

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
NORTHUMBERLAND COUNTY, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Northumberland County, the undersigned Special Commissioner will offer for sale to the highest bidder the following properties at a timed, **online-only** public auction, which will **commence on Friday, November 13, 2020 at 12:00pm EST** and **close Friday, November 20, 2020 at 12:00pm EST**. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be subsequently posted by Big Red Auctions (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”).

Property Owner	Identification	Description
1 Thirteenth Street Properties, LLC	Tax Map No. 27-(2)-2 Account No. 63378 TACS No. 469220	0.32 acre +/- at Edwardsville
	Tax Map No. 27-(1)-16 Account No. 63378 TACS No. 469220	1.00 acre +/- on Sydnor’s Millpond Road, Avalon-Edwardsville Road
2 Virginia K. Hill, Levern Butler, Brenda Butler, Perlene Howard	Tax Map No. 34-(1)-39 Account No. 64278 TACS No. 323130	3.00 acres +/- near Brown’s Store
	Tax Map No. 34-(1)-46 Account No. 64279 TACS No. 323130	4.41 acres +/- near Brown’s Store
	Tax Map No. 34-(1)-47 Account No. 89829 TACS No. 323130	4.00 acres +/- near Brown’s Store
3 George R. or Yomma R. Washington	Tax Map No. 51-(1)-45-B Account No. 27215 TACS No. 469226	1.00 acre +/- part East Wingville
4 Jerome Newman	Tax Map No. 51-(1)-104 Account No. 24907 TACS No. 323100	5.00 acres +/- woodland, Wicomico District
5 White Sand Harbour	Tax Map No. 19-A(2)-121 Account No. 88153 TACS No. 323135	0.61 acre +/- White Sand Harbour, Lot 121 Section 2
6 Shawndra Chanta Adams	Tax Map No. 27-(1)-17 Account No. 34312 TACS No. 323096	3144 Sydnor Millpond Road, Heathsville 0.86 acre +/-

TERMS OF SALE: All interested parties must register and be approved by the Auctioneer. Registration and bidding is free of charge and done through the Auctioneer’s website at <https://bigredauctions.hibid.com/auctions/>. If any interested bidders wish to bid on property, but are unable to do so online, please call (804) 577-7449 for assistance. Please be advised that in order to qualify as a purchaser at this auction, you may not owe delinquent taxes to Northumberland County and you may not be a Defendant in any delinquent tax suit.

All sales are subject to confirmation by the Circuit Court of Northumberland County. 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. Any unsold property will be offered for sale again at the next auction, whenever that may be. Properties are offered for sale as-is, where is, with all faults and without any warranty, either expressed or implied. It is not guaranteed that the property has a right-of-way or that it is not landlocked. Property is sold in gross and not by the acre. 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. Property will be conveyed free and clear of all liens, including the tax lien. Subsequent taxes will be prorated from the time of contract (Friday, November 20, 2020) and the highest bidder will be responsible for taxes from that date forward.

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. The information shown on the GIS system, including maps, is derived from public records that are constantly undergoing change and do not replace a site survey or inspection. There is no warranty as to the accuracy of the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts.

There will be a buyer's premium of 10% of the highest bid added to the winning bid to determine the final purchase price. The buyer's premium is due following the close of the auction. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, following the close of the auction. Bids which are less than One Thousand Dollars (\$1,000.00) must be paid in full following the close of the auction. Bid deposits will 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.

The highest bidder will receive their purchase contract and initial balance due via email following the close of the auction. The contract shall immediately be executed and returned to TACS. **The bid deposit and buyer's premium must be received in full no later than Tuesday, December 1, 2020 at 12:00pm EST.** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. **Cash and personal checks will not be accepted.** Checks and money orders shall be made payable to Northumberland County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

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. **Recording costs for deed recordation will be the responsibility of the successful bidder and will be due with the balance of the purchase price within fifteen (15) days of confirmation of sale by the Court.**

The sale of property to the highest bidder is not contingent upon obtaining financing. Financing, if needed, is the sole responsibility of the high bidder. By bidding, parties are entering into a legally binding contract, waive all rescission rights, and understand that their bid is immediately binding, irrevocable, and enforceable. Additionally, by bidding, parties are representing that they have read, and agree to be bound by, all terms and conditions for this sale. Failure to complete the property purchase will result in forfeiture of any funds paid and may subject the highest bidder to additional damages, which may include expenses and any deficit upon resale.

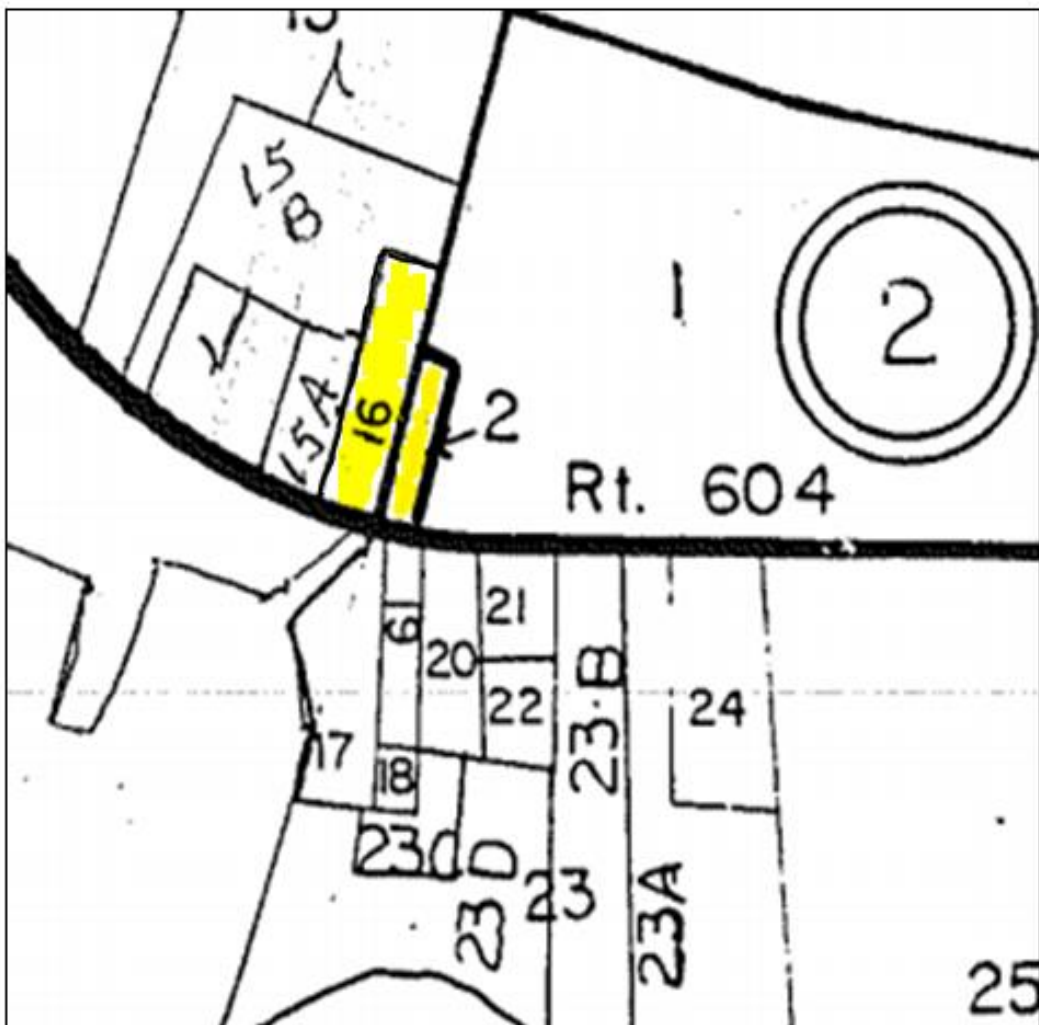
Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://bigredauctions.hibid.com/auctions/>, by email to bigredflea@gmail.com or by phone to (804) 577-7449. Questions concerning the property subject to sale should be directed to TACS online at 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.
Special Commissioner
Taxing Authority Consulting Services, PC
RE: Northumberland County Auction
P.O. Box 31800
Henrico, VA 23294-31800

Property 1: THIRTEENTH STREET PROPERTIES LLC

Map Numbers: 27-(2)-2 and 27-(1)-16

0.32 acre +/- at Edwardsville
1.00 acre +/- Avalon-Edwardsville Road



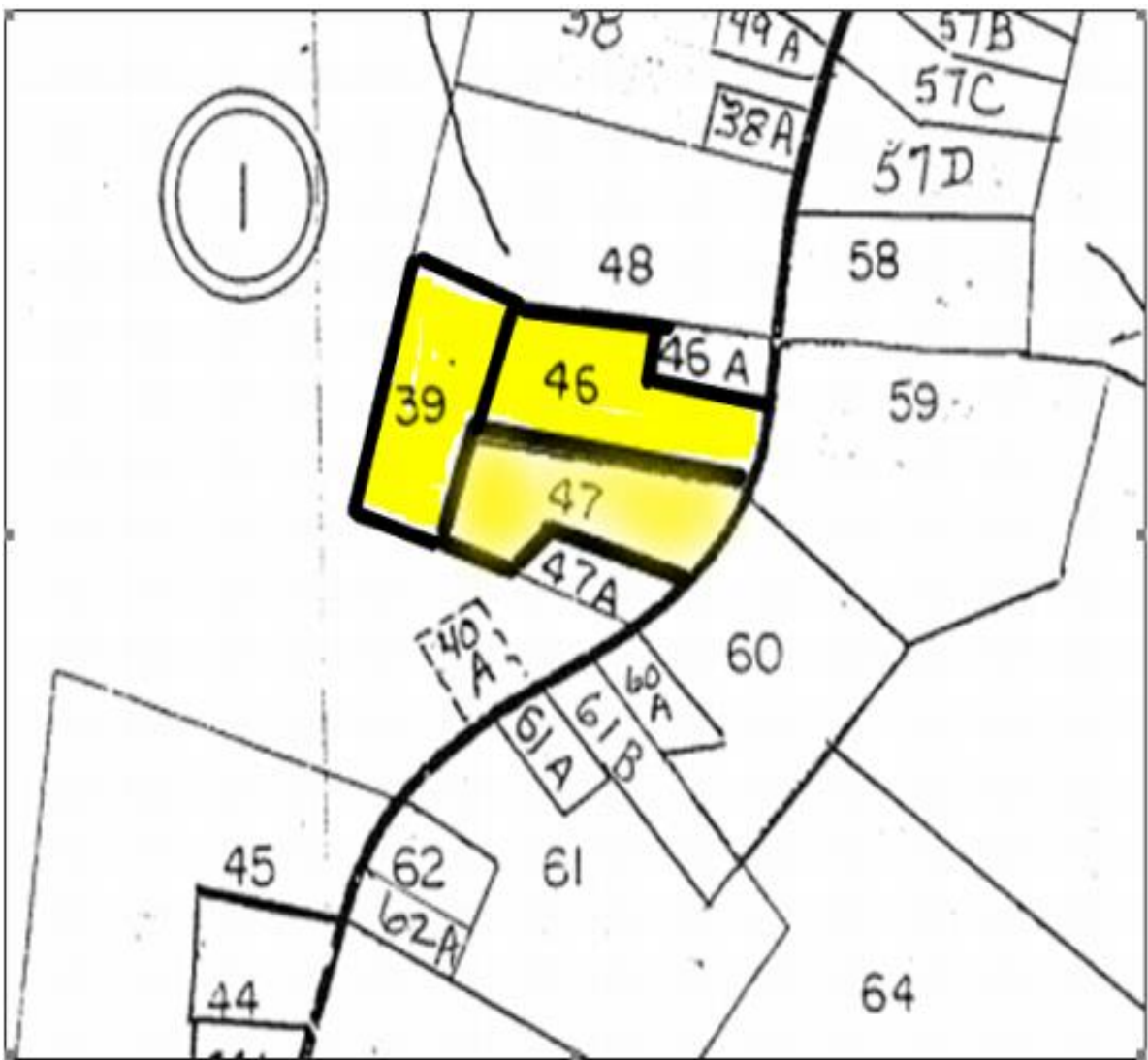
Property 2: VIRGINIA K. HILL, ET AL.

Map Numbers: 34-(1)-39, 34-(1)-46, and 34-(1)-47

3.00 acres +/- near Brown's Store

4.41 acres +/- near Brown's Store

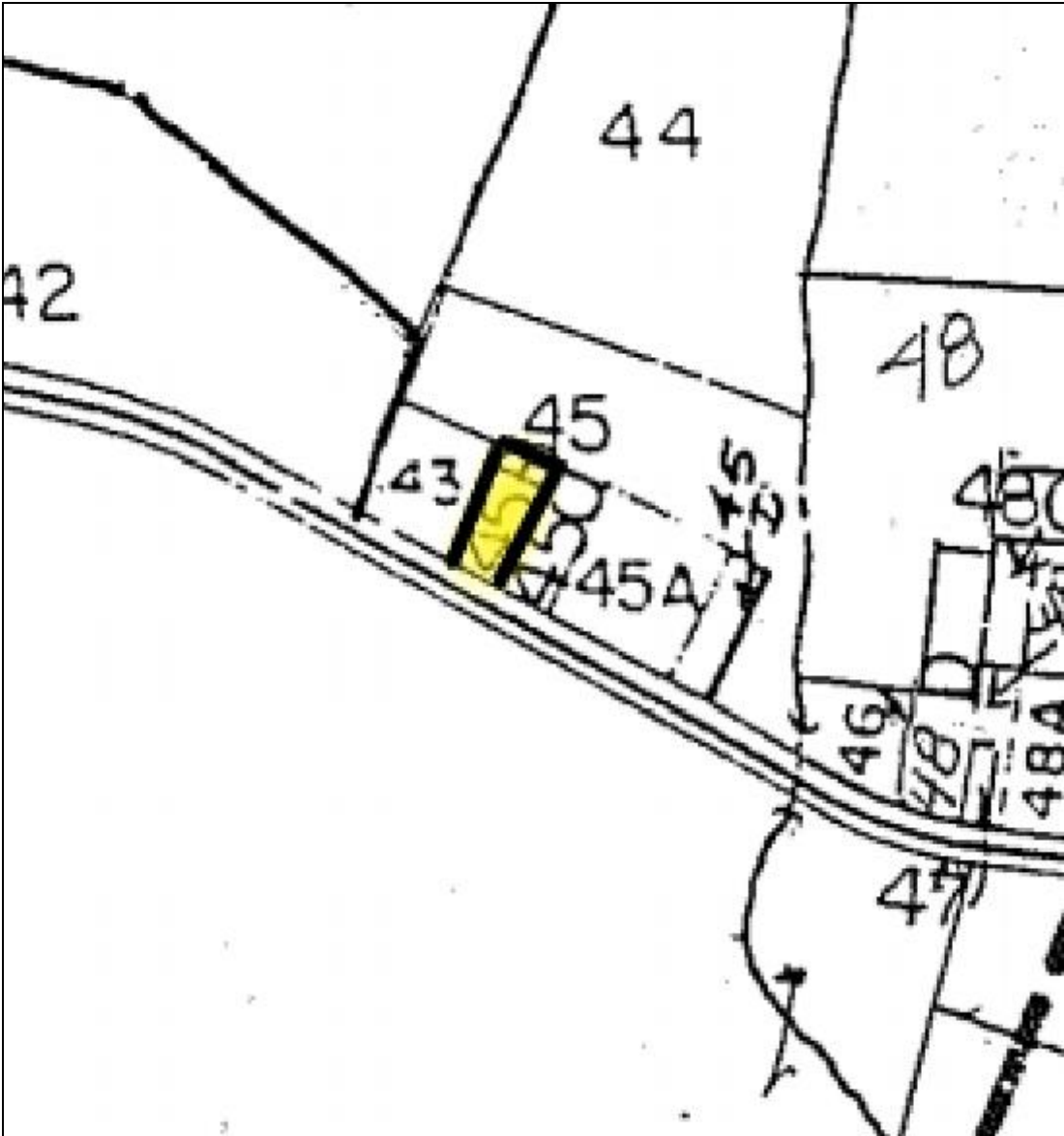
4.00 acres +/- near Brown's Store



Property 3: GEORGE R. OR YOMMA R. WASHINGTON

Map Number: 51-(1)-45-B

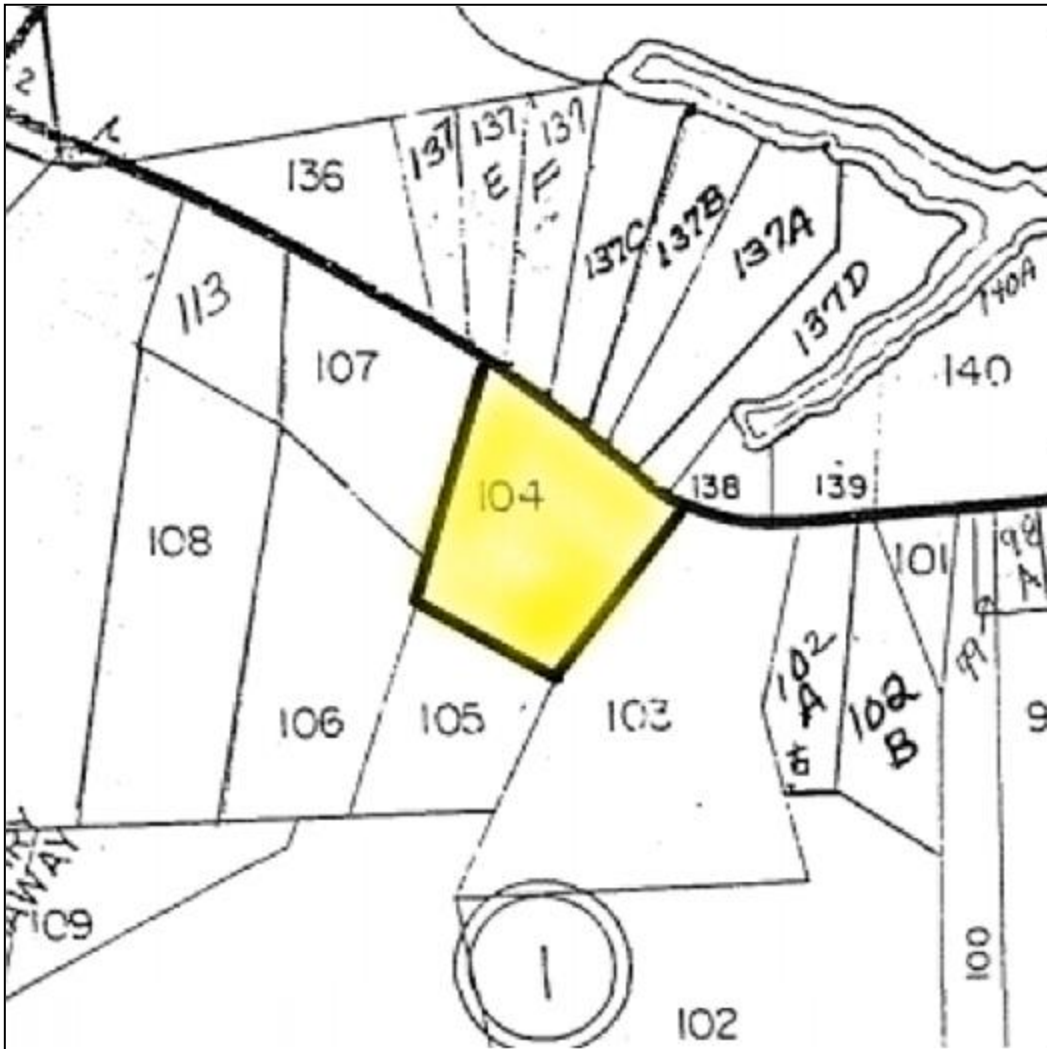
1.0 acre +/- part East Wingville



Property 4: JEROME NEWMAN

Map Number: 51-(1)-104

5.00 acres +/- woodland, Wicomico District



Property 5: WHITE SAND HARBOUR

Map Number: 19-A(2)-121

0.61 acre +/- White Sand Harbour, Lot 121 Section 2



Property 6: SHAWNDR A CHANTA ADAMS

Map Number: 27-(1)-17

3144 Sydnor Millpond Road, Heathsville, 0.86 acre +/-

