

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF WESTMORELAND, 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 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 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	Richard Lee Albright, Et Al.	10C-4-1-1	572309	Lot 1 Block 1 Section 2, Placid Bay Estates, Albrough Boulevard
N2	Isabelle O’Hara	6E-1-2-39	730806	Lot 39 Block 2 Section 1, Colonial Forest
N3	Milford S. & Helen L. Holben	27A-315P-8	572102	Lot 8 Block 15 Section P, Ragged Point Beach, Gordon Lane
N4	Stephen C. & Michaela B. Johnson	23C-101	572117	REDEEMED
N5	Dora Bryant	22-85	813217	3.0 acres +/- off of Stratford Hall Road
N6	Gladys D. Cobb	38B-2-6-2	572360	Lot 2 Block 6 Section 2, Calais Drum Bay Estates, Holiday Lane
N7	Anna Carmen A. Curtis, Trustee	38A-1-6-25	572027	Lot 25 Block 6 Section 1, Drum Bay Estates, Byers Street
N8	Olgar F. & Pauline H. Wooldridge	38A-1-6-35	572548	Lot 35 Block 6 Section 1, Drum Bay Estates, Byers Street
N9	Robert B. & Dorothy L. Matthews	27B-128R-69	573135	Lot 69 Block 28 Section R, Ragged Point Beach, Connie Drive

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 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 full balance due must be received 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. Questions concerning the registration and bidding process should be directed to the Auctioneer online at bigredauctions.hibid.com, by email to bigredhibid@gmail.com or by phone to Big Red Auctions, at (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 Richard Lee Albright, Et Al.

Property Address **Owner Name/Address**
ALBRIGHT RICHARD LEE, SARAH JO ANN
WICKARD ET ALS
10 KENWOOD PLACE
Map ID: 10C 4 1 1 INDIAN HEAD MD 20640
Acct No: 12564-1
Legal Description: PBE ALBROUGH SEC 2 LOT 1 BK 1
DB 670 PG 245
Deed Book/Page: 194 / 250
Will Book/Page: 670 / 245
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



N2 Isabelle O'Hara

Property Address **Owner Name/Address**
OHARA ISABELLE
C/O DOROTHY E LICOPANTIS
22691 ISLAND LAKES DRIVE

Map ID: 6E 1 2 39 ESTERO FL 33928

Acct No: 17460-1

Legal Description: COLONIAL FOREST LOT 39 BK 2 SEC 1
DB 162 PG 464

Deed Book/Page: 162 / 464

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: \$800

MH/Type:

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

Condition:

Review Date: 12/20/2021

Total Value: \$800



N3 Milford S. & Helen L. Holben

Property Address **Owner Name/Address**
HOLBEN MILFORD S & HELEN L
P O BOX 157
GLOUCESTER POINT VA 23062

Map ID: 27A 315P 8
Acct No: 3832-1

Legal Description: RAGGED PT. BEACH LOT 8 BK 15 SEC P
DB 143 PG 384

Deed Book/Page: 143 / 384

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: 01 COPLE **Year Effective:** **Total Land:** \$7,500
MH/Type: **On Site Date:** 06/02/2021 **Total Improvements:** \$0
Condition: **Review Date:** 12/20/2021 **Total Value:** \$7,500



N4 Stephen C. & Michaela B. Johnson

REDEEMED

N5 Dora Bryant

Property Address

Owner Name/Address

BRYANT DORA
C/O RUBY R CAMPBELL
P O BOX 921

Map ID: 22 85 MONTROSS VA 22520

Acct No: 9236-1

Legal Description: ADJ ROBERT SANFORD 3 AC

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 3.000

Year Assessed: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 02 MONTROSS

Year Effective:

Total Land: \$3,000

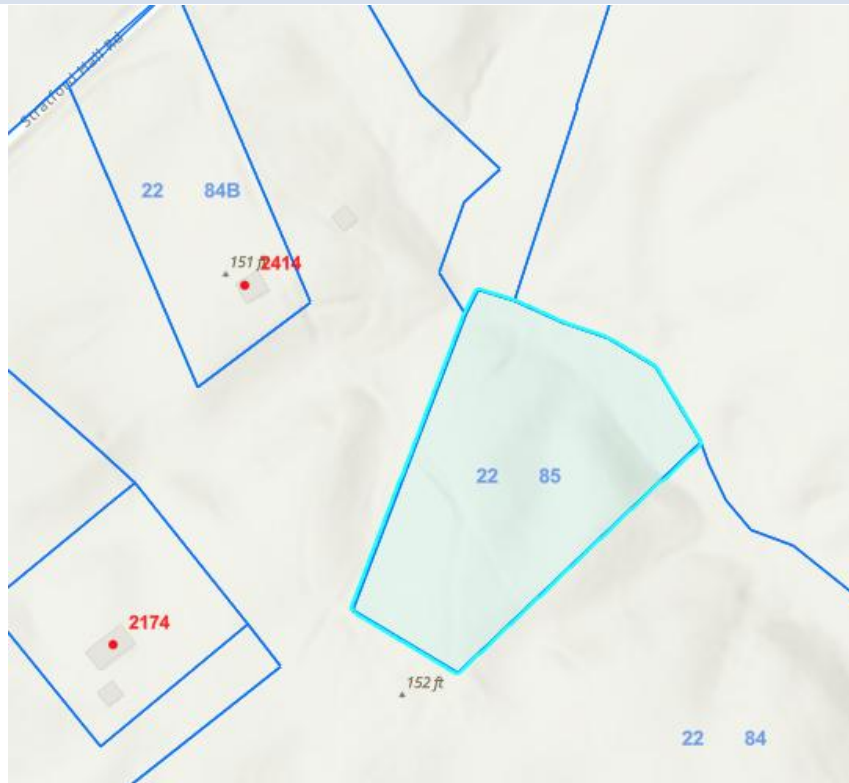
MH/Type:

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

Condition:

Review Date: 12/20/2021

Total Value: \$3,000



N6 Gladys D. Cobb

Property Address

Owner Name/Address

COBB GLADYS D
C/O EVA JONES JR
5310 BELLSWOOD DRIVE

Map ID: 38B 2 6 2 MECHANICSVILLE VA 23111

Acct No: 1575-1

Legal Description: CALAIS DBE LOT 2 BK 6 SEC 2

DB 140 PG 241

Deed Book/Page: 0000 / No Page

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: 01 COPLE

Year Effective:

Total Land: \$3,800

MH/Type:

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

Condition:

Review Date: 12/20/2021

Total Value: \$3,800



N7 Anna Carmen A. Curtis, Trustee

Property Address

Owner Name/Address

CURTIS ANNACARMEN A TRUSTEE
2579 MERRYWOOD COURT
WOODBIDGE VA 22192

Map ID: 38A 1 6 25

Acct No: 1940-1

Legal Description: DBE LOT 25 BK 6 164/48

DB 540 PG 458

Deed Book/Page: 540 / 458

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: 01 COPLE

Year Effective:

Total Land: \$3,800

MH/Type:

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

Condition:

Review Date: 12/20/2021

Total Value: \$3,800



N8 Olgar F. & Pauline H. Wooldridge

Property Address	Owner Name/Address	
	WOOLDRIDGE OLGAR F & PAULINE H 7311 RICHLAND DRIVE LYNCHBURG VA 24502	
Map ID: 38A 1 6 35		
Acct No: 8659-1		
Legal Description: DBE LOT 35 BK. 6 DB155/238		
Deed Book/Page: 35 / 6		
Occupancy:		
Dwelling Type:		
Use/Class: SNGL FAM RES-SUBURAN	Acreeage: 0.000	
Year Assessed: 2022	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 01 COPLE	Year Effective:	Total Land: \$3,800
MH/Type:	On Site Date: 06/02/2021	Total Improvements: \$0
Condition:	Review Date: 12/20/2021	Total Value: \$3,800



N9 Robert B. & Dorothy L. Matthews

Property Address	Owner Name/Address	
	MATTHEWS ROBERT B & DOROTHY L 405 S LEE STREET ALEXANDRIA VA 22324	
Map ID: 27B 128R 69		
Acct No: 5185-1		
Legal Description: RAGGED PT BEACH LOT 69 BK 28 SEC R DB 290 PG 460		
Deed Book/Page: 290 / 460		
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: 01 COPLE	Year Effective:	Total Land: \$4,200
MH/Type:	On Site Date: 06/02/2021	Total Improvements: \$0
Condition:	Review Date: 12/20/2021	Total Value: \$4,200

