

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
NORTHUMBERLAND COUNTY, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will offer for sale at a **Timed-to-Live Simulcast public auction (starts online-only, ends with a Simulcast online & in-person)** the following properties. The bidding will begin online-only and will close with in-person and online bidding on **Thursday, August 26, 2021 at 11:00am, at The Pavilion behind Rice's Hotel/Hughlett's Tavern, 73 Monument Place, Heathsville, Virginia 22473**, The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

<u>No.</u>	<u>Property Owner(s)</u>	<u>Account Nos.</u>	<u>Description</u>
N1.	William C. or Phyllis B. Holden	Tax Map No. 14-(1)-89 Parcel Record No. 24608001 TACS No. 323114	0.33 acre +/- on Damerontown Road in the Walmsley area
N2.	Joel W., John C., Joyce I., Judith E., and Amber M. Tabler	Tax Map No. 11-B(11)-8 Parcel Record No. 24595002 TACS No. 659563	0.52 acre +/- in Bay Quarter Shores, Lot 8-K
N3.	Charles David and Kenneth Francis Waldron	Tax Map No. 11-B(1)-63 Parcel Record No. 28847001 TACS No. 630968	0.24 acre +/- in Bay Quarter Shores, Lot 63-A
N4.	Charles David or Dianna B. Waldron	Tax Map No. 11-B(15)-66 Parcel Record No.22249001 TACS No. 630968	0.28 acre +/- in Bay Quarter Shores, Lot 66-T

GENERAL TERMS OF SALE: Northumberland County has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. All properties are sold in gross and not by the acre. Properties are offered for sale as-is, with all faults and without any warranty, either expressed or implied. 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. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward. Any unsold property will be offered for sale again at the next auction, whenever that may be. 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 cost, **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.

There will be a buyer's premium of 10% of the highest bid or \$150.00, whichever is greater, and deed recordation costs, as determined by the Northumberland County Circuit Court, added to the winning bid to determine the final contract price.

Terms applicable to In-Person Bidders ONLY: The balance, buyer's premium, and deed recordation fee are due 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. The highest bidder will receive their purchase contract and balance due via email following the close of the auction. **The final contract price must be received in full within five (5) business days following the auction closing (no later than September 2, 2021).**

Please note that to qualify as a bidder at this auction, you may not owe delinquent taxes to Northumberland County. Questions concerning the registration and bidding should be directed to the Auctioneer online at www.forsaleatauction.biz, by email to inquiry@forsaleatauction.biz or by phone at (434) 294-6093. 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.

John A. Rife, Esq.
Re: Northumberland County NJS Auction
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