

**NOTICE OF DELINQUENT TAXES AND TREASURER'S SALE
OF REAL PROPERTY
COUNTY OF PATRICK, 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 John D. Hooker Building at the Rotary Field, located at 420 Woodland Drive, Stuart, Virginia 24171, on April 25, 2019 at 10:00 am** 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.

	Property Owner	Identification	Description
N1	Carl F. Branscome	Tax Map 4911-14-75 Account No. 15738 TACS No. 342666	Lot along Poplar Drive in Stuart, Slusher Subdivision Block B, Lots 27 & 28
N2	Rebecca M. Young	Tax Map 3909-65 Account No. 45137 TACS No. 445828	0.88 acre +/- lot off The Hollow Road in Dan River, Culler Sur Pt Par A
N3	Cedar Hills of Patrick, Inc.	Tax Map 5314-35 Account No. 74824 TACS No. 385666	0.233 acres +/- lot along Cedar Hills Lane in the Mayo River Magisterial District

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 a Special Warranty Deed, subject to, 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 also be the responsibility of the successful bidder and will also be collected the day of the auction.

Properties are offered for sale as-is, where 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 Patrick 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) 548-4429.

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Henrico, VA 23294-31800

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

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

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

I understand that payment in full for my bid, stated above, a \$100 flat fee 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, 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 Patrick 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 Patrick, including being named as a Defendant in any delinquent tax suit filed by County of Patrick, 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

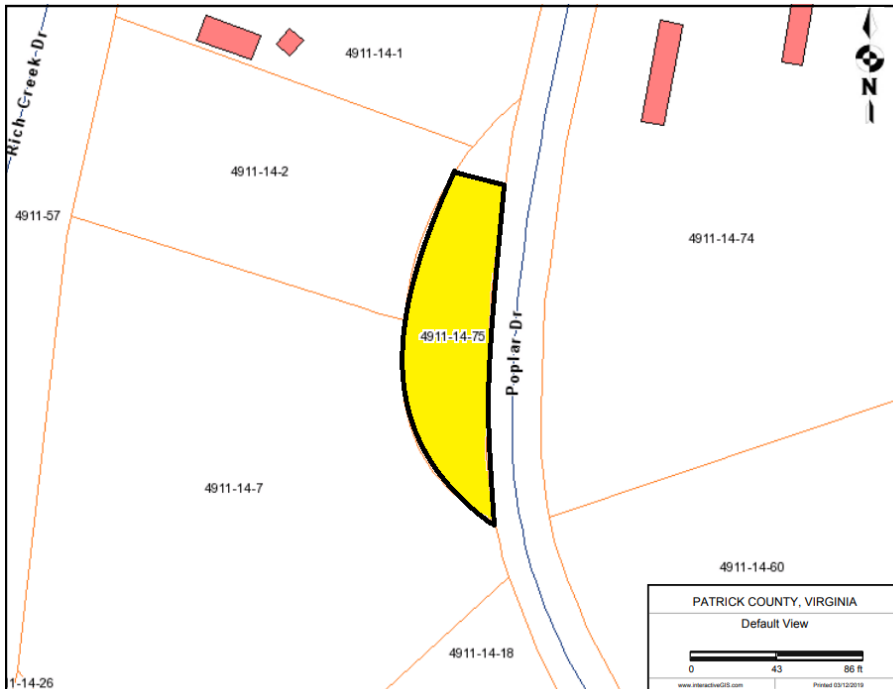
CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this ____ day of ____, 2017, 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 N1

Parcel: 4911-14-75



Owner: Carl F. Bransome

Legal Description:
Slusher Subdivision
Block "B", Lots 27 & 28

Acres: 0.378 +/-

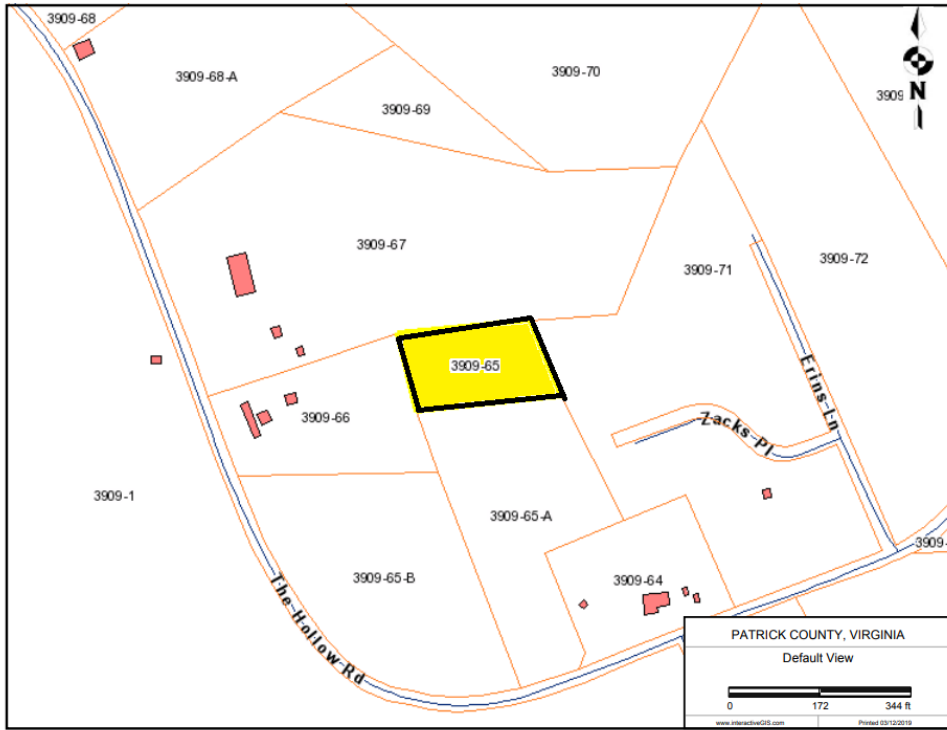
Assessed Value:
\$1,100



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.

Property N2

Parcel: 3909-65



Owner: Rebecca M. Young

Legal Description: Dan River

Acres: 0.88 +/-

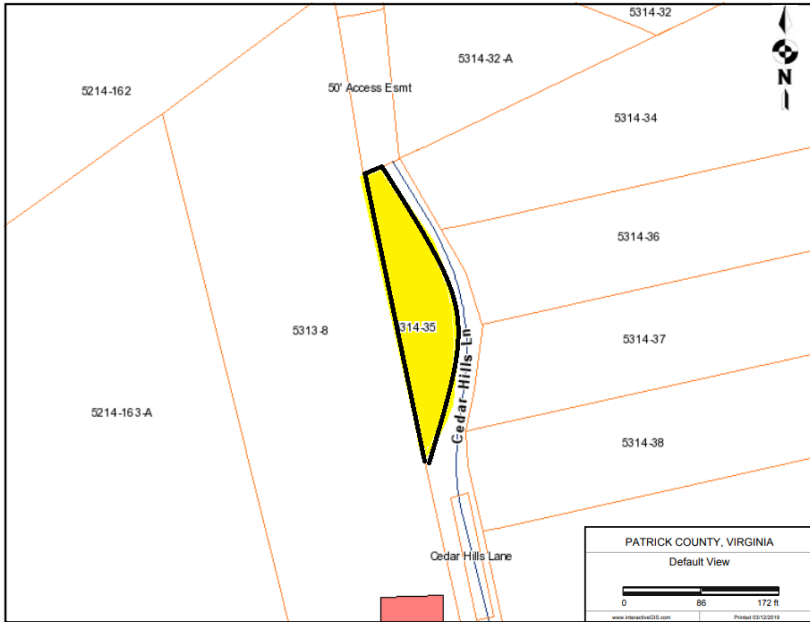
Assessed Value: \$3,200



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Property N3

Parcel: 5314-35



Owner: Cedar Hills of Patrick, Inc.

Legal Description:
Dan River

Acres: 0.233 +/-

Assessed Value: \$600



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