

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF GLOUCESTER, 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 **Colonial Courthouse, 6504 Main Street, Gloucester, Virginia 23061, on December 10, 2024 at 12:00 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	Charles Lawrence McDonough, Jr.	50E(5)-11A	880237	Bray Rd, Gloucester, VA 23061; 0.1 Acres, +/-
N2	Rachel A. West	53-1E	880238	Guinea Cir, Hayes, VA 23072; 0.09 Acres, +/-
N3	H. A. Leigh Estate, Et Al.	37-61	880251	Aberdeen Creek Rd, Gloucester, VA 23061; 2.25 Acres, +/-
N4	Timberneck Corp.	45J(1)-1	880259	Providence Rd, Gloucester Point, VA 23072; 0.24 Acres, +/-

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 www.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 For Sale At Auction, Inc, 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 December 17, 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 Gloucester 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 Gloucester. Questions concerning the registration and bidding process should be directed to the Auctioneer online at www.forsaleatauction.biz, by email to inquiry@forsaleatauction.biz or by phone 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 804-545-2500, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales
P.O. Box 31800
Henrico, Virginia 23294-1800

**PURCHASER'S ACKNOWLEDGEMENT AND
CONTRACT OF SALE**

At that real estate tax sale which closed on December 10, 2024, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

S

Property Owner:

Tax Map Number:

A

Account Number:

TACS Number:

M

Bid Amount: \$ _____

Buyer's Premium: \$ _____

Deed Recordation Fee: \$ _____

P

Total Due: \$ _____

L

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.

E

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 Gloucester 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 (December 10, 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 December 10, 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, P.C.

Property N1

Parcel Informations

Location: BRAY RD
Owner: MCDONOUGH, CHARLES LAWRENCE JR
Owner Address: 22010 COLONY DR
BOCA RATON , FL 33433
Book & Page: WB50/145
Instrument: 00

RPC: 19180
Tax Map #: 50E(5)-11A
Assessment: \$2,000
Sale Price: N/A
Sale Date: 10/03/1984

Current Value

*NOTICE: Be advised that the GIS is not the official system of record for assessment data. For the most accurate and up-to-date assessment information, visit the Gloucester County Assessment/Vision page following the link below.
[Open Gloucester County Assessment/Vision page.](#)*

Valuation Year	Improvements	Land	Total
2023	N/A	\$2,000	\$2,000

Ownership

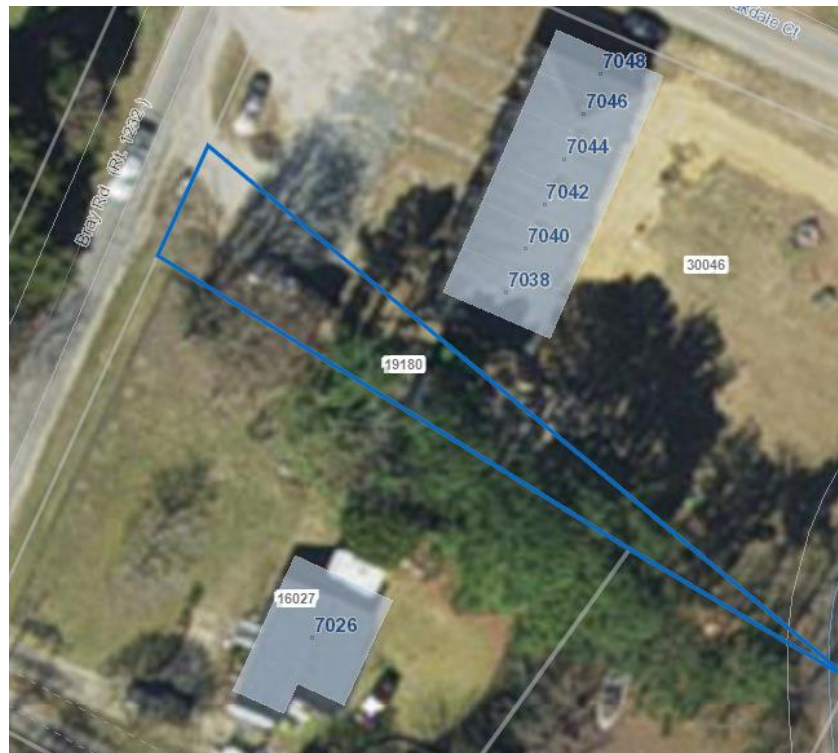
Owner: MCDONOUGH, CHARLES LAWRENCE JR
Address:
City, St, Zip:

Certificate:

Land

Land Use
Description: VAC RES URBAN SUBD
Zoning: SF-1
Proffers:

Land Line Valuation
Size (Acres): 0.1
Assessed Value: \$2,000



Property N2

Parcel Informations

Location: GUINEA CIR
Owner: WEST, RACHELA
Owner Address: 6998 ELM ST
HAYES, VA 23072
Book & Page: 151/318
Instrument: 13

RPC: 40110
Tax Map #: 53-1E
Assessment: \$7,070
Sale Price: N/A
Sale Date: 06/14/1999

Current Value

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[Open Gloucester County Assessment/Vision page.](#)*

Valuation Year	Improvements	Land	Total
2023	\$6,170	\$900	\$7,070

Ownership

Owner: WEST, RACHELA
Address:
City, St, Zip:

Certificate:

Land

Land Use
Description: VAC RES SUBURBAN STD
Zoning: C-2
Proffers:

Land Line Valuation
Size (Acres): 0.09
Assessed Value: \$900



Property N3

Parcel Informations

Location: ABERDEEN CREEK RD
Owner: LEIGH, H A ESTATE ETAL
Owner Address: C/O ARCHIE LEIGH EXECUTOR GENERAL DELIVERY
HAYES, VA 23072
Book & Page: ID/1101576
Instrument: 13

RPC: 25356
Tax Map #: 37-61
Assessment: \$7,310
Sale Price: N/A
Sale Date: 04/01/2011

Current Value

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[Open Gloucester County Assessment/Vision page.](#)*

Valuation Year	Improvements	Land	Total
2023	N/A	\$7,310	\$7,310

Ownership

Owner: LEIGH, H A ESTATE ETAL
Address:
City, St, Zip:

Certificate:

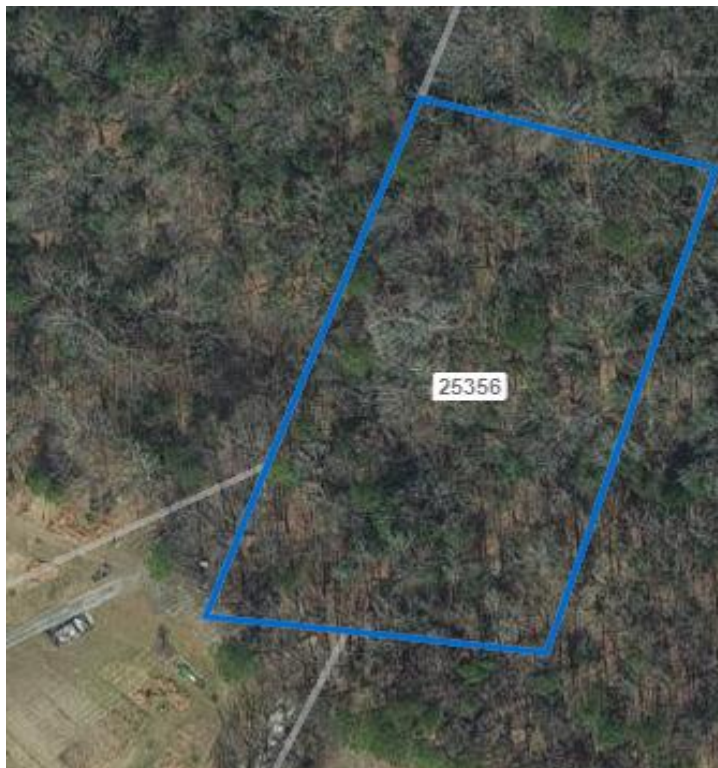
Land

Land Use

Description: VAC RES SUBURBAN STD
Zoning: SF-1
Proffers:

Land Line Valuation

Size (Acres): 2.25
Assessed Value: \$7,310



Property N4

Parcel Informations

Location: PROVIDENCE RD
Owner: TIMBERNECK CORP
Owner Address: 4834 GEO WASH MEM HWY
HAYES, VA 23072
Book & Page: 178/326
Instrument: 00

RPC: 11308
Tax Map #: 45J(1)-1
Assessment: \$4,800
Sale Price: N/A
Sale Date: 04/09/1974

Current Value

*NOTICE: Be advised that the GIS is not the official system of record for assessment data. For the most accurate and up-to-date assessment information, visit the Gloucester County Assessment/Vision page following the link below.
[Open Gloucester County Assessment/Vision page.](#)*

Valuation Year	Improvements	Land	Total
2023	N/A	\$4,800	\$4,800

Ownership

Owner: TIMBERNECK CORP
Address:
City, St, Zip:

Certificate:

Land

Land Use
Description: VAC RES SUBURBAN SUBD
Zoning: SF-1
Proffers:

Land Line Valuation
Size (Acres): 0.24
Assessed Value: \$4,800

