

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF LANCASTER, 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 Meeting Room in the Lancaster County Administration Building**, located at **8311 Mary Ball Road, Lancaster, Virginia 22503** on **Thursday, August 15, 2024** at **10:00am**.

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be posted or announced by 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.	Account No.	TACS No.	Property Description
N1	Phillip J. Dwyer	25-84A	6398	438736	on Millenbeck Rd; 4 AC +/-; White Chapel Mag. Dist.: <i>USDA soil survey indicates Fallsington Fine Sandy Loam*</i>
N2	Jackie H. Harcum	20D-3-218	3368	641750	on Evergreen Dr.; Lot 218; Section III; Corrotoman-By-The-Bay; White Chapel Mag. Dist.: <i>USDA soil survey indicates Sassafras Fine Sandy Loam*</i>
N3	Larry H. Dublin	28D-8B	8653	493660	on Mary Ball Rd; Lot 2; 0.692 AC +/-; White Stone Mag. Dist.: <i>USDA soil survey indicates Sloping Sandy Land*</i>
N4	Lisa Gallagher-Donaho	20D-1-289	3108	295281	on Corrotoman Dr.; Lot 289; Section I; Corrotoman By The Bay; White Chapel Mag. District: <i>USDA soil survey indicates Steep Sandy Land*</i>
N5	Lisa Gallagher-Donaho	20D-1-290	3109	295281	on Corrotoman Dr.; Lot 290; Section I; Corrotoman By The Bay; White Chapel Mag. District: <i>USDA soil survey indicates Steep Sandy Land & Mixed Alluvial Land*</i>
N6	Lisa Gallagher-Donaho	20D-1-291	14402	295281	on Corrotoman Dr.; Lot 291; Section I; Corrotoman By The Bay; White Chapel Mag. District: <i>USDA soil survey indicates Steep Sandy Land & Mixed Alluvial Land*</i>

N7	Jeter E. Cox Estate	28-160	8536	881725	17049 Mary Ball Rd; 0.658 AC +/-; White Stone Mag. Dist: <i>USDA soil survey indicates Bertie Silt Loam*</i>
N8	Caroline Leigh Nelson	20D-4-520	3565	168706	corner of Corrotoman Dr. & Bayview Dr.; Lot 520; Section IV; Corrotoman-By-The-Bay; White Chapel Mag. Dist.: <i>USDA soil survey indicates Sassafras Loamy Fine Sand*</i>
N9	Caroline Leigh /Nelson/ Barden	20D-4-521	3566	168706	on Corrotoman Dr.; Lot 521; Section IV; Corrotoman-By-The-Bay; White Chapel Mag. Dist.: <i>USDA soil survey indicates Sassafras Loamy Fine Sand*</i>
N10	Caroline Leigh /Nelson/ Barden	20D-4-522	3567	168706	on Corrotoman Dr.; Lot 522; Section IV; Corrotoman-By-The-Bay; White Chapel Mag. Dist.: <i>USDA soil survey indicates Sassafras Loamy Fine Sand*</i>

***No guarantees are made as to percolation rates or suitability of soil for use with septic systems of any kind. Estimates of soil characteristics given above are taken from the United States Department of Agriculture soil survey records and are for informational purposes only. No guarantee is made for the accuracy of soil survey estimates. An independent soil test is suggested in order to determine soil type, characteristics, and suitability for use with septic systems.**

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, 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 <https://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 contact Big Red Auctions, at (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 August 22, 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 Lancaster 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 Lancaster. Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://bigredauctions.hibid.com/>, by email to Bigredauctioneer@gmail.com or by phone to Brad Smith, at (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 804-548-4418, 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 ACKNOWLEDGEMENT AND
CONTRACT OF SALE**

At that certain real estate tax sale which closed on Thursday, August 15, 2024, 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 Lancaster 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 (August 15, 2024). 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 15th day of August, 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 N1* - Phillip J. Dwyer

Tax Map Number: 25-84A

Account Number: 6398

Acreage: 4 +/-

Property Description: on Millenbeck Rd; White Chapel Mag. Dist.

Land Value: \$10,000 Improvement Value: \$0.00 Total Value: \$10,000

Parcel Number:	25 84A
Owner Name:	DWYER PHILIP J
Address:	C/O CARROLL DRAKE
	16332 SW 14TH CT
	OCALA FL 34473
Property Description:	MILLENBECK 4 AC
Acreage:	4.000
Land Value:	10000
Improvements Value:	0
Total Value:	10000
Deed Book/Page:	312/0417



Property N2* - Jackie H. Harcum

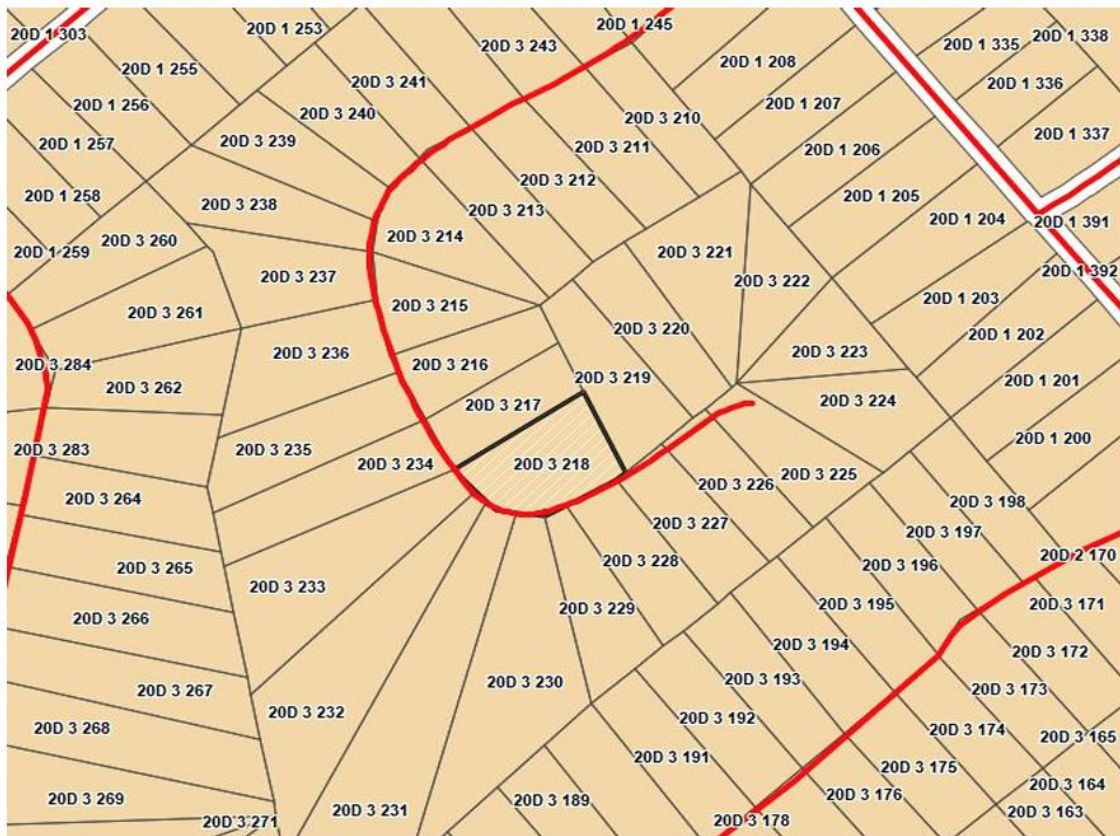
Tax Map Number: 20D-3-218

Account Number: 3368

Property Description: on Evergreen Dr.; Lot 218, Section III,
Corrotoman-By-The-Bay; White Chapel Mag. Dist.

Land Value: \$4,000 Improvement Value: \$0.00 Total Value: \$4,000

Parcel Number:	20D 3 218
Owner Name:	HARCUM JACKIE H & BRENDA L
Address:	4712 81ST ST
	NEWPORT NEWS VA 23605
Property Description:	CORROTOMAN BY THE BAY LOT
Acreage:	.000
Land Value:	4000
Improvements Value:	0
Total Value:	4000
Deed Book/Page:	246/0455



Property N3* - Larry H. Dublin

Tax Map Number: 28D-8B

Account Number: 8653

Acreage: 0.692 +/-

Property Description: on Mary Ball Rd; Lot 2; White Stone Mag. Dist.

Land Value: \$9,000 Improvement Value: \$0.00 Total Value: \$9,000

Parcel Number:	28D 8B
Owner Name:	DUBLIN LARRY H & GWENDOLYN L
Address:	P O BOX 732
	KILMARNOCK VA 22482
Property Description:	OLD MORGAN E NORRIS SCH
Acreage:	.692
Land Value:	9000
Improvements Value:	0
Total Value:	9000
Instrument Number:	LR 2002 0001567
Date Last Sold:	05/21/2002
Grantor:	LANGFORD JACQUELYN
Selling Price:	6000



Property N4* - Lisa Gallagher-Donaho

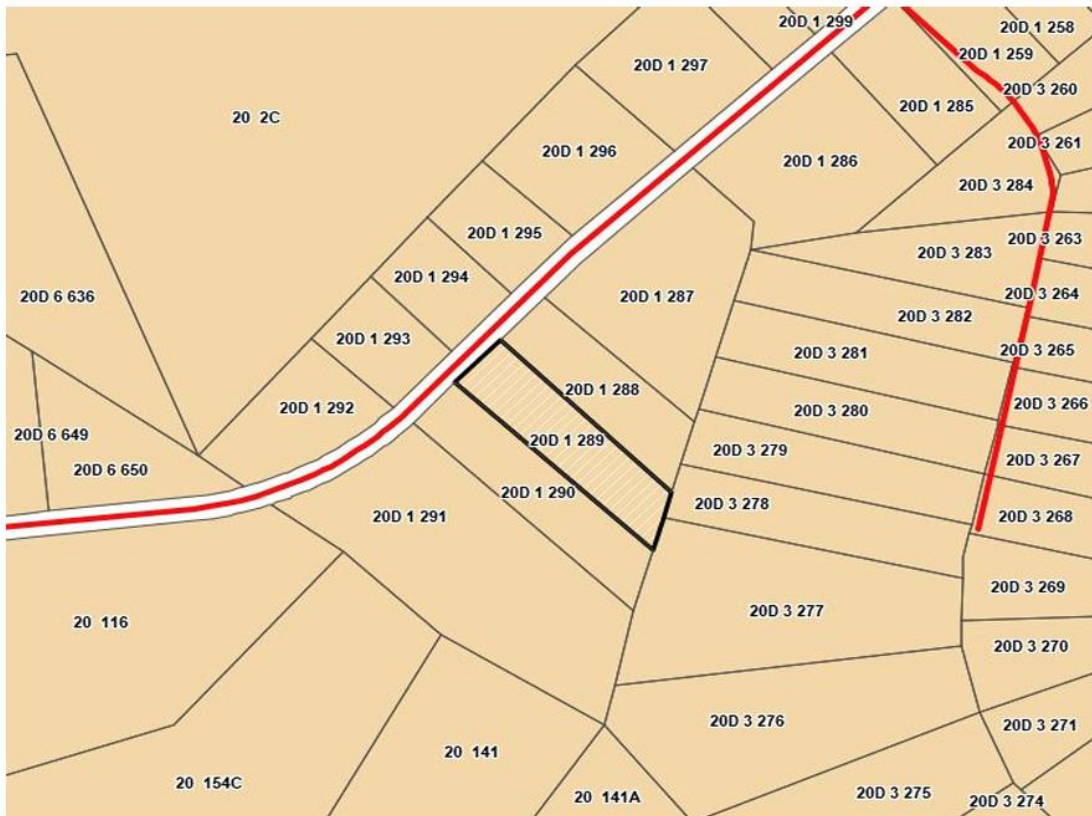
Tax Map Number: 20D-1-289

Account Number: 3108

Property Description: on Corrotoman Dr.; Lot 289, Section I,
Corrotoman By The Bay; White Chapel Mag. Dist.

Land Value: \$4,000 Improvement Value: \$0.00 Total Value: \$4,000

Parcel Number:	20D 1 289
Owner Name:	GALLAGHER-DONAHO LISA & EQUITY TRUST CO CUSTODIAN F/T/B/O L GALLAGHER-
Address:	DONAHO IRA 4326 WINTERODE WAY NOTTINGHAM MD 21236
Property Description:	CORROTOMAN BY THE BAY
Acreage:	.000
Land Value:	4000
Improvements Value:	0
Total Value:	4000
Instrument Number:	LR 2006 0003119
Date Last Sold:	10/05/2006
Grantor:	MARTIN JEANNIE T
Selling Price:	28000
	Selling price reflects sale of two or more parcels



Property N6* - Lisa Gallagher-Donaho

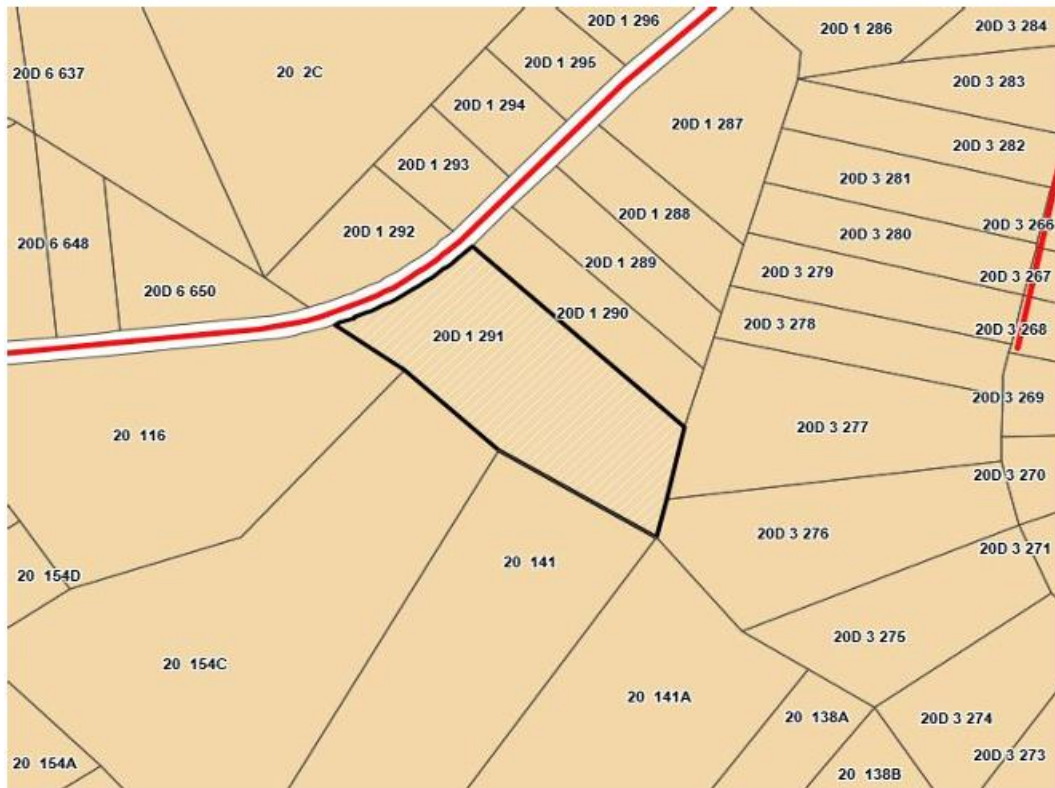
Tax Map Number: 20D-1-291

Account Number: 14402

Property Description: on Corrotoman Dr.; Lot 291, Section I,
Corrotoman By The Bay; White Chapel Mag. Dist.

Land Value: \$8,000 Improvement Value: \$0.00 Total Value: \$8,000

Parcel Number:	20D 1 291
Owner Name:	GALLAGHER-DONAHO LISA & EQUITY TRUST CO CUSTODIAN F/T/B/O L GALLAGHER-
Address:	DONAHO IRA 4326 WINTERODE WAY NOTTINGHAM MD 21236
Property Description:	CORROTOMAN BY THE BAY
Land Value:	8000
Improvements Value:	0
Total Value:	8000
Instrument Number:	LR 2006 0003119
Date Last Sold:	10/05/2006
Grantor:	MARTIN JEANNIE T
Selling Price:	28000
	Selling price reflects sale of two or more parcels



Property N7* - Jeter E. Cox Estate

Tax Map Number: 28-160

Account Number: 8536

Acreage: 0.658 +/-

Property Address: 17049 Mary Ball Road

Land Value: \$12,000 Improvement Value: \$0.00 Total Value: \$12,000

Parcel Number: 28 160
Owner Name: COX JETER E EST & MARY E SMITH
Address: C/O EARL S COX
540 PORTER ST
VALLEJO CA 94590
Property Address: 17049 MARY BALL RD
Description: DYMERS CREEK .658 AC
Acreage: .658
Land Value: 12000
Improvements Value: 0
Total Value: 12000
Deed Book/Page: 96/0353
Instrument Number: 0

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Property N8* - Caroline Leigh Nelson

Tax Map Number: 20D-4-520

Account Number: 3565

Property Description: Corner of Corrotoman Dr. & Bayview Dr.; Lot 520, Section IV, Corrotoman-By-The-Bay; White Chapel Mag. Dist.

Land Value: \$10,000 Improvement Value: \$0.00 Total Value: \$10,000

Parcel Number:	20D 4 520	Save Report as PDF File
Owner Name:	NELSON CAROLINE LEIGH	
Address:	10350 IRON MILL RD NORTH CHESTERFIELD VA 23235	
Description:	CORROTOMAN BY THE BAY LOT	
Acreage:	.000	
Land Value:	10000	
Improvements Value:	0	
Total Value:	10000	
Instrument Number:	LR 2004 0003514	
Grantor:	BARDEN MARON W JR & DIANE E	



Property N9* - Caroline Leigh /Nelson/ Barden

Tax Map Number: 20D-4-521

Account Number: 3566

Property Description: on Corrotoman Dr.; Lot 521, Section IV, Corrotoman-By-The-Bay; White Chapel Mag. Dist.

Land Value: \$5,000 Improvement Value: \$0.00 Total Value: \$5,000

Parcel Number:	20D 4 521	Save Report as PDF File
Owner Name:	BARDEN CAROLINE LEIGH /NELSON/	
Address:	10350 IRON MILL RD NORTH CHESTERFIELD VA 23235	
Description:	CORROTOMAN BY THE BAY LOT	
Acreage:	.000	
Land Value:	5000	
Improvements Value:	0	
Total Value:	5000	
Instrument Number:	LR 2004 0003513	
Grantor:	GARLAND MICHAEL EARL & CAROLINE	



Property N10* - Caroline Leigh /Nelson/ Barden

Tax Map Number: 20D-4-522

Account Number: 3567

Property Description: on Corrotoman Dr.; Lot 522, Section IV, Corrotoman-By-The-Bay; White Chapel Mag. Dist.

Land Value: \$10,000 Improvement Value: \$0.00 Total Value: \$10,000

Parcel Number: 20D 4 522
Owner Name: BARDEN CAROLINE LEIGH /NELSON/
Address: 10350 IRON MILL RD
NORTH CHESTERFIELD VA 23235
Description: CORROTOMAN BY THE BAY LOT
Acreage: .000
Land Value: 10000
Improvements Value: 0
Total Value: 10000
Instrument Number: LR 2004 0003513
Grantor: GARLAND MICHAEL EARL & CAROLINE

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