

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Amelia, the undersigned Special Commissioner will offer the following described real estate for sale at an online only public auction. Pre-bidding is available now, and bidding will begin to close on **March 27, 2025 at 11:00AM EST.**

The sale of such property is subject to the terms and conditions below, and any term or conditions which may be subsequently posted or announced by Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	TACS No.	Property Description
J1	Ricky Lee Chamberlain, et al.	13-16B	811127	Giles District; 1.075 acres, more or less; 12543 Genito Rd; improved
J2	Terry Haynes, et al.	27-17H	673026	Leigh District; 2.001 acres, more or less; 8900 S. Genito Rd; improved
J3	Herbert J. Henley, Jr., Estate, et al.	32A-1-37	613066	Giles District; 0.930 acres, more or less; 13300 Westfield Ct; improved
J4	June B. Phillips, et al.	54-3-10	613070	Giles District; 10.0 acres, more or less; 18208 Fraher Ln; improved
J5	Mary Elizabeth Hatcher Ruffin, et al.	12-9B	864149	Giles District; Assessed at 25.718 acres, more or less; Appears to be 24.448 acres, more or less; near Meade Rd; unimproved
J6	Karyn Smith, et al.	52-29	864013	Leigh District; 3.00 acres, more or less; near Patrick Henry Hwy; unimproved

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court. The Special Commissioner 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 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. Properties are offered for sale as-is, where-is, and if-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, at their own expense, prior to bidding on any of the properties to determine the suitability of the property for their purposes. 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. There is no warranty as to the accuracy of any information contained in the GIS system, nor is the information contained therein a legal representation of any

of the features of the property which it depicts. We do not provide and do not assist with obtaining title insurance or title to personal property.

All interested parties must register and be approved by the Auctioneer. Registration and bidding are free of charge and are done at tacssale.com. If any interested bidders do not have access to the internet, please contact TACS at 804-548-4408 or auctions@taxva.com for assistance with creation of an account and placement of bids.

Approved bidders may bid online at any time during which the auction is open. Bidders may enter a maximum bid amount and allow the system to bid in pre-set increments for them, or may manually enter each bid individually, at their preference.

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.

PAYMENT TERMS: The highest bidder shall make a deposit in the amount of twenty-five percent (25%) of their high bid, or One Thousand Dollars (\$1,000.00), whichever is higher, **along with a 10% buyer's premium, subject to a minimum of \$150, added to the final bid.** Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full. Deposits shall not exceed Twenty Thousand Dollars (\$20,000) per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

The balance of the purchase price and recording costs for deed recordation shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

The highest bidder will receive their purchase contract and balance due via email following the close of the auction. The contract shall immediately be executed and returned to TACS. **The deposit and buyer's premium must be received in full within seven (7) days following the auction closing.** Cashier's checks and money orders shall be made payable to County of Amelia and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request. Cash and personal checks **will not** be accepted.

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to the County of Amelia and you may not be a Defendant in any pending delinquent tax matter. Questions should be directed to TACS online at tacssale.com, by email to auctions@taxva.com by phone to 804-548-4408, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales
P.O. Box 31800
Henrico, Virginia 23294-1800

****TACS is not responsible for internet connectivity issues, software functionality, bidding application, or system errors which could cause a bid to fail to be recognized. There is no recourse or remedy, implied or offered, to any online bidders in the event of any issues.****

At that certain real estate tax sale which closed on Thursday, March 27, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Case Name: County of Amelia v. _____ (Case No. _____)

Tax Map Number: _____

Account Number: _____

TACS Number: _____

Buyer's Premium: \$ _____

Bid Deposit: \$ _____

Credit Card Hold: \$(_____)

Total Due Now: \$ _____

I understand that the above-referenced "Total Due Now" is required to be deposited today with the Special Commissioner and that the balance of the high bid and the deed recordation cost will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Amelia, Virginia. I understand that in the event my payment is returned or otherwise does not clear within twenty (20) days, this contract of sale may be voided, I may be responsible for damages or costs of resale, and the next highest bidder may be contacted to purchase the property.

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 Special Commissioner intends to ask the Court 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 (March 27, 2025). I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit filed by the above-named locality, that this contract shall be voidable 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 Acknowledgement and Contract of Sale, or if the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit all amounts paid and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

I understand that by bidding, I have entered into a legally binding contract and that I waive all rescission rights. I understand that my bid was immediately binding, irrevocable, and enforceable.

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	_____ Street Address
_____ Name (please print)	_____ 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 27th day of March 2025, 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

J1. RICKY LEE CHAMBERLAIN, ET AL.
TAX MAP NO. 13-16B
TACS NO. 811127

Account: 5267
Parcel ID (formatted): 13-16B
Tax Map: 13
Lot: 16B
Owner: CHAMBERLAIN RICKY LEE
8800 VIRGINIA ST
APT 12
AMELIA COURT HOUSE V 23002
Physical Address:
12543 GENITO RD
AMELIA COU
Deed Book: 104
Deed Page: 159
Description 3: 1.075 AC
Total Value: \$25,900
Total Improvements Value : \$72,000
Total Value: \$97,900

[Property Card](#)

[Mailable Link \(right-click to copy\)](#)
[View in GoogleMaps](#)
[Amelia County Census Dashboard](#)

Attributes at point: N: 3682664, E: 11656705
District Boundary 2021
DistName: 2
Emergency Service Network
ESN: 225
FIRE: FIRE CO. 4 -1 -POW2 -5 -3
Zoning
Zoning: RP-5



This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

J2. TERRY HAYNES, ET AL.
TAX MAP NO. 27-17H
TACS NO. 673026

Account: 6361
Parcel ID (formatted): 27-17H
Tax Map: 27
Lot: 17H
Owner: HAYNES TERRY
8430 S GENITO RD
JETERSVILLE VA 23083
Physical Address:
8900 S GENITO RD
JETERSVILL
Deed Book: 209
Deed Page: 335
Description 3: 2.001 AC
Total Value: \$23,200
Total Improvements Value : \$11,600
Total Value: \$34,800

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[Amelia County Census Dashboard](#)

Attributes at point: N: 3646616, E: 11581235

District Boundary 2021

DistName: 1

Emergency Service Network

ESN: 216

FIRE: FIRE CO. 3 -1 -5 -RICE -4

Zoning

Zoning: A-5



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J3. HERBERT J. HENLEY, JR. ET AL.
TAX MAP NO. 32A-1-37
TACS NO. 613066

Account: 3283
Parcel ID (formatted): 32A-1-37
Tax Map: 32A
Double Circle: 1
Lot: 37
Owner: HENLEY HERBERT J JR ESTAT
13300 WESTFIELD CT
C/O HENLEY TONIQUE M ETAL
AMELIA COURT HOUSE V 23002
Physical Address:
13300 WESTFIELD CT
Deed Book: 173
Deed Page: 814
Description 3: .930 AC
Total Value: \$31,500
Total Improvements Value : \$53,100
Total Value: \$84,600

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[Amelia County Census Dashboard](#)

Attributes at point: N: 3658877, E: 11652529
District Boundary 2021
DistName: 4
Emergency Service Network
ESN: 221
FIRE: FIRE CO. 4 -1 -3 -2
Zoning
Zoning: MHS



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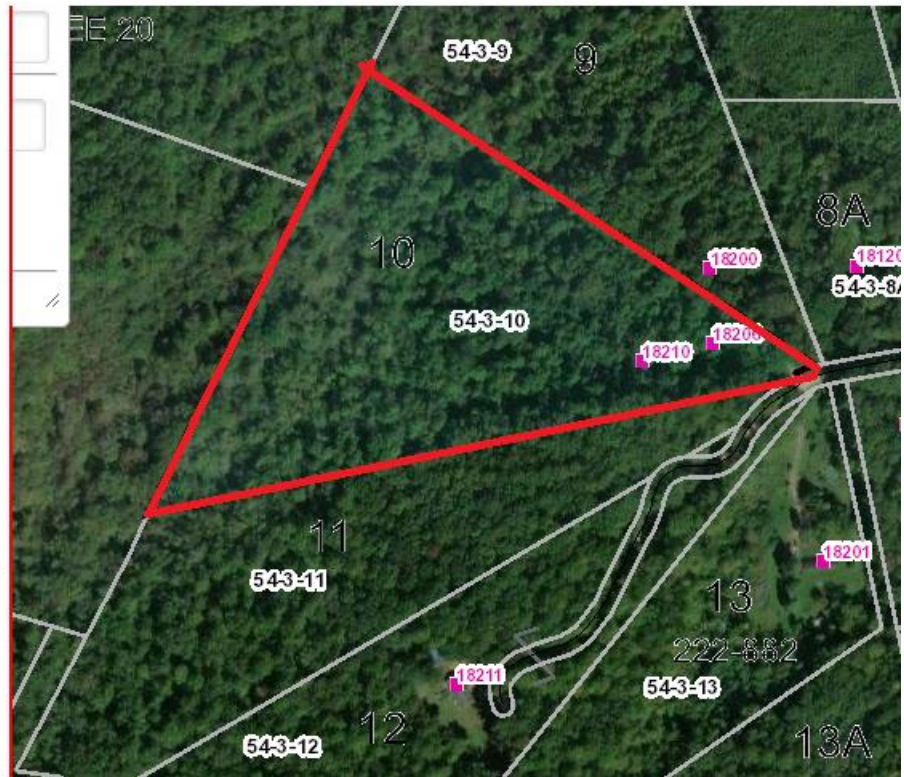
J4. JUNE B. PHILLIPS, ET AL.
TAX MAP NO. 54-3-10
TACS NO. 613070

Account: 3592
Parcel ID (formatted): 54-3-10
Tax Map: 54
Double Circle: 3
Lot: 10
Owner: PHILLIPS JUNE B ESTATE
C/O TRAYLOR BRENDA P
15811 PINE ST
CHURCH ROAD VA 23833
Physical Address:
18208 FRAHER LN
AMELIA COU
Deed Book: 230
Deed Page: 3548
Description 3: 10.000 AC
Total Value: \$40,600
Total Improvements Value : \$10,000
Total Value: \$50,600

[Property Card](#)

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[Amelia County Census Dashboard](#)

Attributes at point: N: 3621197, E: 11622617
District Boundary 2021
DistName: 3
Emergency Service Network
ESN: 213
FIRE: FIRE CO. 3 -1 -2 -CREWE -4
Zoning
Zoning: RP-5



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J5. MARY ELIZABETH HATCHER RUFFIN, ET AL.
TAX MAP NO. 12-9B
TACS NO. 864149

Account: 10790
Parcel ID (formatted): 12-9B
Tax Map: 12
Lot: 9B
Owner: RUFFIN MARY ELIZABETH HAT
C/O RUFFIN IRA
PO BOX 521
AMELIA COURT HOUSE V 23002
Physical Address:
0
Description 3: 25.718 AC
Total Value: \$81,200
Total Value: \$81,200

[Property Card](#)

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[Amelia County Census Dashboard](#)

Attributes at point: N: 3680780, E: 11644295
District Boundary 2021
DistName: 2
Emergency Service Network
ESN: 960
FIRE: FIRE CO. 4-1 -POW1 -5 -3
Zoning
Zoning: RP-5



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J6. KARYN SMITH, ET AL.
TAX MAP NO. 52-29
TACS NO. 864013

Account: 6928
Parcel ID (formatted): 52-29
Tax Map: 52
Lot: 29
Owner: SMITH KARYN
22930 PATRICK HENRY
JETERSVILLE VA 23083
Physical Address:
0
Deed Book: 268
Deed Page: 2872
Description 1: NEW SURVEY/LOT A
Description 3: 3.000 AC
Total Value: \$18,000
Total Value: \$18,000

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Attributes at point: N: 3625078, E: 11594177
District Boundary 2021
DistName: 1
Emergency Service Network
ESN: 961
FIRE: FIRE CO. 3 -1 -5 -BRKVILLE -4
Zoning
Zoning: RR-3



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