

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF KING WILLIAM, 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 **King William County Boardroom, 180 Horse Landing Road, King William, Virginia 23086**, on **September 6, 2024 at 1:00 pm**.

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be posted or announced 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)	Tax Map No.	TACS No.	Property Description
N1	Fary Annie Carlton	69A2-88-1248	706954	H St Lots 1248 1249 1250 Town of West Point
N2	W E Reid	69A1-34-446A	707018	7th St Lot 446A (Half Lot) Town of West Point
N3	Cecilia R. Bradley	69A1-51-703	707016	11th St Lot 703 & 703A Town of West Point
N4	Margaret H. Richardson	69A1-7-57A	706920	2nd St Lot 57A Town of West Point

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 **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 (540) 899-1776 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 September 13, 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 King William 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 King William. 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 (540) 899-1776. 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 804-506-3107, 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 Friday, September 6, 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 King William 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 (September 6, 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 6th day of September, 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

N1	Fary Annie Carlton	69A2-88-1248	706954	H St Lots 1248 1249 1250
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Ownership

Owner Name: FARY ANNIE CARLTON

Mailing Address: 551 KINGTOWN RD

Owner Name 2: N/A

Mailing City ST Zip: SHACKLEFORDS VA 23156-2077

Owner Name 3: N/A

Building Information

Year Built: N/A

Number of Rooms: N/A

Occupancy Type: VACANT

Number of Bedrooms: N/A

Class Type: Urban Residential

Number of Full Baths: N/A

Structure Type: N/A

Number of Half Baths: N/A

Stories: N/A

Number of Chimneys: N/A

Number of Fireplaces: N/A

Parcel Information

Parcel Address: 0 Unassigned

Parcel ID: 69A2-88-1248

Parcel City ST Zip: N/A

Total Acres: N/A

Description 1: H ST LOTS 1248 1249 1250

Deed Book: 0

Description 2: Sd-1

Deed Page: 0

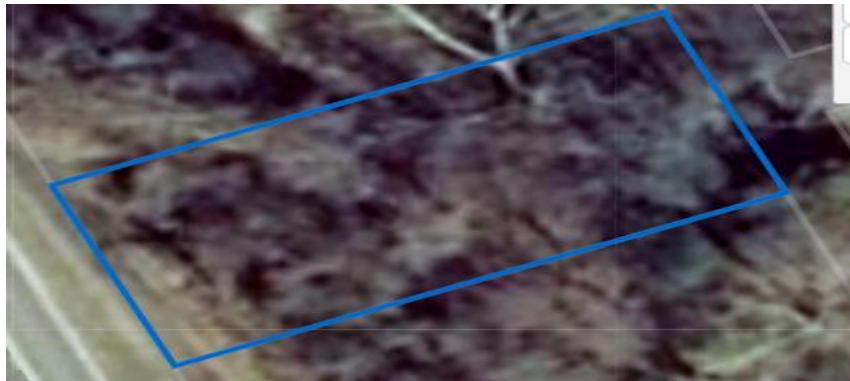
Valuation

Land: \$10,500

Building: N/A

Improvements: N/A

Total: \$10,500



DISCLAIMER: The information on this page is NOT to be used as a LEGAL DOCUMENT. The map information displayed is believed to be accurate, but accuracy is not guaranteed.

N2	W E Reid	69A1-34-446A	707018	7th St Lot 446A (Half Lot) Town of West Point
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Parcel Information

Parcel Address: 0 Unassigned
Parcel ID: 69A1-34-446A
Parcel City ST Zip: N/A
Total Acres: 0.000023
Description 1: 7TH ST LOT 446A (HALF LOT)
Deed Book: 0
Description 2: B-2 General Business
Deed Page: 0

Valuation

Land: \$12,500
Building: N/A
Improvements: N/A
Total: \$12,500

Ownership

Owner Name: REID W E
Mailing Address: P O BOX 85
Owner Name 2: N/A
Mailing City ST Zip: WEST POINT VA 23181-0048
Owner Name 3: C/O PHILLIP BRADLEY

Building Information

Year Built: N/A
Number of Rooms: N/A
Occupancy Type: VACANT
Number of Bedrooms: N/A
Class Type: Commercial
Number of Full Baths: N/A
Structure Type: N/A
Number of Half Baths: N/A
Stories: N/A
Number of Chimneys: N/A
Number of Fireplaces: N/A



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N3	Cecilia R. Bradley	69A1-51-703	707016	11th St Lot 703 & 703A
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Parcel Information

Parcel Address: 0 Unassigned
Parcel ID: 69A1-51-703
Parcel City ST Zip: N/A
Total Acres: N/A
Description 1: 11TH ST LOT 703 & 703A
Deed Book: 0
Description 2: R-4
Deed Page: 0

Valuation

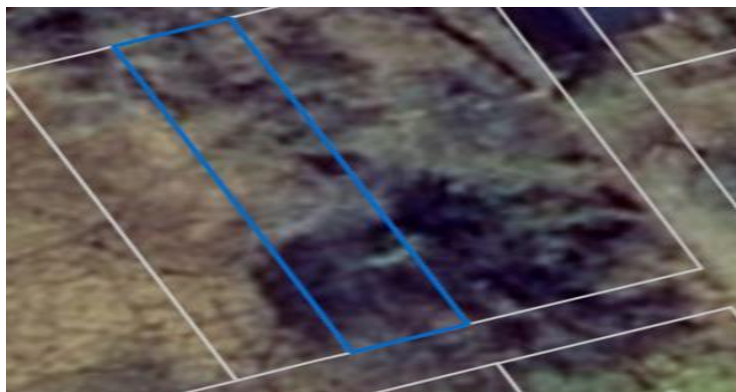
Land: \$4,800
Building: N/A
Improvements: N/A
Total: \$4,800

Ownership

Owner Name: BRADLEY CECILIA R
Mailing Address: 5057 W RUNNING BROOK RD
Owner Name 2: N/A
Mailing City ST Zip: COLUMBIA MD 21044-1537
Owner Name 3: N/A

Building Information

Year Built: N/A
Number of Rooms: N/A
Occupancy Type: VACANT
Number of Bedrooms: N/A
Class Type: Urban Residential
Number of Full Baths: N/A
Structure Type: N/A
Number of Half Baths: N/A
Stories: N/A
Number of Chimneys: N/A
Number of Fireplaces: N/A



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N4	Margaret H. Richardson	69A1-7-57A	706920	2nd St Lot 57A
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Parcel Information

Parcel Address: 0 Unassigned	Parcel ID: 69A1-7-57A
Parcel City ST Zip: N/A	Total Acres: N/A
Description 1: 2ND ST LOT 57A	Deed Book: 0
Description 2: R-4	Deed Page: 0

Valuation

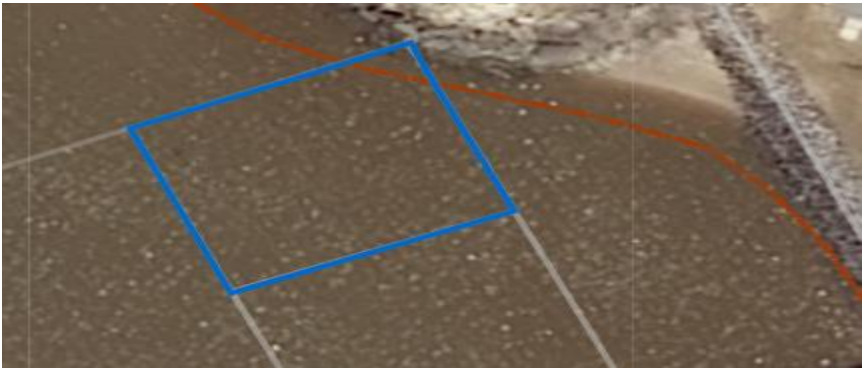
Land: \$1,200
Building: N/A
Improvements: N/A
Total: \$1,200

Ownership

Owner Name: RICHARDSON MARGARET H	Mailing Address: P O BOX 112
Owner Name 2: N/A	Mailing City ST Zip: PERRYVILLE AK 99648-0112
Owner Name 3: N/A	

Building Information

Year Built: N/A	Number of Rooms: N/A
Occupancy Type: VACANT	Number of Bedrooms: N/A
Class Type: Urban Residential	Number of Full Baths: N/A
Structure Type: N/A	Number of Half Baths: N/A
Stories: N/A	Number of Chimneys: N/A
	Number of Fireplaces: N/A



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