

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF MIDDLESEX, 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 **Historic Courthouse Board Room** located at **865 General Puller Highway, Saluda, Virginia 23149**, on **June 13, 2024 at 11:00 am**.

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be posted or announced by 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)	Tax Map No.	Account No.	TACS No.	Property Description
N1	Janet L. Culberson	41-9-4	2422	838963	off Timberneck Rd Unknown acreage Unimproved parcel
N2	Lillie Dippary	37A-1-47	2703	839010	corner to Pineview Dr & Coachpoint Rd Unknown acreage Unimproved parcel
N3	Forestree GM LLC	7-93	11402	838956	Jamaica Magisterial District +/- 5 acres Unimproved parcel
N4	Geo Peyton Est	NM-67	7618	162800	Unmapped on GIS +/- 6 acres Unimproved parcel
N5	Linda H. Robinson	19-7-23	4487	839081	near Burrells Marina Rd Unknown acreage Unimproved parcel
N6	Tre-Suz-Ann Development	38-7-A	15451	601015	Ashley Ct +/- 0.924 acre Unimproved parcel

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.

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.**

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 **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 full balance due must be received within seven (7) days following the auction closing (no later than June 20, 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 the County of Middlesex 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 the County of Middlesex. Questions concerning the registration and bidding process should be directed to the Auctioneer online at ForSaleAtAuction.biz, by email to jerry@forsaleatauction.biz or by phone to Jerry Bertram, at (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 real estate tax sale which closed on [DATE], 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 Middlesex 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. 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 [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, P.C.

Property #N1

Janet L. Culberson

Tax Map No. 41-9-4 • Account No. 2422

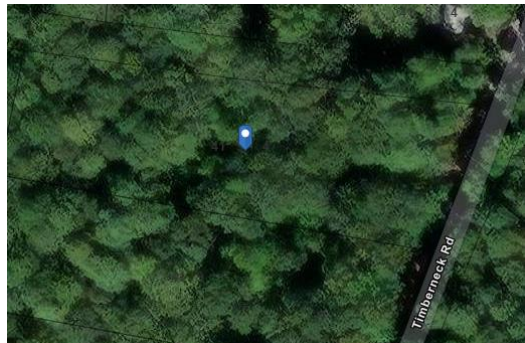
Property Information (Map: 41 9 4)

Owner	Legal Description
CULBERSON JANET L	STURGEON CREEK 41-4
Owner Address	LOT 4
8723 BLAIRWOOD RD B1	DB 71-387,273-652,,AFFIDAVIT 17-47
BALTIMORE, MD 21236	0000
Total Land Area	Zoned
Acres	R
Property Address	Prior Assessment
911 ADDRESS NOT ON FILE	\$4,000
	Magisterial District
	PINE TOP
	Will Bk/Pg (Instrument)
	17 / 47(17 0000047)
	Remarks
	WON'T PERK---WOODED FOR SALE-CD
	VEST 776-9271

Assessment Values (Map: 41 9 4)

[Return to Search](#)

No Building	0
Land Value:	\$4,000
Other Improvements:	\$0.00
Total Value:	\$4,000



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 Middlesex 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 Middlesex County records for official information.

Property #N2
 Lillie Dippary
 Tax Map No. 37A-1-47 • Account No. 2703

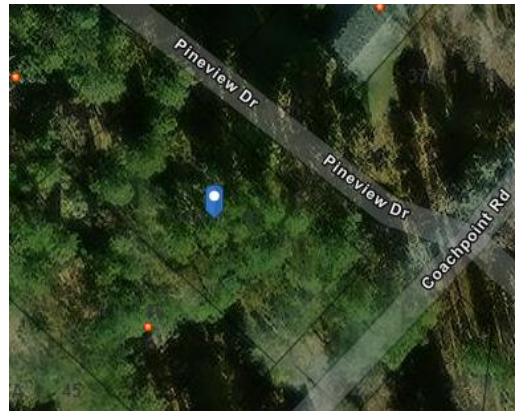
Property Information (Map: 37A 1 47)

<i>Owner</i>	<i>Legal Description</i>
DIPPARY LILLIE	P SHORES LOT 47 SEC H
<i>Owner Address</i>	DB 92-68
DECEASED	0000
, 0	<i>Zoned</i>
<i>Total Land Area</i>	R
Acres	<i>Prior Assessment</i>
	\$12,000
<i>Property Address</i>	<i>Magisterial District</i>
911 ADDRESS NOT ON FILE	PINE TOP
	<i>Deed Bk/Pg (Instrument)</i>
	92 / 68
	<i>Remarks</i>
	CORNER LOT, WOODED,

Assessment Values (Map: 37A 1 47)

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No Building	0
Land Value:	\$15,000
Other Improvements:	\$0.00
Total Value:	\$15,000



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Property #N3
 Forestree GM, LLC
 Tax Map No. 7-93 • Account No. 11402

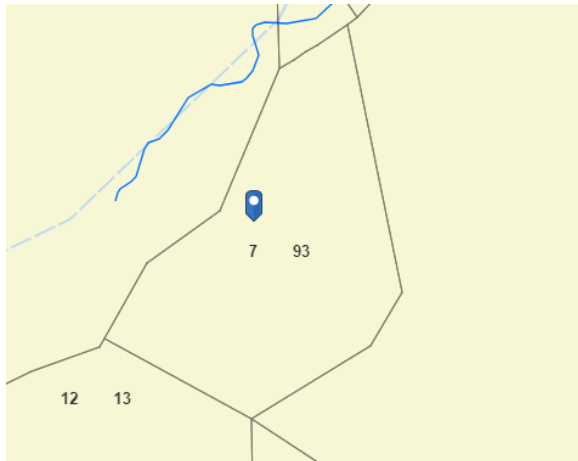
Property Information (Map: 7 93)

Owner	Legal Description
FORESTREE GM LLC	ISLAND
Owner Address	5.00 AC (LUCA)
99 HIGH STREET 26TH FLOOR	D109-97,130-72,196-473,299-1
BOSTON, MA 2110	D402-859,D14-1610
Total Land Area	Zoned
5.00 Acres	LDR
Property Address	Prior Assessment
911 ADDRESS NOT ON FILE	\$8,500
	Magisterial District
	JAMAICA
	Deed Bk/Pg (Instrument)
	14 / 1610(14 0001610)
	Remarks

Assessment Values (Map: 7 93)

[Return to Search](#)

No Building	0
Land Value:	\$8,500
Other Improvements:	\$0.00
Total Value:	\$8,500



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Property #N4

Geo Peyton Est

Tax Map No. NM-67 • Account No. 7618

Property Information (Map: NM 67)

Owner	Legal Description
PEYTON GEO EST	HEALYS
C/O CLEVELAND G PAYTON	6.00 AC
Owner Address	DB32-169
1002 MCVAY PL SE	Zoned
WASHINGTON, DC 20003	LDR
Total Land Area	Prior Assessment
6.00 Acres	\$3,000
Property Address	Magisterial District
911 ADDRESS NOT ON FILE	SALUDA
	Deed Bk/Pg (Instrument)
	32 / 169
	Remarks
	ON MAP 28 NEAR #93

Assessment Values (Map: NM 67)

[Return to Search](#)

No Building	0
Land Value:	\$3,000
Other Improvements:	\$0.00
Total Value:	\$3,000

Unmapped on GIS

Property #N5

Linda H. Robinson

Tax Map No. 19-7-23 • Account No. 4487

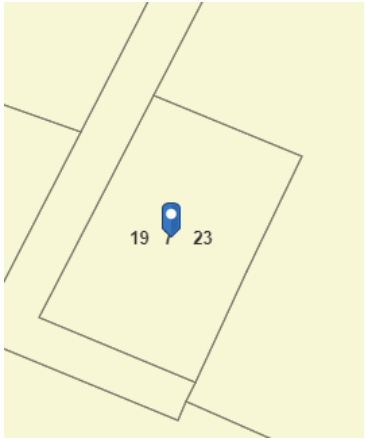
- Property Information (Map: 19 7 23)

Owner	Legal Description
ROBINSON LINDA H	BETH PAGE LOT 23
Owner Address	DB 104-588,235-260
3502 DELANO ST	0000
RICHMOND, VA 23224	Zoned
Total Land Area	LDR
Acres	Prior Assessment
Property Address	\$1,500
0 BURRELLS MARINA RD	Magisterial District
	SALUDA
	Deed Bk/Pg (Instrument)
	235 / 260
	Remarks
	ACCESS

- Assessment Values (Map: 19 7 23)

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No Building	0
Land Value:	\$1,500
Other Improvements:	\$0.00
Total Value:	\$1,500



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Property #N6
 Tre-Suz-Ann Development
 Tax Map No. 38-7-A • Account No. 15451

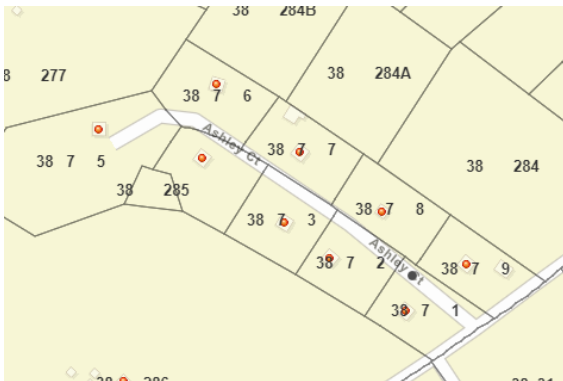
Property Information (Map: 38 7 A)

Owner	Legal Description
TRE-SUZ-ANN DEVELOPMENT	"ASHLEY COURT" FREESHADE
FOSTER MNG.CO,ROBERT O FOSTER PRES.	.0924 AC LOT A PUBLIC ST
Owner Address	Zoned
P O BOX 190	LDR
NORTH, VA 23128	Prior Assessment
Total Land Area	\$500
.0924 Acres	Magisterial District
Property Address	PINE TOP
911 ADDRESS NOT ON FILE	Deed Bk/Pg (Instrument)
	250 / 546
	Remarks
	LOT A PUBLIC STREET

Assessment Values (Map: 38 7 A)

[Return to Search](#)

No Building	0
Land Value:	\$500
Other Improvements:	\$0.00
Total Value:	\$500



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