

**NOTICE OF PUBLIC AUCTION  
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE  
COUNTY OF WESTMORELAND & TOWN OF COLONIAL BEACH, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Westmoreland, 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 Board of Supervisors Room, 111 Polk Street, Montross, VA 22520**, on **December 12, 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(s)	Tax Map No.	TACS No.	Property Description
J1	Eugene Mahoney	24A3-1-1	572106	4.47 acres +/- on Mount Holly Road, Parcel B Lot 1, Bushfield Subdivision
J2	Dorothy Kite Dykes	10C-10-1-12	572074	Lot 12 Block 1, Placid Bay Estates, on Wildwood Road
J3	Pauline C. Wilson	10C-13-1-8	572090	Lot 8 Block 1, Placid Bay Estates, Circle Lane
J4	Ryan O. & Darrum O. Wilson	34-79	572556	2.0 acres +/- on Eden Lane, part Mollie Rich Property
J5	Carolyn Herbert	38-83	572037	1.25 acres +/- behind 1950 S. Tidwells Road
J6	Thomas Gaskins	48-84	572475	10.0 acres +/- adjacent to 1057 Kinsale Bridge Road
J7	Ernest L. Hudnall, Et Al.	46-29E	572103	4.08 acres +/- part Rust tract, on Nomini Hall Road

**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 **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 deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than December 19, 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 Westmoreland 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 Westmoreland or the Town of Colonial Beach and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process

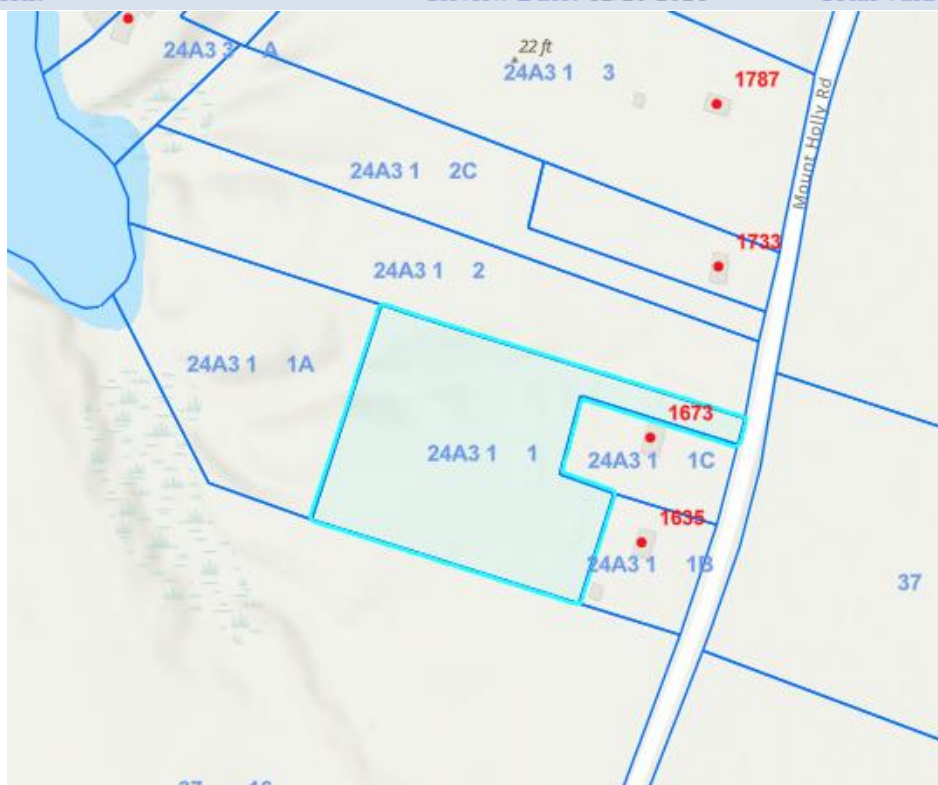
should be directed to the Auctioneer at [bigredauctions.hibid.com](http://bigredauctions.hibid.com), by email to [bigredhibid@gmail.com](mailto:bigredhibid@gmail.com), or by phone to (804) 577-7449. Questions concerning the property subject to sale should be directed to TACS online at [www.taxva.com](http://www.taxva.com), by email to [taxsales@taxva.com](mailto: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 Eugene Mahoney

**Property Address**                      **Owner Name/Address**  
MAHONEY EUGENE  
C/O ALPHONSO ROANE  
1747 WILTON ROAD  
**Map ID:** 24A3 1 1 HAGUE VA 22469  
**Acct No:** 5060-1  
**Legal Description:** PARCEL B LOT 1 BUSHFIELD SUB.  
DB227/468 4.47AC  
**Deed Book/Page:** 227 / 468

**Occupancy:**  
**Dwelling Type:**  
**Use/Class:** SNGL FAM RES-SUBURAN                      **Acreage:** 4.470  
**Year Assessed:** 2022                      **Year Built:**                      **Land Use:**  
**Zoning:**                      **Year Remodeled:**                      **Total Mineral:** \$0  
**District:** 01 COPLE                      **Year Effective:**                      **Total Land:** \$23,500  
**MH/Type:**                      **On Site Date:** 06/02/2021 **Total Improvements:** \$0  
**Condition:**                      **Review Date:** 12/20/2021                      **Total Value:** \$23,500



# J2 Dorothy Kite Dykes

**Property Address**

**Owner Name/Address**  
DYKES DOROTHY KITE  
C/O JOHN H DYKES  
1009 EL DORADO PKWY W

**Map ID:** 10C 10 1 12 CAPE CORAL FL 33914

**Acct No:** 14452-1

**Legal Description:** PBE WILDWOOD SEC LOT 12 BK 1  
DB 360 PG 347

**Deed Book/Page:** 360 / 347

**Occupancy:**

**Dwelling Type:**

**Use/Class:** SNGL FAM RES-SUBURAN

**Acreage:** 0.000

**Year Assessed:** 2022

**Year Built:**

**Land Use:**

**Zoning:**

**Year Remodeled:**

**Total Mineral:** \$0

**District:** 03 WASHINGTON

**Year Effective:**

**Total Land:** \$8,000

**MH/Type:**

**On Site Date:** 06/02/2021 **Total Improvements:** \$0

**Condition:**

**Review Date:** 12/20/2021

**Total Value:** \$8,000



# J3 Pauline C. Wilson

**Property Address**

**Owner Name/Address**

WILSON PAULINE C  
10983 CLARA BARTON DRIVE  
FAIRFAX STATION VA 22039

**Map ID:** 10C 13 1 8

**Acct No:** 19503-1

**Legal Description:** PBE CIRCLE LANE SEC LOT 8 BK 1  
DB 209 PG 194

**Deed Book/Page:** 209 / 194

**Occupancy:**

**Dwelling Type:**

**Use/Class:** SNGL FAM RES-SUBURAN

**Acreage:** 0.000

**Year Assessed:** 2022

**Year Built:**

**Land Use:**

**Zoning:**

**Year Remodeled:**

**Total Mineral:** \$0

**District:** 03 WASHINGTON

**Year Effective:**

**Total Land:** \$11,000

**MH/Type:**

**On Site Date:** 06/02/2021 **Total Improvements:** \$1,000

**Condition:**

**Review Date:** 12/20/2021

**Total Value:** \$12,000



# J4 Ryan O. & Darrum O. Wilson

**Property Address**      **Owner Name/Address**  
WILSON RYAN O & DARRUM O WILSON  
316 7TH ST  
COLONIAL BEACH VA 22443

**Map ID:** 34 79  
**Acct No:** 9200-1

**Legal Description:** PT MOLLIE RICH PROP LOT 5 2 AC  
DB 888 PG 18 DB 623 PG 453

**Deed Book/Page:** 623 / 453  
**Will Book/Page:** 888 / 18

**Occupancy:**  
**Dwelling Type:**

<b>Use/Class:</b> SNGL FAM RES-SUBURAN	<b>Acreage:</b> 2.000	<b>Land Use:</b>
<b>Year Assessed:</b> 2022	<b>Year Built:</b>	<b>Total Mineral:</b> \$0
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Land:</b> \$23,800
<b>District:</b> 02 MONTROSS	<b>Year Effective:</b>	<b>Total Improvements:</b> \$0
<b>MH/Type:</b>	<b>On Site Date:</b> 06/02/2021	<b>Total Value:</b> \$23,800
<b>Condition:</b>	<b>Review Date:</b> 12/20/2021	



# J5 Carolyn Herbert

**Property Address**  
**Owner Name/Address**  
HERBERT CAROLYN  
153 TENTH STREET  
COLONIAL BEACH VA 22443

**Map ID:** 38 83

**Acct No:** 3738-1

**Legal Description:** ADJ I W KILMON 1.25 AC  
DB 257 PG 172 R/S

**Deed Book/Page:** 257 / 172

**Occupancy:**

**Dwelling Type:**

**Use/Class:** SNGL FAM RES-SUBURAN

**Acreage:** 1.250

**Year Assessed:** 2022

**Year Built:**

**Land Use:**

**Zoning:**

**Year Remodeled:**

**Total Mineral:** \$0

**District:** 01 COPLE

**Year Effective:**

**Total Land:** \$17,400

**MH/Type:**

**On Site Date:** 06/02/2021 **Total Improvements:** \$0

**Condition:**

**Review Date:** 12/20/2021

**Total Value:** \$17,400





# J6 Thomas Gaskins

**Property Address**

**Owner Name/Address**

GASKINS THOMAS  
C/O KATHERINE KELLY  
7107 E CLINTON STREET

**Map ID:** 48 84 CLINTON MD 20735

**Acct No:** 3012-1

**Legal Description:** ADJ. ANNA BROWN DB48/271 10AC

**Deed Book/Page:** 48 / 271

**Occupancy:**

**Dwelling Type:**

**Use/Class:** AGRICULTURAL-20-100 AC

**Acreage:** 10.000

**Year Assessed:** 2022

**Year Built:**

**Land Use:**

**Zoning:**

**Year Remodeled:**

**Total Mineral:** \$0

**District:** 01 COPLE

**Year Effective:**

**Total Land:** \$16,000

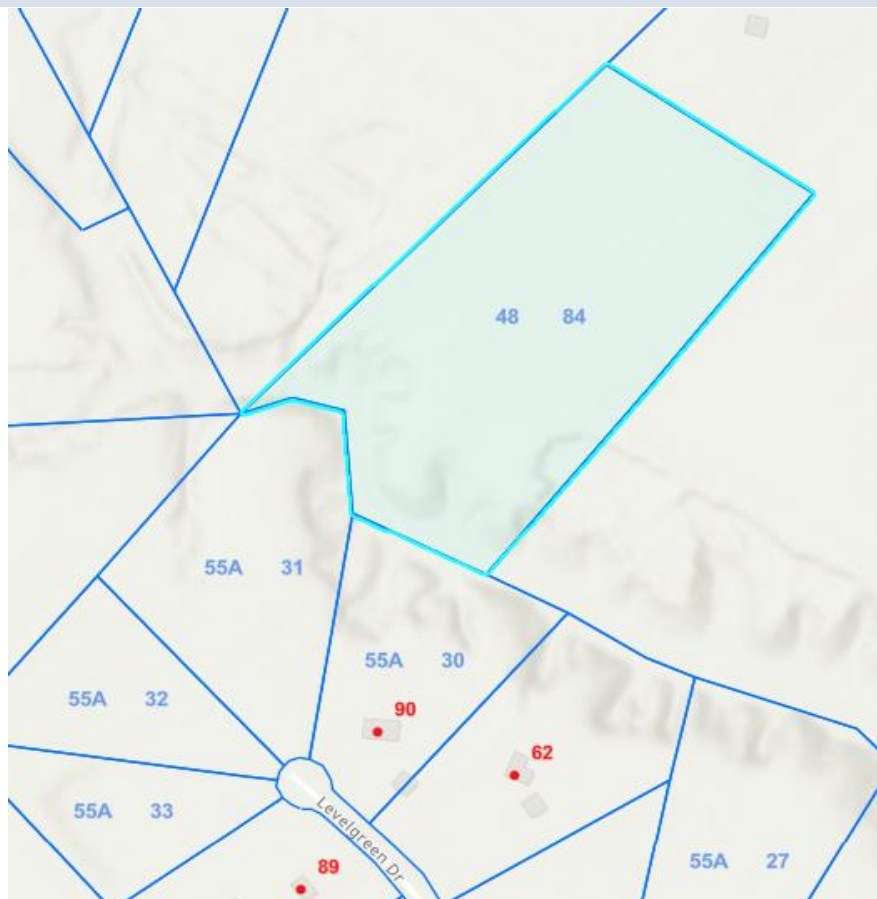
**MH/Type:**

**On Site Date:** 06/02/2021 **Total Improvements:** \$0

**Condition:**

**Review Date:** 12/20/2021

**Total Value:** \$16,000



# J7 Ernest L. Hudnall, Et Al.

<b>Property Address</b>	<b>Owner Name/Address</b>	
	HUDNALL ERNEST L, LAURA D HUDNALL AVA HUDNALL, SARAH HUDNALL 239 CREEK ROAD	
	<b>Map ID:</b> 46 29E TAPPAHANNOCK VA 22560	
	<b>Acct No:</b> 3904-1	
<b>Legal Description:</b>	PART RUST TRACT 4.08 AC DB 567 PG 93	
<b>Deed Book/Page:</b>	567 / 93	
<b>Occupancy:</b>		
<b>Dwelling Type:</b>		
<b>Use/Class:</b> SNGL FAM RES-SUBURAN	<b>Acreage:</b> 4.080	
<b>Year Assessed:</b> 2022	<b>Year Built:</b>	<b>Land Use:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 01 COPLE	<b>Year Effective:</b>	<b>Total Land:</b> \$30,000
<b>MH/Type:</b>	<b>On Site Date:</b> 06/02/2021	<b>Total Improvements:</b> \$0
<b>Condition:</b>	<b>Review Date:</b> 12/20/2021	<b>Total Value:</b> \$30,000

