

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF NORTHUMBERLAND, 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 **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 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
N1	Erich A. & Erika M. Lorenz	11-B(12)-10	806045	State Route 751, Bay Quarter Shores Lots 10 Section L
N2	Erich A. & Erika M. Lorenz	11-B(12)-11	806045	State Route 751 Bay Quarter Shores Lot 11 Section L
N3	Erich A. & Erika M. Lorenz	11-B(14)-25	806045	Cod Creek Drive, Bay Quarter Shores Lot No. 25 Section O
N4	Erich A. & Erika M. Lorenz	11-B(14)-26	806045	Cod Creek Drive, Bay Quarter Shores Lot No. 26 Section O
N5	Brian Howard Myers, Sr.	8-(1)-24-C	716748	Hill Road off of Callao-Village Highway, Lot 1
N6	Thomas Lee & William M. Sebra	37-(7)-B	819519	0.17 acre +/- right of way near Whay’s Creek, Fairfields
		37-(7)-C		0.06 acre +/- right of way near Whay’s Creek, Fairfields

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 **bigredauctions.hibid.com**. 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 full balance due must be received 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. Questions concerning the registration and bidding process should be directed to the Auctioneer at 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

N1

Parcel Information

Parcel Record Number (PRN) **24878001** District **HEATHSVILLE DISTRICT**

Account Name **LORENZ ERICH A OR ERIKA M**

Account Name2

Care Of

Address1 *****

Address2

City, State Zip

Business Name

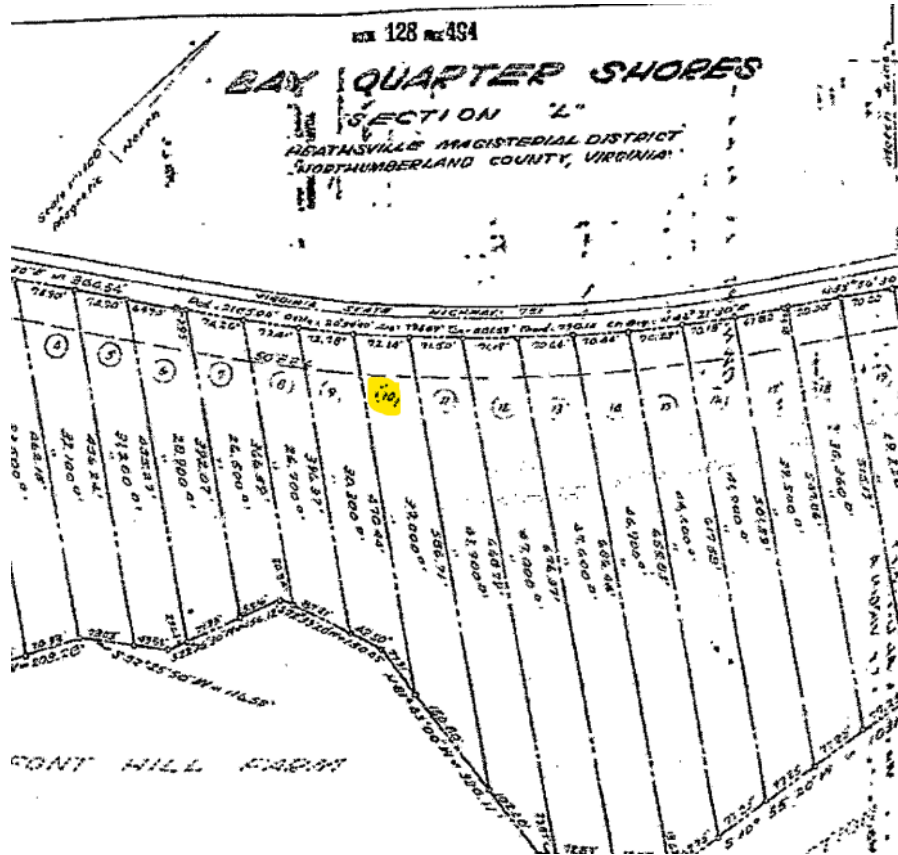
E911 Address(es) No data to display

Map Number

Map Insert	Double Circle	Block	Parcel Number
11B	12		010

Assessed Values

Type	Current Value (2024)	Previous Value (2023)
Land	\$12,300	\$12,300
Main Structures	\$0	\$0
Other Structures	\$0	\$0
TOTALS	\$12,300	\$12,300



N2

Parcel Information

Parcel Record Number (PRN) **24878002** District **HEATHSVILLE DISTRICT**

Account Name **LORENZ ERICH A OR ERIKA M**

Account Name2

Care Of

Address1 *****

Address2

City, State Zip

Business Name

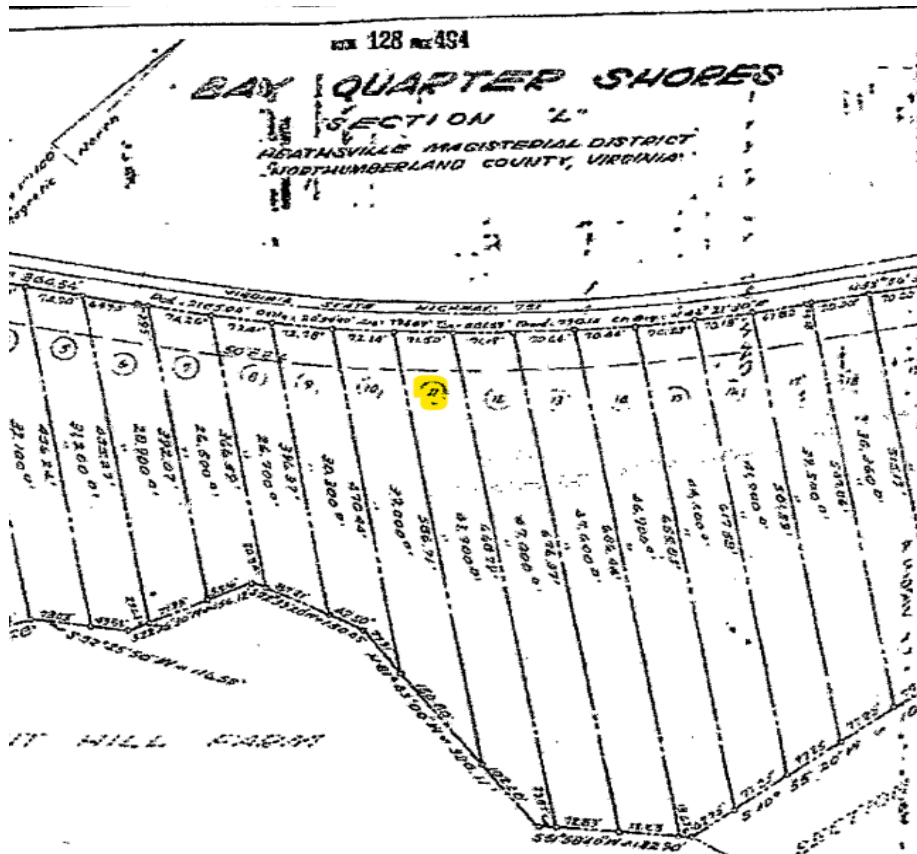
E911 Address(es) No data to display

Map Number

Map Insert **11B** Double Circle **12** Block Parcel Number **011**

Assessed Values

Type	Current Value (2024)	Previous Value (2023)
Land	\$14,600	\$14,600
Main Structures	\$0	\$0
Other Structures	\$0	\$0
TOTALS	\$14,600	\$14,600



N3

Parcel Information

Parcel Record Number (PRN) **24878003** District **HEATHSVILLE DISTRICT**

Account Name **LORENZ ERICH A OR ERIKA M**

Account Name2

Care Of

Address1 *****

Address2

City, State Zip

Business Name

E911 Address(es) No data to display

Assessed Values

Type	Current Value (2024)	Previous Value (2023)
Land	\$8,100	\$8,100
Main Structures	\$0	\$0
Other Structures	\$0	\$0
TOTALS	\$8,100	\$8,100

Map Number

Map Insert **11B** Double Circle **14** Block Parcel Number **025**



N4

Parcel Information

Parcel Record Number (PRN) **24878004** District **HEATHSVILLE DISTRICT**

Account Name **LORENZ ERICH A OR ERIKA M**

Account Name2

Care Of

Address1 *****

Address2

City, State Zip

Business Name

E911 Address(es) No data to display

Map Number

Map Insert **11B** Double Circle **14** Block Parcel Number **026**

Assessed Values

Type	Current Value (2024)	Previous Value (2023)
Land	\$5,700	\$5,700
Main Structures	\$0	\$0
Other Structures	\$0	\$0
TOTALS	\$5,700	\$5,700



N5

Parcel Information

Parcel Record Number (PRN) **20967001** District **LOTTSBURG DISTRICT**

Account Name **MYERS BRIAN HOWARD SR**

Account Name2

Care Of

Address1 **2080 HIGHWAY Y**

Address2

City, State Zip **NORWOOD, MO 657179118**

Business Name

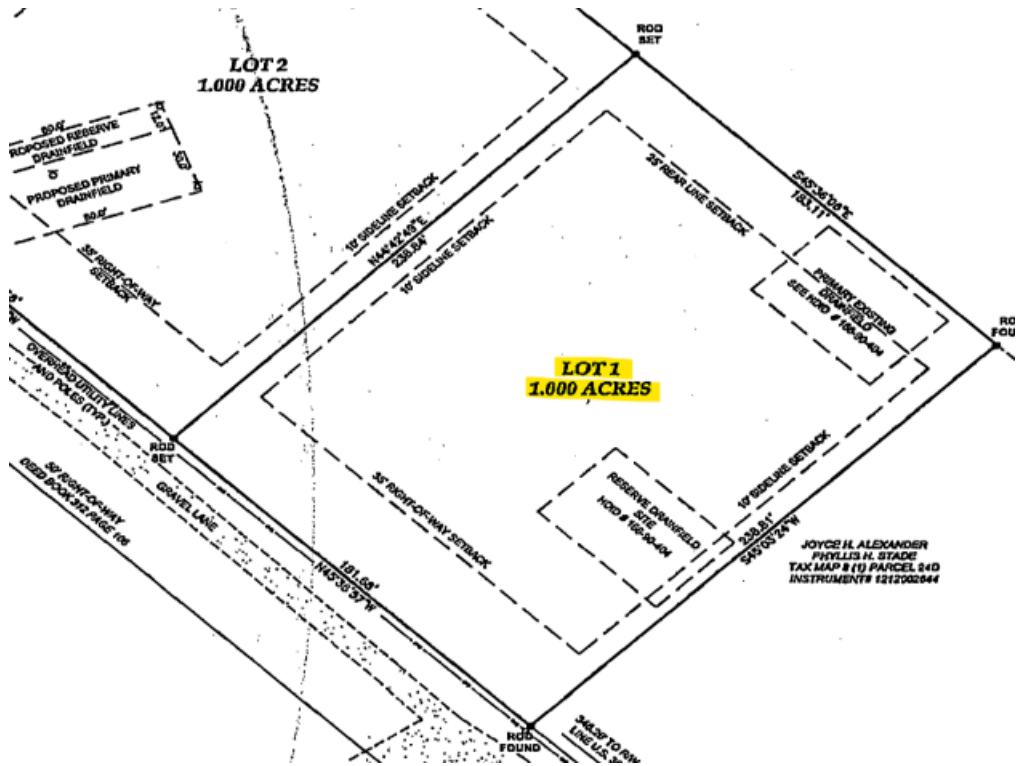
E911 Address(es) **0 HILL RD**

Map Number

Map Insert	Double Circle	Block	Parcel Number
08	1		024C

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



N6

Parcel Information

Parcel Record Number (PRN) **18025002** District **FAIRFIELDS DISTRICT**

Account Name **SEBRA THOMAS L AND**

Account Name2 **WILLIAM M SEBRA ETAL**

Care Of

Address1 **234 JEFFERSON RD LOT 96**

Address2

City, State Zip **HOLTS SUMMIT, MO 65043**

Business Name

E911 Address(es) No data to display

Map Number

Map Insert **37** Double Circle **7** Block Parcel Number **B**

Assessed Values

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

Land Segments

Seg	Description	Avg Cost/Acre	Size	AdjRate	Value
1	RIGHT OF WAY (375 - 6000)	2874.00	.17	\$0	\$500

Parcel Information

Parcel Record Number (PRN) **18025003** District **FAIRFIELDS DISTRICT**

Account Name **SEBRA THOMAS L AND**

Account Name2 **WILLIAM M SEBRA ETAL**

Care Of

Address1 **234 JEFFERSON RD LOT 96**

Address2

City, State Zip **HOLTS SUMMIT, MO 65043**

Business Name

E911 Address(es) No data to display

Map Number

Map Insert **37** Double Circle **7** Block Parcel Number **C**

Assessed Values

Type	Current Value (2024)	Previous Value (2023)
Land	\$200	\$200
Main Structures	\$0	\$0
Other Structures	\$0	\$0
TOTALS	\$200	\$200

Land Segments

Seg	Description	Avg Cost/Acre	Size	AdjRate	Value
1	RIGHT OF WAY (375 - 6000)	3333.00	.06	\$0	\$200