

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
CITY OF COVINGTON, 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 the **City of Covington Council Chambers**, located at 333 W. Locust Street, Covington, Virginia, 24426 on **Wednesday, February 27, 2019 at 10:00am**, 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>No.</u>	<u>Property Owner(s)</u>	<u>Account Nos.</u>	<u>Description</u>
1.	James Brown TACS No. 445685	Tax Map No. 11—11----B- Account No. 1563	220 Main Street Covington, Virginia 24426 Shanahan Add, Pt Lot 1 Blk B
2.	Joyce Ann Caracoff Mayo TACS No. 387737	Tax Map No. 19---136---8- Account No. 3010	Adjacent to 904 Monroe Avenue Covington, Virginia 24426 Cic Lot 8 Blk 36 +/- 0.119 Acres
3.	Joyce Ann Caracoff Mayo TACS No. 387737	Tax Map No. 19---136---9- Account No. 3011	904 Monroe Avenue Covington, Virginia 24426 Cic Lot 9 & 10 Blk 36 +/- 0.239 Acres

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of Alleghany County. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is more, at the time of the auction. Bids which are less than \$1,000.00 shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00). Such sum shall be held by the Special Commissioner of Sale and credited towards the purchase price following confirmation of the sale. 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 balance of the purchase price shall be deposited by the highest bidder with the Special Commissioner of Sale within fifteen (15) days of confirmation of the sale by the Court. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to estimated value of the Property.

Properties are conveyed by Special Warranty Deed and sold in gross and not by the acre and further subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may affect the property. There will be a ten percent (10%) buyer's premium (or \$100.00 flat fee, whichever is more) added to the winning 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, 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 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 The City of Covington. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS at taxsales@taxva.com or (804) 223-8449.

Jeffrey A. Scharf, Esq.
Special Commissioner
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

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

At that certain Special Commissioner's sale held on Wednesday, February 27, 2019 in the cause styled City of Covington v. _____ (Case No. CL _____), the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____, and a buyer's premium of \$ _____.

Tax Map No. _____
Account No. _____

I understand that a deposit of \$ _____ (25% of the purchase price or \$1,000.00, whichever is more, not to exceed \$20,000.00, or the entire purchase price if less than \$1,000.00) is required to be deposited today with the Special Commissioner and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Alleghany, Virginia. Further, I understand that a 10% buyer's premium is required in this auction and have agreed to pay \$ _____ as a buyer's premium.

I understand that this property is being sold subject to any 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 this limitation. I understand that I will be notified at the address below of the date the Court intends to confirm this sale, and that this Court hearing will be my last opportunity to raise any questions concerning this sale. 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 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 the City of Covington, or if I am named as a Defendant in any delinquent tax matter, that this contract may 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.

If the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit the deposit and buyer's premium and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount. I further understand that if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, that this real estate may be resold and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

I understand that the former owner(s) of this property may for good cause shown, within ninety (90) days from the entry of the Decree of Confirmation in this matter, petition the Court to have the matter reheard. I understand that title to the property described herein will be taken in the name(s) indicated below and I represent that I have the authority to purchase and title the property in the name(s) shown below.

Signature

Print Name

Address

Phone

Email

Title will be taken in the name of:

Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

CERTIFICATION

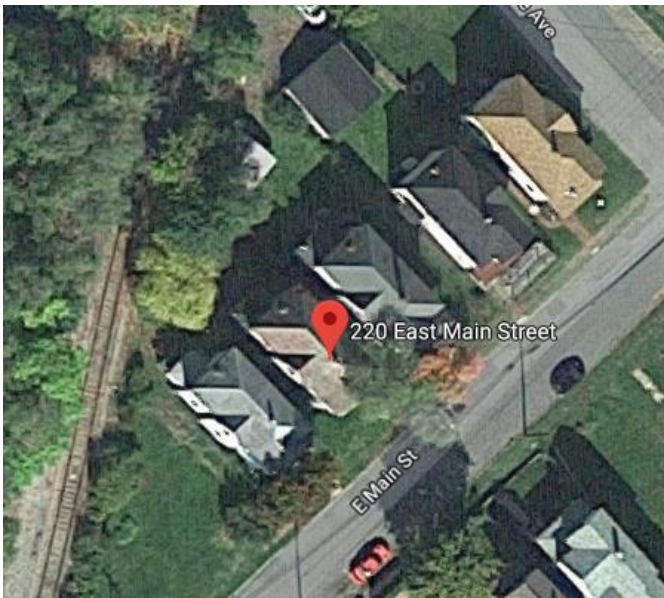
It is hereby certified that the above-referenced purchaser has, on this 27th day of February 2019, acknowledged and executed the foregoing Purchaser's Acknowledgment and Contract of Sale. I further certify that the contact information and signature shown above belong to the aforementioned purchaser and are true and correct to the best of my knowledge.

Taxing Authority Consulting Services, PC

**Parcel 1: James Brown, et als.
Tax Map No. 11—11-----B-**

Property Information - Tax Map# 11--11-----B- - Account# 1563

Property Owner: Brown James Lester Jr Et Al	Legal Description: Shanahan Add Pt Lot 1 Blk B	View Sketch (Building 1)
Owners Address: 330 E Hawthorne St Covington, Va 24426	Other Description: Lot- 35 x 90 -3150sf	Zoned: R3
Total Land Area: .00Acres	Prior Assessment:	17,600
Physical Location: 220 Main St Covington, Va 24426	Assessment Values:	
Magisterial District: City Of Covington	Building 1	12,991
	Other Improvements:	0
	Land Value:	5,000
	Calculated Value:	<u>17,991</u>
	Rounded Taxable Value:	<u>18,000</u>



Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While the City of Covington has worked to ensure that the assessment data contained herein is accurate, the City assumes no liability for any errors, omissions, or inaccuracies in the information provided for any reliance on any maps or data provided herein. Please consult County records for official information.

**Parcel 2: Joyce Mayo
Tax Map No. 19---136---8-**

Property Information - Tax Map# 19---136---8- - Account# 3010

Property Owner:
Mayo Joyce Ann Caracoff

Owners Address:
6085 Uplands Rd
Covington, Va 24426

Total Land Area:
.119Acres

Physical Location:
Not On File

Magisterial District:
City Of Covington

Legal Description:
Cic
Lot 8 Blk 36

Other Description:
Lot- 40x130 -5200 sf

Assessment Values:

Building_1	0
Other Improvements:	5,000
Land Value:	19,500
Calculated Value:	24,500
Rounded Taxable Value:	24,500

Zoned:
R3



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**Parcel 3: Joyce Mayo
Tax Map No. 19---136---9-**

Property Information - Tax Map# 19---136---9- - Account# 3011

Property Owner:
Mayo Joyce Ann Caracoff

Legal Description:
Cic
Lots 9 & 10 Blk 36

[View Sketch](#)
(Building 1)

Owners Address:
6085 Uplands Rd
Covington, Va 24426

Other Description:
Lot-130x80 -10400 sf

Zoned:
C2

Total Land Area:
.239Acres

Assessment Values:

Physical Location:
904 Monroe Ave
Covington, Va 24426

[Building 1](#) 86,856

[Other Improvements:](#) 13,000

[Land Value:](#) 39,000

Calculated Value: 138,856

Rounded Taxable Value: 138,900

Magisterial District:
City Of Covington



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