

**NOTICE OF PUBLIC AUCTION  
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE  
CITY OF FREDERICKSBURG, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of City of Fredericksburg, the undersigned Special Commissioner will offer for sale at public auction, on behalf of the City of Fredericksburg, Virginia, the following described real estate at the **Fredericksburg City Council Chambers**, located at City Hall, 715 Princess Anne Street, Fredericksburg, Virginia, 22401, on **Wednesday, March 18, 2020 at 2:00pm**, 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>Parcel Nos.</u>	<u>Description</u>
1.	Nathan Properties, LLC	GPIN No. 7769-76-4042 Account No. 8101 TACS No. 463963	Cowan Boulevard; Near Carl D. Silver Parkway; Remainder of Parcel 5; 0.265 Acres, More or Less
2.	<del>Vernon Keeve, Jr. and Iris L. Keeve</del> [REMOVED]	<del>GPIN No. 7788 18 8971 Account No. 3290 TACS No. 464197</del> [REMOVED]	<del>McKinney Street; Near King Street; Lots 60-63; Block 178-38; 100 Feet x 105 Feet Lot, More or Less</del> [REMOVED]
3.	<del>Vernon Keeve, Jr. and Iris L. Keeve</del> [REMOVED]	<del>GPIN No. 7788 27 2846 Account No. 4638 TACS No. 464197</del> [REMOVED]	<del>217 Harris Street; Airport Subdivision; Lot 21; Block 251 7; 50 Feet x 95 Feet Lot, More or Less</del> [REMOVED]
4.	<del>Vernon Keeve, Jr. and Iris L. Keeve</del> [REMOVED]	<del>GPIN No. 7788 27 4888 Account No. 4651 TACS No. 464197</del> [REMOVED]	<del>206 Harris Street; Airport Subdivision; Lot 7; Block 251 8; 50 Feet x 95 Feet Lot, More or Less</del> [REMOVED]
5.	<del>Vernon Keeve, Jr. and Iris L. Keeve</del> [REMOVED]	<del>GPIN No. 7788 28 5147 Account No. 4643 TACS No. 464197</del> [REMOVED]	<del>1502 Airport Avenue; Airport Subdivision; Lot 2; Block 251 7; 6,927.04 Square Feet, More or Less</del> [REMOVED]
6.	Vernon Keeve, Jr.	GPIN No. 7788-29-1044 Account No. 3301 TACS No. 464197	304 Glover Street; Lot 22; Block 178-38; 25 Feet x 105 Feet Lot, More or Less
7.	Vernon Keeve, Jr.	GPIN No. 7789-01-0845 Account No. 1942 TACS No. 464197	822 LaFayette Boulevard; Lot 44; Block 130-822; 40.5 Feet x 153.5 Feet Lot, More or Less

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of City of Fredericksburg. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, at the time of the auction. Bids which are less than One Thousand Dollars (\$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 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 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 the estimated value of the Property. 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. **There will be a 10% buyer's premium added to the final bid to determine final contract price and shall be paid with the deposit at the time of the auction.** Deed recordation costs will be the responsibility of the successful bidder and shall also be deposited with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

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 purchaser at this auction, you may not owe delinquent taxes to the City of Fredericksburg and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS online at [www.taxva.com](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), by telephone to (804) 525-2500 or (804) 545-2377, or by mailing to the address shown below.

John A. Rife, Esq.  
Jeffrey A. Scharf, Esq.  
Mark K. Ames, Esq.  
Andrew M. Neville, Esq.  
Paul L. LaBarr, Esq.  
Special Commissioners  
Taxing Authority Consulting Services, PC  
re: City of Fredericksburg Auction  
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, March 18, 2020 in the cause styled City of Fredericksburg v. \_\_\_\_\_ (Case No. \_\_\_\_\_), the undersigned was the highest bidder on the real estate described below, for a bid price of \$ \_\_\_\_\_, and a 10% buyer's premium of \$ \_\_\_\_\_.

**[Property Owner(s)]  
[GPIN Number]  
[Account Number]**

I understand that a deposit of \$ \_\_\_\_\_ (25% of the purchase price or \$1,000, whichever is higher, subject to a maximum of \$20,000) 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 City of Fredericksburg, Virginia. Further, I understand that a buyer's premium is required in this auction and have agreed to pay 10% of the purchase price 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 Fredericksburg, 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.

\_\_\_\_\_  
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 the 18<sup>th</sup> day of March, 2020, 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



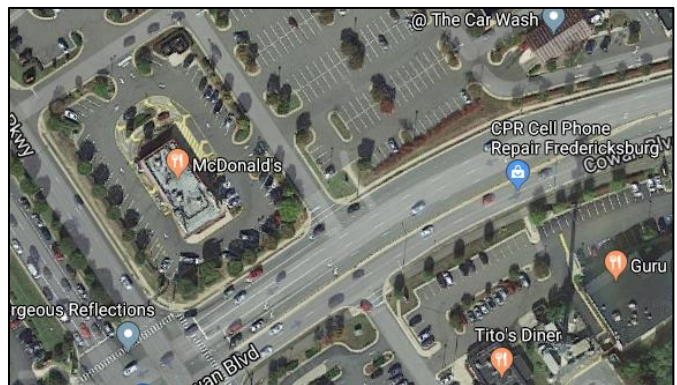
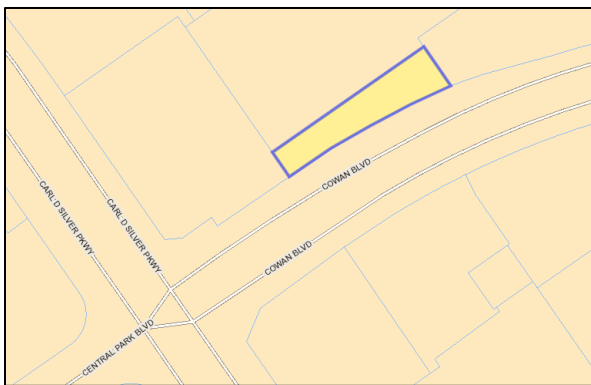
**Property 1: Nathan Properties, LLC  
GPIN No. 7769-76-4042**

<b>Owner's Name:</b>	NATHAN PROPERTIES LLC
<b>Mailing Address:</b>	6810 FAWN CIR FREDERICKSBURG, VA 22407
<b>Description:</b>	0.265 AC BL 291-9-5 REMAINDER PARCEL 5 CARL D SILVER PKY 0.265

<b>Acres:</b>	.27
<b>Zoning:</b>	PDC
<b>Terrain Type:</b>	On
<b>Terrain Character:</b>	Open
<b>Right of Way:</b>	Public
<b>Easements:</b>	Paved
<b>Other Description:</b>	LOT: .265 AC
<b>Historic District:</b>	NO

<b>Assessment Year:</b>	2016
<b>Building Value:</b>	\$0
<b>Total Other Improvements:</b>	<b>\$21,750</b>
<b>Total Land Value:</b>	\$173,100
<b>Rounded Taxable Value:</b>	\$194,900
<b>Percent Complete:</b>	
<b>Assessment Neighbourhood:</b>	5 - CENTRAL PARK

Description:	Size in Sq. Ft.:	Value:
PAVEMENT	N/A	\$9,750
LIGHTING-3	12,000	\$12,000
<b>Total Improvements Value:</b>		<b>\$21,750</b>



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**Property 2: Vernon Keeve, Jr. and Iris L. Keeve  
 GPIN No. 7788-18-8971**

<b>Owner's Name:</b>	KEEVE VERNON JR & IRIS L
<b>Mailing Address:</b>	106 BRAEHEAD DR FREDERICKSBURG, VA 22401
<b>Description:</b>	LTS 60-63 BL 178-38-L63  MCKINNEY ST

<b>Acres:</b>	No Data
<b>Zoning:</b>	R4
<b>Terrain Type:</b>	On
<b>Terrain Character:</b>	Open
<b>Right of Way:</b>	Public
<b>Easements:</b>	Paved
<b>Other Description:</b>	LOT: 100 X 105
<b>Historic District:</b>	NO

<b>Assessment Year:</b>	2016
<b>Building Value:</b>	\$0
<b>Total Other Improvements:</b>	\$0
<b>Total Land Value:</b>	\$120,000
<b>Rounded Taxable Value:</b>	\$100,000
<b>Percent Complete:</b>	
<b>Assessment Neighborhood:</b>	3 - MAYFIELD RESIDENTIAL

**REMOVED**



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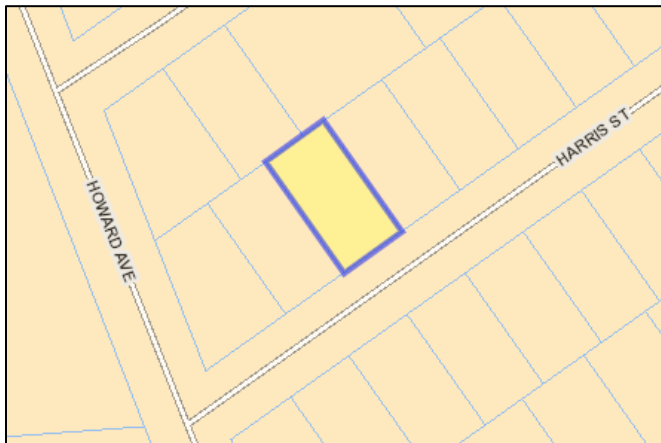


**Property 3: Vernon Keeve, Jr. and Iris L. Keeve  
GPIN No. 7788-27-2846**

<b>Owner's Name:</b>	KEEVE VERNON JR & IRIS L
<b>Mailing Address:</b>	106 BRAEHEAD DR FREDERICKSBURG, VA 22401
<b>Description:</b>	LT 21 BL 251-7-L21 AIRPORT 217 HARRIS ST

<b>Acres:</b>	No Data
<b>Zoning:</b>	R4
<b>Terrain Type:</b>	On
<b>Terrain Character:</b>	Open
<b>Right of Way:</b>	Public
<b>Easements:</b>	Paved
<b>Other Description:</b>	LOT: 50 X 95
<b>Historic District:</b>	NO

<b>Assessment Year:</b>	2016
<b>Building Value:</b>	\$41,033
<b>Total Other Improvements:</b>	\$0
<b>Total Land Value:</b>	\$50,000
<b>Rounded Taxable Value:</b>	\$91,600
<b>Percent Complete:</b>	
<b>Assessment Neighborhood:</b>	2 - AIRPORT



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**Property 4: Vernon Keeve, Jr. and Iris L. Keeve  
GPIN No. 7788-27-4888**

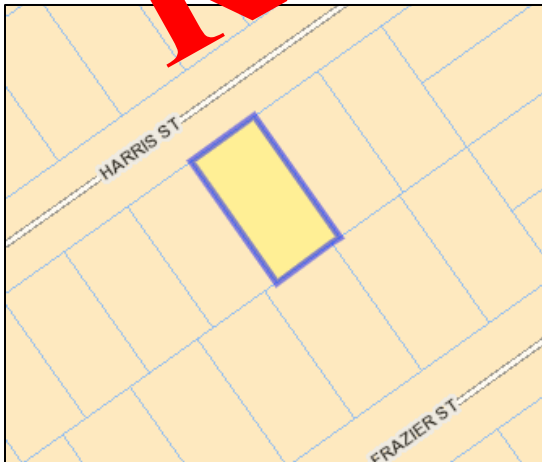
<b>Owner's Name:</b>	KEEVE VERNON JR & IRIS L
<b>Mailing Address:</b>	106 BRAEHEAD DR FREDERICKSBURG, VA 22401
<b>Description:</b>	LT 7 BL 251-8-L7 AIRPORT 206 HARRIS ST

<b>Acres:</b>	No Data
<b>Zoning:</b>	R4
<b>Terrain Type:</b>	On
<b>Terrain Character:</b>	Rolling/Sloping
<b>Right of Way:</b>	Public
<b>Easements:</b>	Paved
<b>Other Description:</b>	LOT: 50 X 95
<b>Historic District:</b>	NO

<b>Assessment Year:</b>	2016
<b>Building Value:</b>	\$40,434
<b>Total Other Improvements:</b>	<b>\$200</b>
<b>Total Land Value:</b>	\$50,000
<b>Rounded Taxable Value:</b>	\$90,600
<b>Percent Complete:</b>	
<b>Assessment Neighbourhood:</b>	2 - AIRPORT



Description:	Size in Sq. Ft.:	Value:
DRIVE-CONC	100	\$200
<b>Total Improvements Value:</b>		<b>\$40,634</b>



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**Property 5: Vernon Keeve, Jr. and Iris L. Keeve  
GPIN No. 7788-28-5147**

<b>Owner's Name:</b>	KEEVE VERNON JR & IRIS L
<b>Mailing Address:</b>	106 BRAEHEAD DR FREDERICKSBURG, VA 22401
<b>Description:</b>	LT 2 BL 251-7-L2 AIRPORT 1502 AIRPORT AVE

<b>Acres:</b>	No Data
<b>Zoning:</b>	R4
<b>Terrain Type:</b>	On
<b>Terrain Character:</b>	Rolling/Sloping
<b>Right of Way:</b>	Public
<b>Easements:</b>	Paved
<b>Other Description:</b>	LOT: 6,927.04 SQ FT
<b>Historic District:</b>	NO

<b>Assessment Year:</b>	2016
<b>Building Value:</b>	\$41,256
<b>Total Other Improvements:</b>	\$0
<b>Total Land Value:</b>	\$52,000
<b>Rounded Taxable Value:</b>	\$93,300
<b>Percent Complete:</b>	
<b>Assessment Neighbourhood:</b>	2-AIRPORT



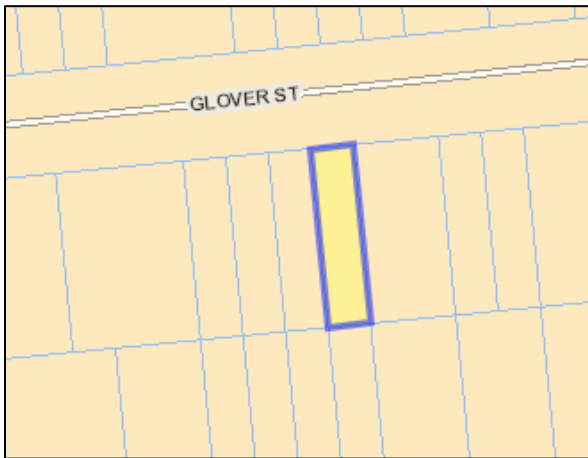
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**Property 6: Vernon Keeve, Jr.  
GPIN No. 7788-29-1044**

<b>Owner's Name:</b>	KEEVE VERNON JR
<b>Mailing Address:</b>	106 BRAEHEAD DR FREDERICKSBURG, VA 22401
<b>Description:</b>	LT 22 BL 178-38-L22  304 GLOVER ST

<b>Acres:</b>	No Data
<b>Zoning:</b>	R4
<b>Terrain Type:</b>	On
<b>Terrain Character:</b>	Open
<b>Right of Way:</b>	Public
<b>Easements:</b>	Paved
<b>Other Description:</b>	LOT: 25 X 105
<b>Historic District:</b>	NO

<b>Assessment Year:</b>	2016
<b>Building Value:</b>	\$0
<b>Total Other Improvements:</b>	\$0
<b>Total Land Value:</b>	\$30,000
<b>Rounded Taxable Value:</b>	\$30,000
<b>Percent Complete:</b>	
<b>Assessment Neighbourhood:</b>	3 - MAYFIELD RESIDENTIAL



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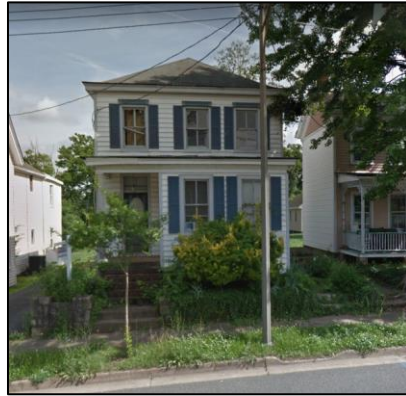


**Property 7: Vernon Keeve, Jr.  
GPIN No. 7789-01-0845**

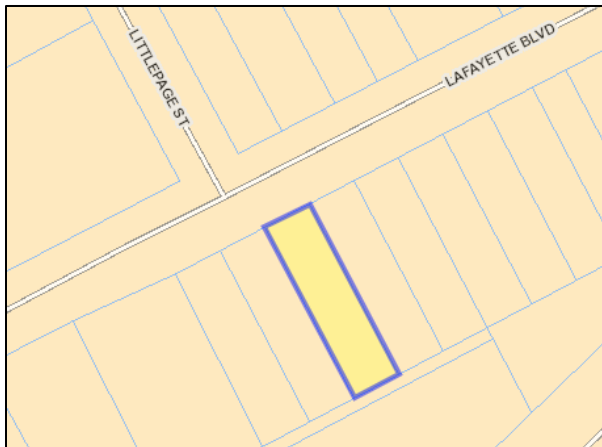
<b>Owner's Name:</b>	KEEVE VERNON JR
<b>Mailing Address:</b>	106 BRAEHEAD DR FREDERICKSBURG, VA 22401
<b>Description:</b>	LT 44 BL 130-822  822 LAFAYETTE BLVD .142

<b>Acres:</b>	.14
<b>Zoning:</b>	CT
<b>Terrain Type:</b>	On
<b>Terrain Character:</b>	Rolling/Sloping
<b>Right of Way:</b>	Public
<b>Easements:</b>	Paved
<b>Other Description:</b>	LOT: 40.5 X 153.5
<b>Historic District:</b>	NO

<b>Assessment Year:</b>	2016
<b>Building Value:</b>	\$79,203
<b>Total Other Improvements:</b>	<b>\$1,200</b>
<b>Total Land Value:</b>	\$136,800
<b>Rounded Taxable Value:</b>	\$217,200
<b>Percent Complete:</b>	100.00%
<b>Assessment Neighbourhood:</b>	7 - FAIRVIEW



Description:	Size in Sq. Ft.:	Value:
PAVEMENT	N/A	\$1,200
<b>Total Improvements Value:</b>		<b>\$80,403</b>



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