

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

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a public auction to be held at **Goochland County Board of Supervisors Meeting Room in the Goochland County Administration Building**, located at 1800 Sandy Hook Road, Goochland, Virginia, 23063 (intersection of Routes 6 and 522), on **Friday, December 14, 2018 at 11:00am**, or as soon thereafter as may be effected. 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>PROPERTY OWNER</u>	<u>TACS NO.</u>	<u>TAX MAP #</u>	<u>PROPERTY DESCRIPTION</u>
1.	Laura Rice	288165	13-4-0-9-A	0.25 acres, more or less, fronting on Newline Road

TERMS OF SALE: The highest bidder shall deposit payment in full at the time of the auction. All deposits must be made in the form of personal check, traveler’s check, cashier’s check or money order. No cash will be accepted. The Treasurer has the right to reject any bids determined to be unreasonable in relation to estimated value of the Property. Properties are conveyed by Treasurer’s Deed, subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may affect the property. **There will be a one-hundred dollar (\$100) flat fee added to the final bid to determine final contract price.** Recording costs for deed recordation will be the responsibility of the successful bidder.

Properties are offered for sale as-is, where is, with all faults and without any warranty, either expressed or implied, and is subject to any liens which may exist upon the property at the time of conveyance. Persons are encouraged to make a visual inspection of the property within the limits of the law and to obtain an independent title search prior to bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence prior to the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to Goochland County, Virginia. Questions concerning the property subject to sale or the tax sale process should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, or by phone to (804) 506-3102.

Taxing Authority Consulting Services, PC
re: Goochland County Auction
P.O. Box 31800
Henrico, Virginia 23294-1800

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

At that certain real estate tax sale held on Friday, December 14, 2018, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Property Owner: _____
Tax Map Number: _____
Account Number: _____

I understand that payment in full for my bid, stated above, a 10% buyer's premium in the amount of \$_____ (10% or \$100, whichever is greater), and recordation costs in the amount of \$_____ are to be paid today. I understand that in the event my payment is returned or is otherwise not made within twenty (20) days, the contract of sale may be voided and the next highest bidder will be contacted to purchase the property.

I understand that this property is being sold without the benefit of a title search and is subject to any liens, covenants, easements, agreements, restrictions, reservations, conditions of record, 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 Treasurer's Deed will be prepared within fifteen (15) days of payment clearance and that the same will be forwarded to the County of Fairfax Circuit Court Clerk's Office for recordation. I understand that I will receive the entered Deed as soon as the same is made available.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (auction date). I further understand that in the event I owe delinquent taxes to County of Fairfax, including being named as a Defendant in any delinquent tax suit filed by County of Fairfax, Virginia, that this contract will be made null and void 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 if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, that the bid amount and buyer's premium paid hereunder will be forfeited, and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

Name (please print)

Signature

Address

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 14th day of December, 2018, 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, PC

Property No. 1: County of Goochland v. Laura Rice

Location Address:	Property Account Number:	Parcel ID:
0 NEWLINE ROAD	7288	13-4-0-9-A

Property Information

Owner	RICE LAURA	
Mailing Address	4940 PARKSIDE AVE PHILADELPHIA, PA 19131	
GPIN	6852-04-7846	

Current Property Sales Information

Sale Date	8/24/1920	Legal Reference	59-482
Sale Price	\$0	Grantor(Seller)	No Data
Legal Description	W ORCHID ON 619.25 ACDB 59 482		

Site Details

Year	2018	Land Market Value:	\$1,100
Land Area	.25	Land Use Value:	\$0
Zoning	A1	Building Value:	\$0
Water	No Data	Xtra Feature Value:	\$0
Sewer	No Data	Total Market Value:	\$1,100



DISCLAIMER: The information contained on this page is NOT to be used as a LEGAL DOCUMENT. The map information displayed is believed to be accurate, but accuracy is not guaranteed.