 PG 488 R/S

Deed Book/Page: 414 / 488

Occupancy:
Dwelling Type:
Use/Class: SNGL FAM RES-URBAN **Acreage:** 0.000

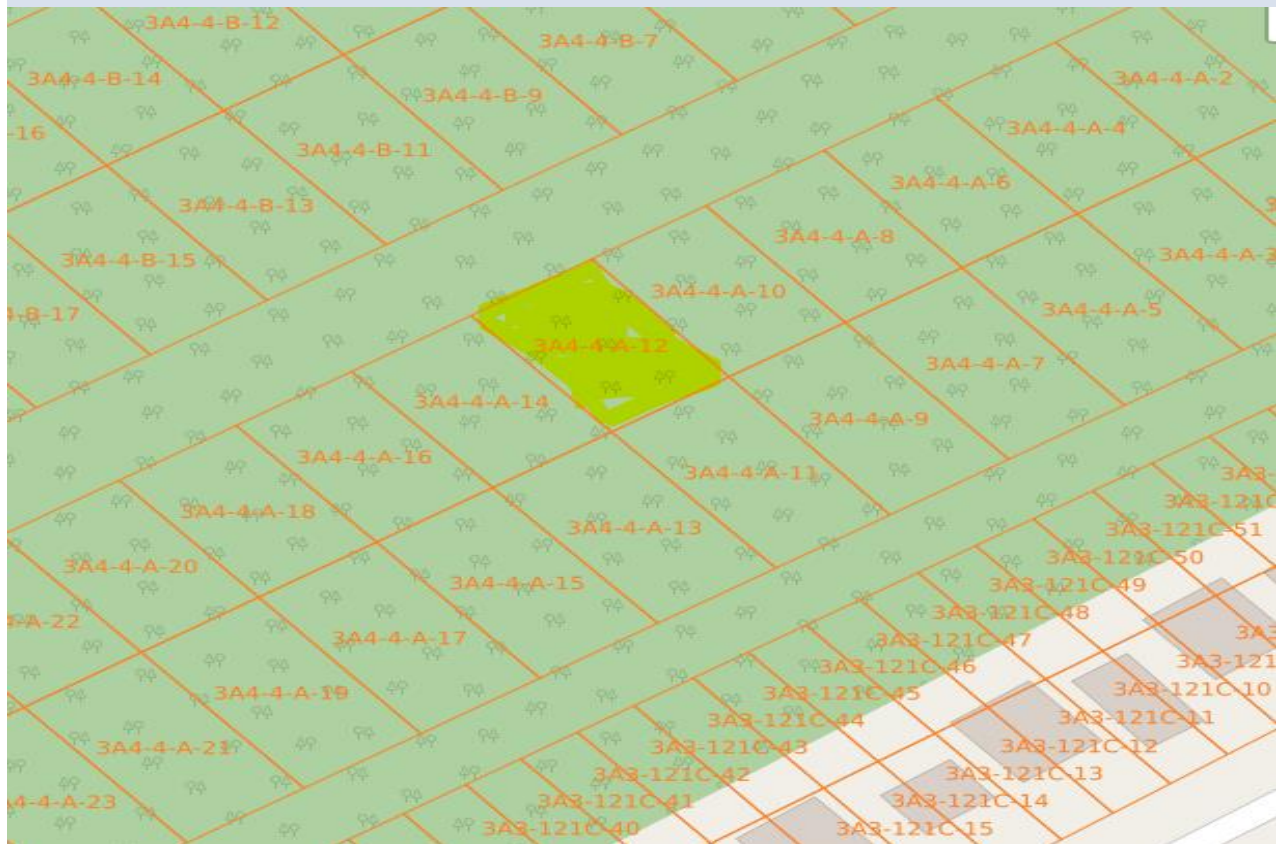
Year Assessed: 2022 **Year Built:** **Land Use:**

Zoning: **Year Remodeled:** **Total Mineral:** \$0

District: 09 TOWN OF COLONIAL BEACH **Year Effective:** **Total Land:** \$1,000

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

Condition: **Review Date:** 12/20/2021 **Total Value:** \$1,000



Property 2

REMOVED



Property 3

Property Address

Owner Name/Address

BARNES GUY W & VERDA B
C/O JAMES W HORN JR
1902 COLEMAN LANE

Map ID: 27A 4 3N 4 FREDERICKSBURG VA 22407

Acct No: 366-1

Legal Description: RAGGED PT BEACH LOT 4 BK 3 SEC N

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: \$4,200

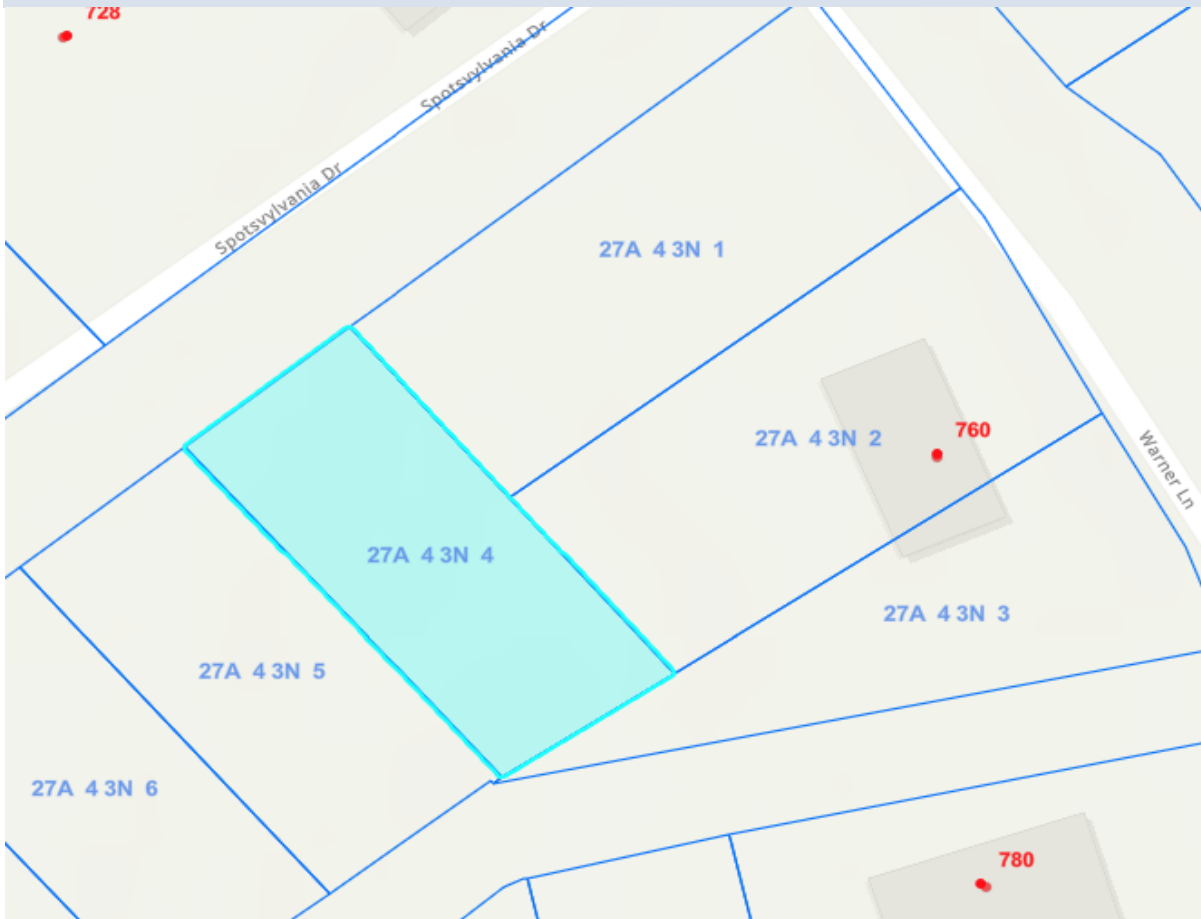
MH/Type:

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

Condition:

Review Date: 12/20/2021

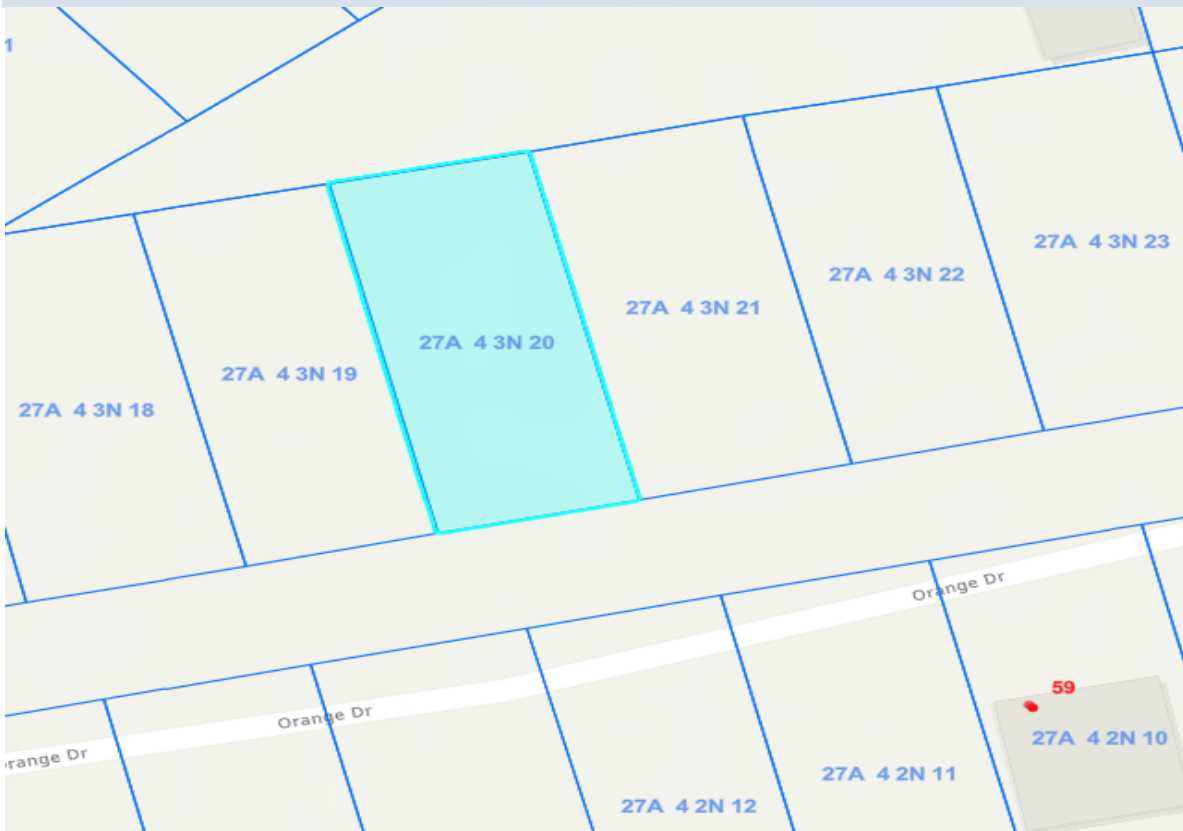
Total Value: \$4,200



Property 4

Property Address **Owner Name/Address**
HIGHSMITH KERRY L, FRANCES L MAC-
CALLUM ET ALS
2624 SEIDENBERG AVE
Map ID: 27A 4 3N 20 KEY WEST FL 33040
Acct No: 3780-1
Legal Description: RAGGED PT. BEACH LOT 20 BK 3 SEC N
DB 780 PG 414
Deed Book/Page: 780 / 414

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:** \$4,200
 MH/Type: **On Site Date:** 06/02/2021 **Total Improvements:** \$0
 Condition: **Review Date:** 12/20/2021 **Total Value:** \$4,200



Property 5

Property Address	Owner Name/Address	
	HIGHSMITH KERRY L, FRANCES L MAC- CALLUM ET ALS 2624 SEIDENBERG AVE	
Map ID: 27A 4 3N 21 KEY WEST FL 33040		
Acct No: 3781-1		
Legal Description: RAGGED PT. BEACH LOT 21 BK 3 SEC N DB 780 PG 414		
Deed Book/Page: 780 / 414		
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: \$4,200
MH/Type:	On Site Date: 06/02/2021	Total Improvements: \$0
Condition:	Review Date: 12/20/2021	Total Value: \$4,200



Property 6

Property Address **Owner Name/Address**
BISHOP NORMAN F & EVA MARIE
2002 AUSTRALIA WAY E #46
CLEAR WATER FL 34623

Map ID: 6E 1 3 4
Acct No: 13009-1

Legal Description: COLONIAL FOREST LOT 4 BK 3 SEC 1
DB 168 PG 305

Deed Book/Page: 168 / 305

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:** \$500
MH/Type: **On Site Date:** 06/02/2021 **Total Improvements:** \$0
Condition: **Review Date:** 12/20/2021 **Total Value:** \$500



Property 7

Property Address

Owner Name/Address

MAUCK MARSHALL A
14709 JARNIGAN STREET
CENTREVILLE VA 20120

Map ID: 27A 2 6M 7

Acct No: 5192-1

Legal Description: RAGGED PT. BEACH LOT 7 BK. 6 SEC. M
DB 135 PG 496 R/S

Deed Book/Page: 135 / 496

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: \$4,200

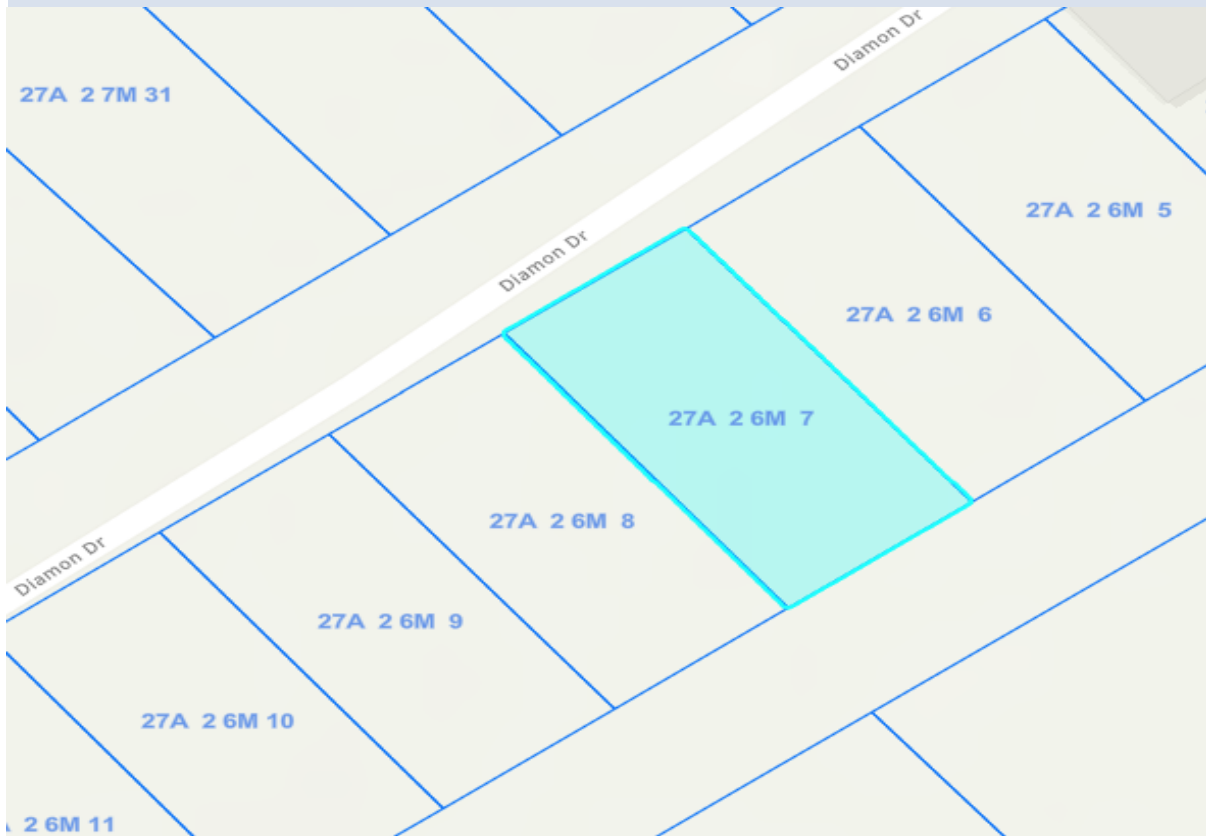
MH/Type:

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

Condition:

Review Date: 12/20/2021

Total Value: \$4,200



Property 8

Property Address **Owner Name/Address**
MAUCK MARSHALL A
14709 JARNIGAN STREET
CENTREVILLE VA 20120

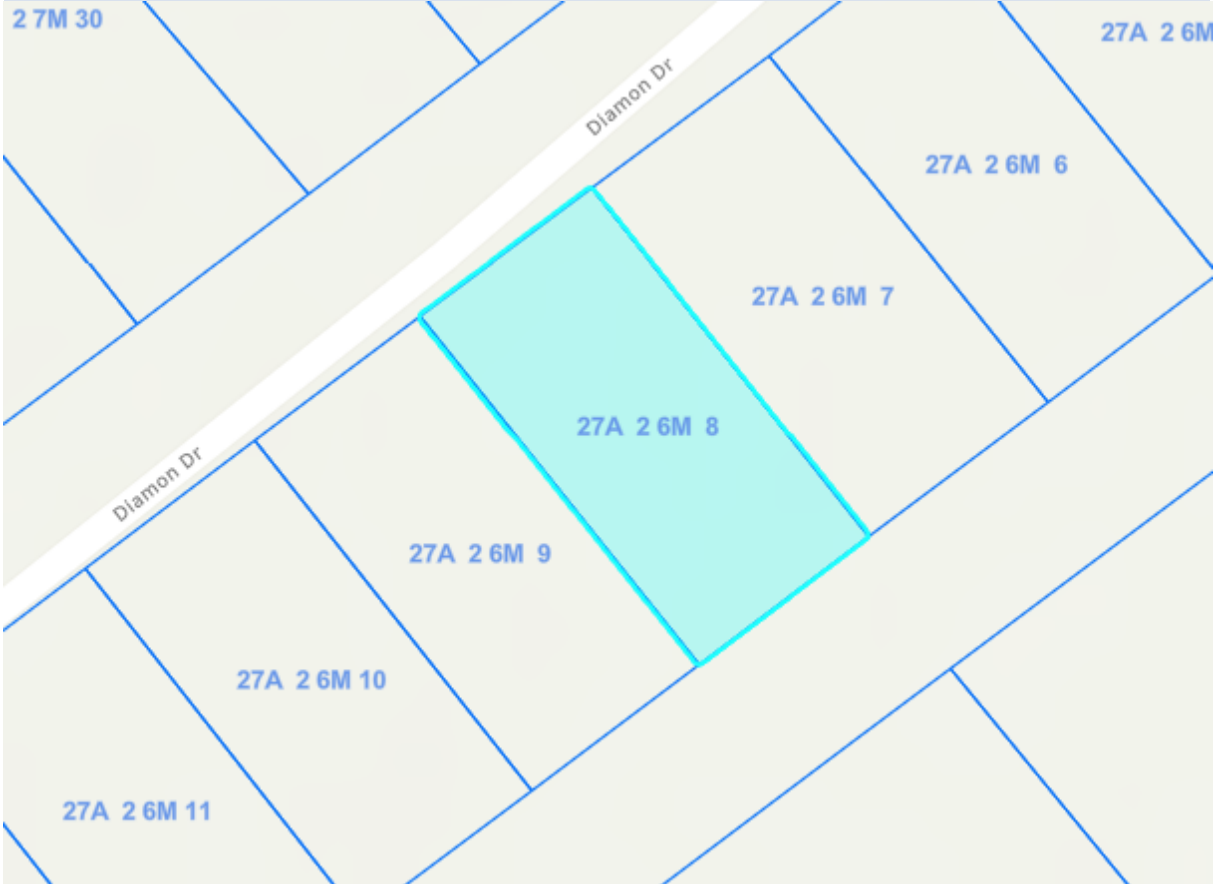
Map ID: 27A 2 6M 8
Acct No: 7083-1

Legal Description: RAGGED PT BEACH LOT 8 BK 6 SEC M
DB 664 PG 832

Deed Book/Page: 664 / 832

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: \$4,200
MH/Type:	On Site Date: 06/02/2021	Total Improvements: \$0
Condition:	Review Date: 12/20/2021	Total Value: \$4,200



Property 9

Property Address **Owner Name/Address**
PERRY MARY LOUISA, BRENDA JEANNE
BARBER, RUTH A DAVIS ET AL
7005 TERRACE COURT
Map ID: 27B 128R 68 ANNANDALE VA 22003
Acct No: 1178-1
Legal Description: RAGGED PT BEACH LOT 68 BK 28 SEC R
DB 524 PG 627 DB 858 PG 702
Deed Book/Page: 524 / 627
Will Book/Page: 858 / 702
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:** \$4,200
MH/Type: **On Site Date:** 06/02/2021 **Total Improvements:** \$0
Condition: **Review Date:** 12/20/2021 **Total Value:** \$4,200



Property 10

Property Address	Owner Name/Address	
	CARUTHERS DR JERALD W 23182 SAUCIER FAIRLEY ROAD SAUCIER MS 39574	
Map ID: 25B3 3 4		
Acct No: 1354-1		
Legal Description: CABIN POINT LOT 4 SEC 7 DB 342 PG 442 R/S		
Deed Book/Page: 342 / 442		
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



Property 11

Property Address

Owner Name/Address

MATTHEWS ROBERT B & DOROTHY L
5917 S W FIRST COURT
CAPE CORAL FL 33914

Map ID: 27B 128R 69

Acct No: 5185-1

Legal Description: RAGGED PT BEACH LOT 69 BK 28 SEC R
DB 290 PG 460

Deed Book/Page: 290 / 460

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: \$4,200

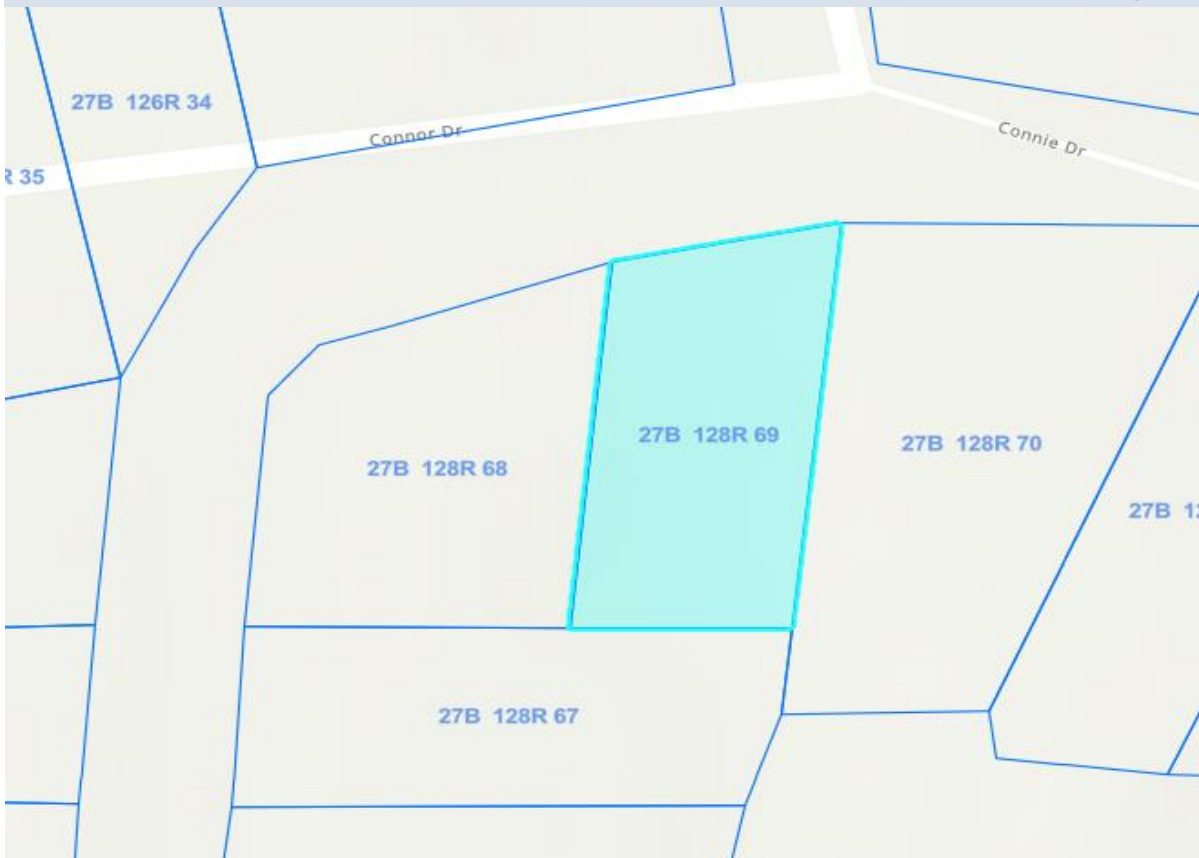
MH/Type:

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

Condition:

Review Date: 12/20/2021

Total Value: \$4,200



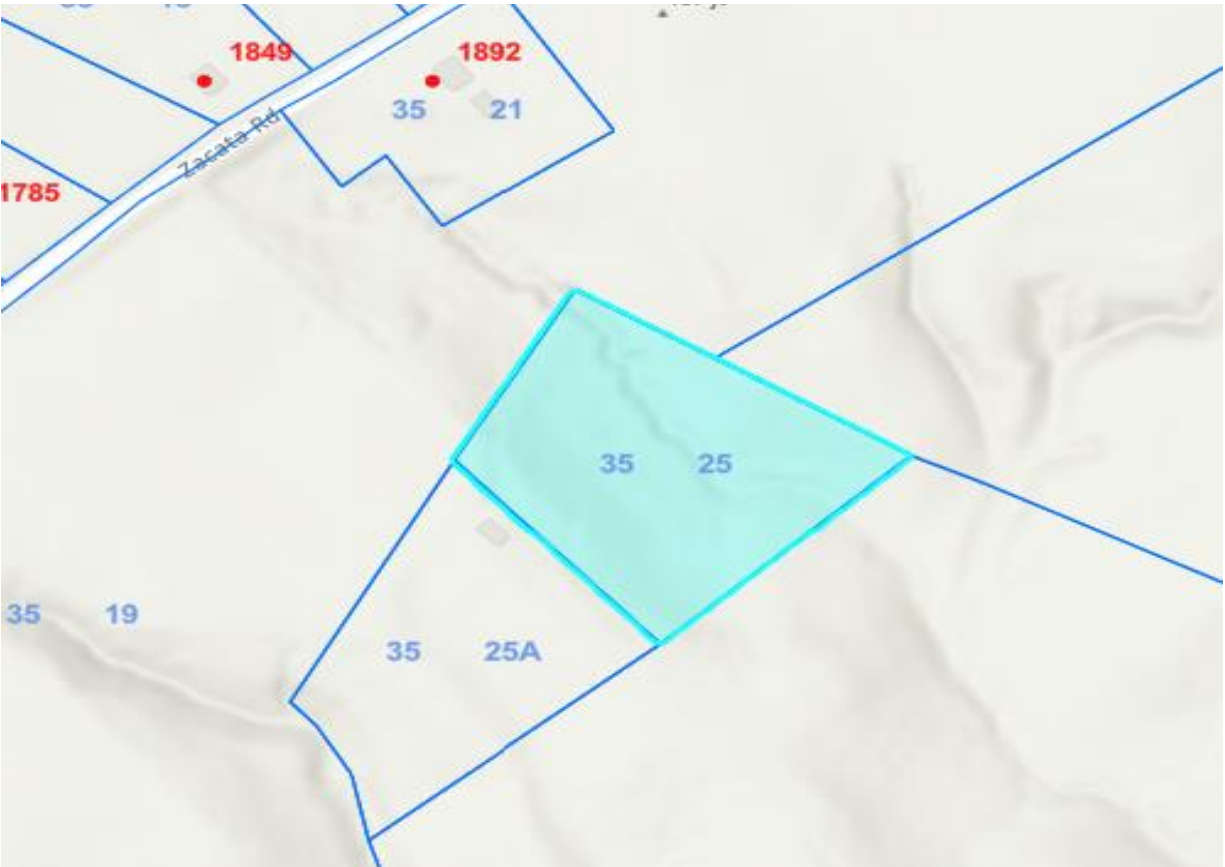
Property 12

Property Address	Owner Name/Address				
	CAVALIER DEVELOPMENT CO C/O MORRIS L & MYRTLE DODSON P O BOX 219				
Map ID:	6E 2 A 44 LANCASTER VA 22503				
Acct No:	13675-1				
Legal Description:	COLONIAL FOREST LOT 44 BK A SEC 2				
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:	\$10,000
MH/Type:		On Site Date:	06/02/2021	Total Improvements:	\$0
Condition:		Review Date:	12/20/2021	Total Value:	\$10,000



Property 13

REDEEMED



Property 14

Property Address **Owner Name/Address**
 ETHERIDGE DOROTHY H & JOHN BELL
 C/O JOHN ETHERIDGE JR
 17 E 34TH STREET

Map ID: 38B 2 5 13 RICHMOND VA 23224
Acct No: 2555-1

Legal Description: CALAIS - DBE LOT 13 BK 5 SEC 2
 DB155/542

Deed Book/Page: 0000 / No Page

Occupancy:
Dwelling Type:
 Use/Class: SNGL FAM RES-SUBURAN **Acreage:** 0.000

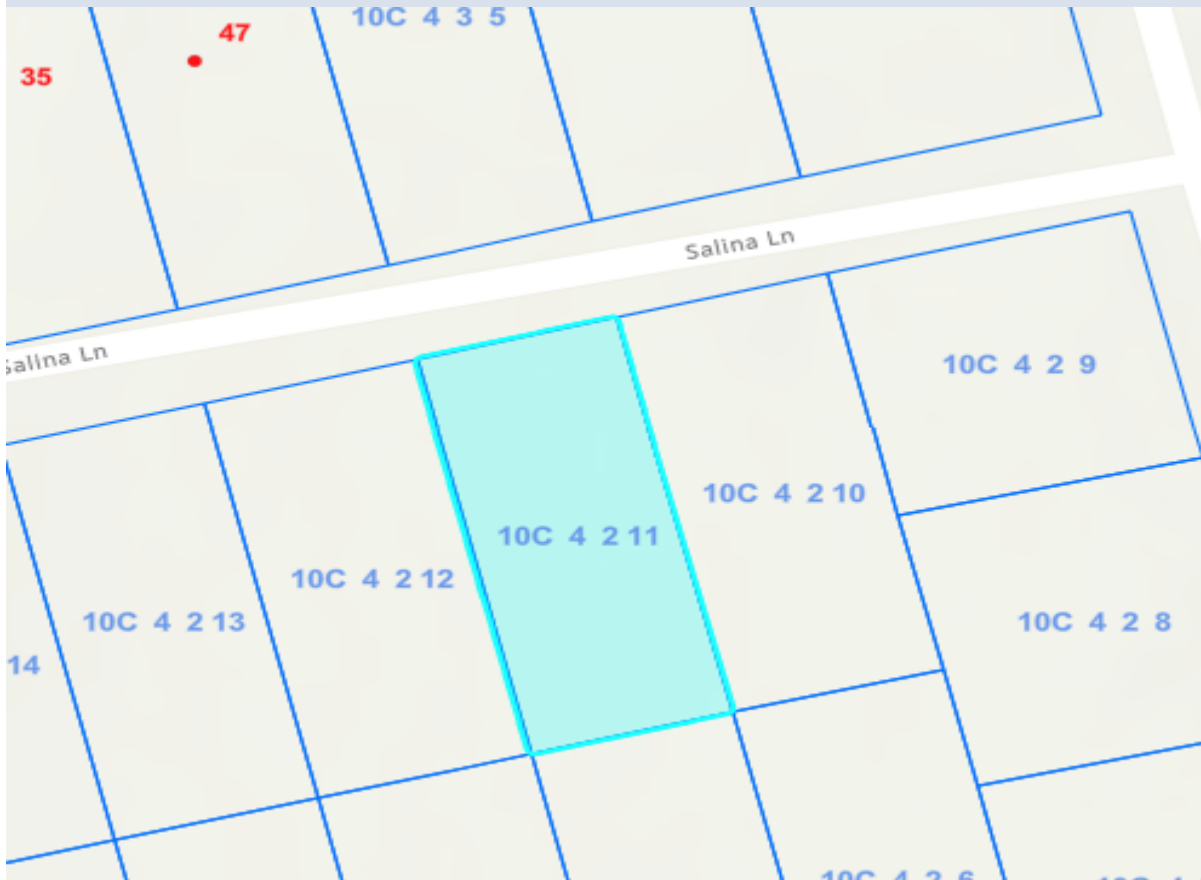
Year Assessed: 2022 **Year Built:** **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** \$0
District: 01 COPLE **Year Effective:** **Total Land:** \$3,800
MH/Type: **On Site Date:** 06/02/2021 **Total Improvements:** \$0
Condition: **Review Date:** 12/20/2021 **Total Value:** \$3,800

38B 2 6 17	38B 2 5 9	38B 1 1 8	38B 1 2 18
38B 2 6 19 136	38B 2 5 10	38B 1 1 9	38B 1 2 20
38B 2 6 21	38B 2 5 11	38B 1 1 10	38B 1 2 22 105
38B 2 6 23	38B 2 5 12	38B 1 1 11	38B 1 2 24
38B 2 6 25	38B 2 5 13	38B 1 1 12	38B 1 2 26
38B 2 6 27	38B 2 5 14	38B 1 1 13	38B 1 2 28
38B 2 6 29	38B 2 5 15	38B 1 1 14	38B 1 2 30
38B 2 6 31	38B 2 5 16		38B 1 2 32

Property 15

Property Address **Owner Name/Address**
FOSTER JOHN K TRUSTEE AND
ELIZABETH FOSTER TRUSTEE
34 ACCESO CIRCLE
Map ID: 10C 4 2 11 HOT SPRINGS VILLAGE AR 71909
Acct No: 14779-1
Legal Description: PBE ALBROUGH SEC 2 LOT 11 BK 2
DB 467 PG 594
Deed Book/Page: 467 / 594

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



Property 16

Property Address **Owner Name/Address**
FOSTER JOHN K TRUSTEE AND
ELIZABETH FOSTER TRUSTEE
34 ACCESO CIRCLE

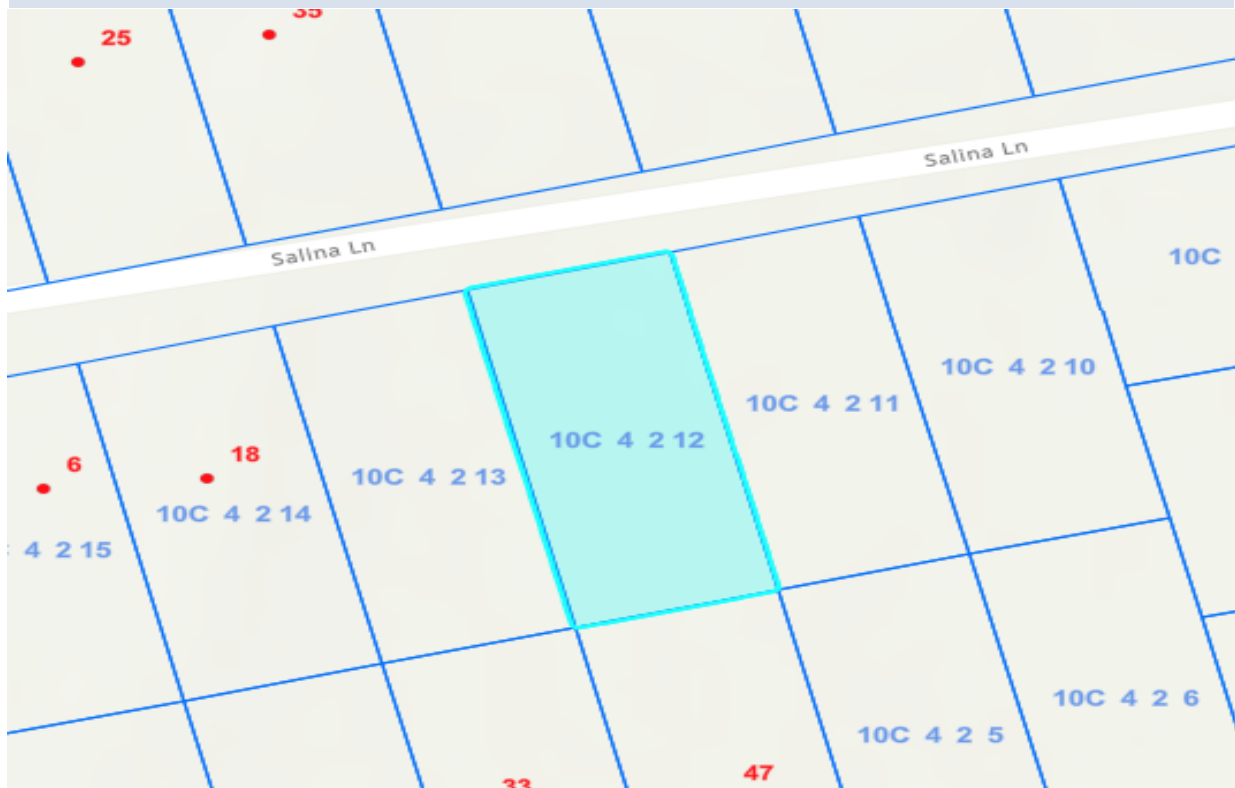
Map ID: 10C 4 2 12 HOT SPRINGS VILLAGE AR 71909
Acct No: 14780-1

Legal Description: PBE ALBROUGH SEC 2 LOT 12 BK 2
DB 467 PG 594

Deed Book/Page: 467 / 594

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



Property 17

Property Address

Owner Name/Address

SALISBURY HOMER L & DOROTHY I
1179 SUMNER AVENUE
SHENECTADY NY 12309

Map ID: 6E 1 2 43

Acct No: 18204-1

Legal Description: COLONIAL FOREST LOT 43 BK 2 SEC 1
DB 159 PG 586

Deed Book/Page: 159 / 586

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: \$800

MH/Type:

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

Condition:

Review Date: 12/20/2021

Total Value: \$800



Property 18

Property Address

Owner Name/Address

TROUP DAVID DEAN
PMB 135 1686 W KATELLA AVENUE
ANAHEIM CA 92802

Map ID: 10C 3 1 18

Acct No: 19101-1

Legal Description: PBE ALBROUGH SEC B 1 LOT 18 BK 1
DB 255 PG 612

Deed Book/Page: 255 / 612

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:

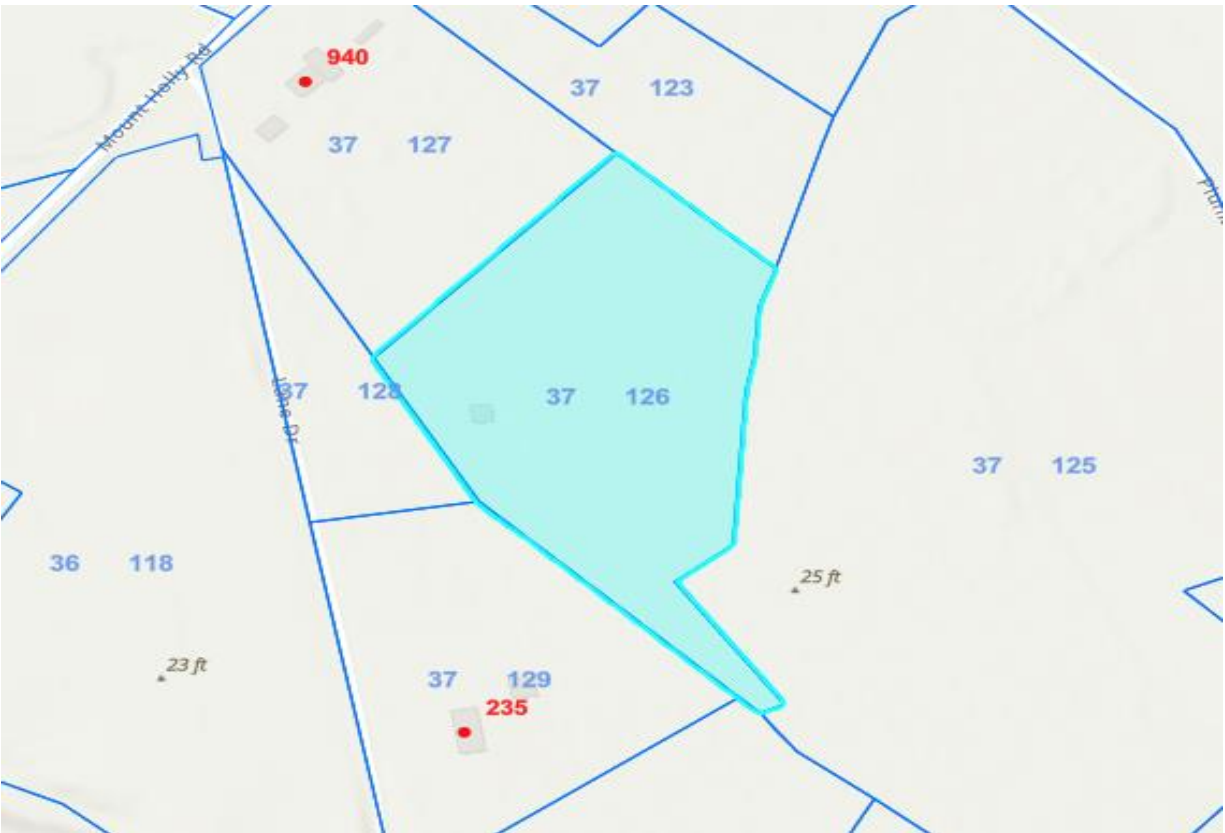
Review Date: 12/20/2021

Total Value: \$8,000



Property 19

REMOVED



Property 20

Property Address	Owner Name/Address	
	STRONG LOIS C KATHERINE LEE ATT IN FACT 8887 S LEWIS AVENUE APT 204	
Map ID: 27A 2 8M 65 TULSA OK 74137-3218		
Acct No: 4931-1		
Legal Description: RAGGED PT. BEACH LOT 65 BK 8 SEC M DB 817 PG 1191 211/45		
Deed Book/Page: 211 / 45		
Will Book/Page: 817 / 1191		
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: \$4,200
MH/Type:	On Site Date: 06/02/2021	Total Improvements: \$0
Condition:	Review Date: 12/20/2021	Total Value: \$4,200



Property 21*

Property Address	Owner Name/Address	
	BENSON JEANNIE M P O BOX 2212 HOT SPRINGS AR 71914	
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	Acreege: 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



Property 22*

Property Address
COX CARL SAMUEL
C/O PAMELA COX BANKS
407 TRUSLOW RD

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

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

