

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Northumberland, 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 Northumberland Courthouse, 220 Judicial Place, Heathsville, Virginia, on November 7, 2024 at 11:00am.**

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 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	Tax Map	TACS No.	Property Description
J1	Thomas Lee & William M. Sebra	37-(1)-216-G	806034	REDEEMED
J2	Peter M. A. Burls	44-(1)-8A	498363	646 Sandy Point Road, Heathsville, 0,6 acre +/-
J3	Charles A. Myers, Sr.	7-(1)-126-A	839786	2.17 acres +/- on Lively Hope Road, Lottsburg
J4	Carroll H. Cockrell	38-(1)-255	839783	2.5 acres +/- on Blackberry Road, Reedville

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 \$150.00, 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. If any interested bidders are unable to attend 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 deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than November 14, 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 Northumberland 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 Northumberland County 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 , 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

J1

REDEEMED

J2

Parcel Information

Parcel Record Number (PRN) **18630001** District **WICOMICO DISTRICT**

Account Name **BURLS PETER M A**

Account Name2

Care Of

Address1 **P O BOX 404**

Address2

City, State Zip **DELTAVILLE, VA 230430404**

Business Name

E911 Address(es) **646 SANDY POINT RD**

Map Number

Map Insert	Double Circle	Block	Parcel Number
44	1		008A

Total Acres **0.6**

Assessed Values

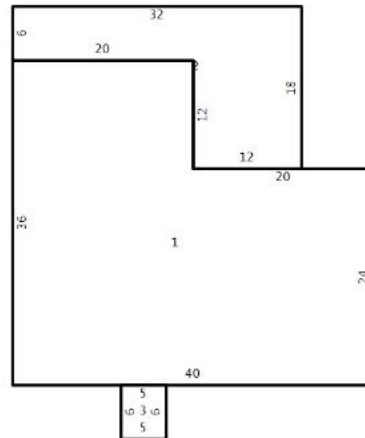
Type	Current Value (2024)	Previous Value (2023)
Land	\$10,000	\$10,000
Main Structures	\$5,100	\$5,100
Other Structures	\$0	\$0
TOTALS	\$15,100	\$15,100

Main Structure 1	Rooms	5	Deprec Schedule	RES UNSOUND DEPR
	Bedrooms	3	Heated Sq Ft	1,200
	Cost/Heated SqFt	\$3.27	Constr Style	DOUBLE WIDE

Main Structure Photo



Main Structure Sketch



J3

Parcel Information

Parcel Record Number (PRN) **20959001** District **LOTTSBURG DISTRICT**

Account Name **MYERS CHARLES A SR**

Account Name2

Care Of

Address1 **2003 NORTHEAST AVE**

Address2

City, State Zip **HALETHORPE, MD 21224**

Business Name

E911 Address(es) **0 LIVELY HOPE RD**

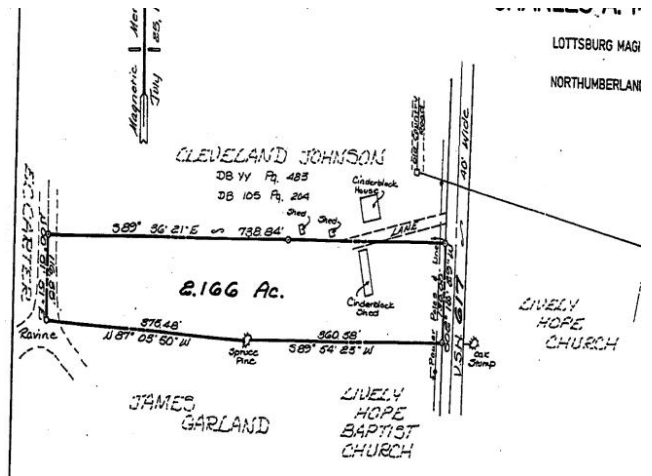
Map Number

Map Insert **07** Double Circle **1** Block Parcel Number **126A**

Total Acres **2.17**

Assessed Values

Type	Current Value (2024)	Previous Value (2023)
Land	\$18,000	\$18,000
Main Structures	\$0	\$0
Other Structures	\$0	\$0
TOTALS	\$18,000	\$18,000



Land Segments

Seg	Description	Avg Cost/Acre	Size	AdjRate	Value
1	WOODLAND (2000 - 4000)	3000.00	1.17	\$3,000	\$3,510
2	B/S - LOT (1500-26000)	14500.00	1.00	\$14,500	\$14,500

J4

Parcel Information

Parcel Record Number (PRN) **23970001** District **FAIRFIELDS DISTRICT**

Account Name **COCKRELL CARROLL H**

Account Name2

Care Of **C/O BRYANT ALICE C**

Address1 **2076 LIGHTHOUSE VIEW**

Address2

City, State Zip **HEATHSVILLE, VA 22473**

Business Name

E911 Address(es) No data to display

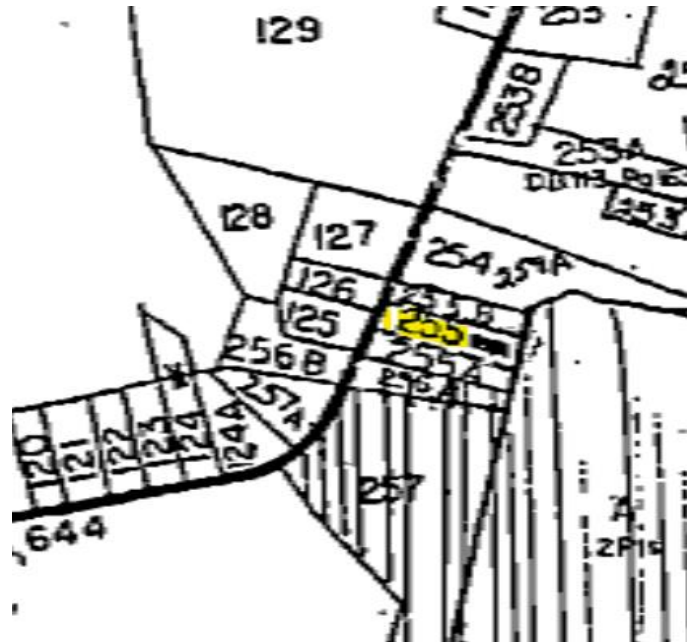
Map Number

Map Insert	Double Circle	Block	Parcel Number
38	1		255

Total Acres **2.5**

Assessed Values

Type	Current Value (2024)	Previous Value (2023)
Land	\$20,500	\$20,500
Main Structures	\$0	\$0
Other Structures	\$0	\$0
TOTALS	\$20,500	\$20,500



Land Segments

Seg	Description	Avg Cost/Acre	Size	AdjRate	Value
1	B/S - LOT (1500-26000)	14500.00	1.00	\$14,500	\$14,500
2	OPEN LAND (3000 - 4000)	4000.00	1.50	\$4,000	\$6,000