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 for sale at an online only public auction the following described real estate. Pre-bidding will be available on October 16, 2026, and bidding will begin to close on Tuesday, November 17, 2026 at 11:00 am ET.

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

	Property Owner(s)	Tax Map No.	TACS No.	Property Description
J1	Minerva Farrar (George Anderson)	18-54	981028	Leigh District; 15.10 AC +/-; vacant
J2	Minerva Farrar (George Anderson)	8-16	981028	Leigh District; 10.0 AC +/-; vacant
J3	~~LA Booker Renovation and Development Corporation~~ REDEEMED	REDEEMED	REDEEMED	~~Giles District; 0.650 AC +/-; vacant~~ REDEEMED
J4	~~LA Booker Renovation and Development Corporation~~ REDEEMED	REDEEMED	REDEEMED	~~Giles District; 0.250 AC +/-; vacant~~ REDEEMED
		REDEEMED	REDEEMED	~~Giles District; 0.0895 AC +/; vacant~~ REDEEMED
		REDEEMED	REDEEMED	~~Giles District; 0.170 AC +/-; vacant~~ REDEEMED

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.

All interested parties must register <u>and be approved</u> by the Auctioneer. Registration and bidding are free of charge and are done through the Auctioneer's website tacssale.com. If any interested bidders wish to bid on property, but do not have access to the internet, please contact TACS, at (804) 548-4408 for assistance. Registered 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.

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 and the buyer assumes the risk of loss from the date of the sale. 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 suitableness 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.

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 all funds paid as liquidated damages to cover attorney's fees of $2,500.00 and auctioneer fees of $1,000.00, with any remaining amount go to the locality to cover additional costs of resale. Failure to make a timely or sufficient deposit also makes the high bidder liable for these fees, plus resale costs and deficiencies.

PAYMENT TERMS: The highest bidder shall make a deposit in the amount of twenty-five percent (25%) or One Thousand Dollars ($1,000.00), whichever is higher, **along with a 10% buyer's premium, subject to a minimum of $150.00, added to the final bid**. 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) 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 <u>received</u> 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 **<u>will not</u>** be accepted.

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Amelia and you may not be a Defendant in any pending delinquent tax matter. Questions should be directed to TACS online at www.tacssale.com, by email to auctions@taxva.com, by phone to (804) 548-4424, 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 Tuesday, November 17, 2026, 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: **$_____**

SAMPLE

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 (November 17, 2026). 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

SAMPLE

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 17th day of November 2026, 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

NOTES

J1: Minerva Farrar (George Anderson)
Tax Map No. 18-54

Property Address	**Owner Name/Address**				
	ANDERSON GEORGE				
	900 CLEMENTOWN RD				
	POWHATAN VA 23139				
Map ID:	18 54				
Acct No:	6249-1				
Legal Description:					
15.100 AC					
Occupancy:	VACANT				
Dwelling Type:					
Use/Class:	SNGL FAM RES - SUBURBAN	**Acreage:**	15.100		
Effective Date:	01/01/2018	**Year Built:**		**Land Use:**	
Zoning:	AGRICULTURAL	**Year Remodeled:**		**Total Mineral:**	$0
District:	03 LEIGH	**Year Effective:**	1999	**Total Land:**	$37,800
MH/Type:		**On Site Date:**	01/14/2022	**Total Improvements:**	$0
Condition:		**Review Date:**		**Total Value:**	$37,800



Legal disclaimer: Under Virginia State law, these records are public information. Display of this information on the internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the Va. State Code to read the pertinent enabling stature. While Amelia County has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics, the County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Amelia County does not assume any liability associated with the use or misuse of this data.

J2: Minerva Farrar (George Anderson)
Tax Map No. 8-16

Property Address

Owner Name/Address
ANDERSON GEORGE
900 CLEMENTOWN RD
POWHATAN VA 23139

Map ID: 8 16
Acct No: 3004-1
Legal Description:
10.000 AC

Instrument: 2008 2008 46
Occupancy: VACANT
Dwelling Type:
Use/Class: SNGL FAM RES - SUBURBAN
Acreage: 10.000
Effective Date: 01/01/2018
Year Built:
Land Use:
Zoning: AGRICULTURAL
Year Remodeled:
Total Mineral: $0
District: 03 LEIGH
Year Effective: 1999
Total Land: $50,900
MH/Type:
On Site Date: 12/31/2021
Total Improvements: $0
Condition:
Review Date:
Total Value: $50,900



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REDEEMED

J3: LA Booker Renovation and Development Corporation
Tax Map No. 31A-1-75

Property Address	**Owner Name/Address**		
	LA BOOKER RENO&DEVEL CORP ETAL		
	OSAMOR CORPORATION		
	P.O. BOX 522		
Map ID: 31A 1 75	CIBOLO TX 78108		
Acct No: 1064-1			
Legal Description:			
.650 AC			
Deed Book/Page: 0245 / 661			
Instrument: 2022 2022 927			
Occupancy: COMMERCIAL			
Dwelling Type: LAND			
Use/Class: SNGL FAM RES - URBAN	**Acreage:** 0.000		
Effective Date: 01/01/2018	**Year Built:**	**Land Use:**	
Zoning: BUSINESS	**Year Remodeled:**	**Total Mineral:** $0	
District: 01 GILES	**Year Effective:** 1999	**Total Land:** $45,000	
MH/Type:	**On Site Date:** 05/25/2022	**Total Improvements:** $0	
Condition:	**Review Date:** 10/26/2022	**Total Value:** $45,000	

REDEEMED



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REDEEMED

J4: LA Booker Renovation and Development Corporation
Tax Map No. 31A-1-76

Property Address

Owner Name/Address
LA BOOKER RENO&DEVEL CORP ETAL
OSAMOR CORPORATION
P.O. BOX 522
CIBOLO TX 78108

Map ID: 31A 1 76
Acct No: 7878-1

Legal Description:
.250 AC

REDEEMED

Deed Book/Page: 256 / 420
Instrument: 2022 2022 927
Occupancy: COMMERCIAL
Dwelling Type: LAND
Use/Class: SNGL FAM RES - URBAN
Acreage: 0.000
Effective Date: 01/01/2018
Year Built:
Land Use:
Zoning: BUSINESS
Year Remodeled:
Total Mineral: $0
District: 01 GILES
Year Effective: 1999
Total Land: $50,000
MH/Type:
On Site Date: 05/25/2022
Total Improvements: $0
Condition:
Review Date: 10/26/2022
Total Value: $50,000



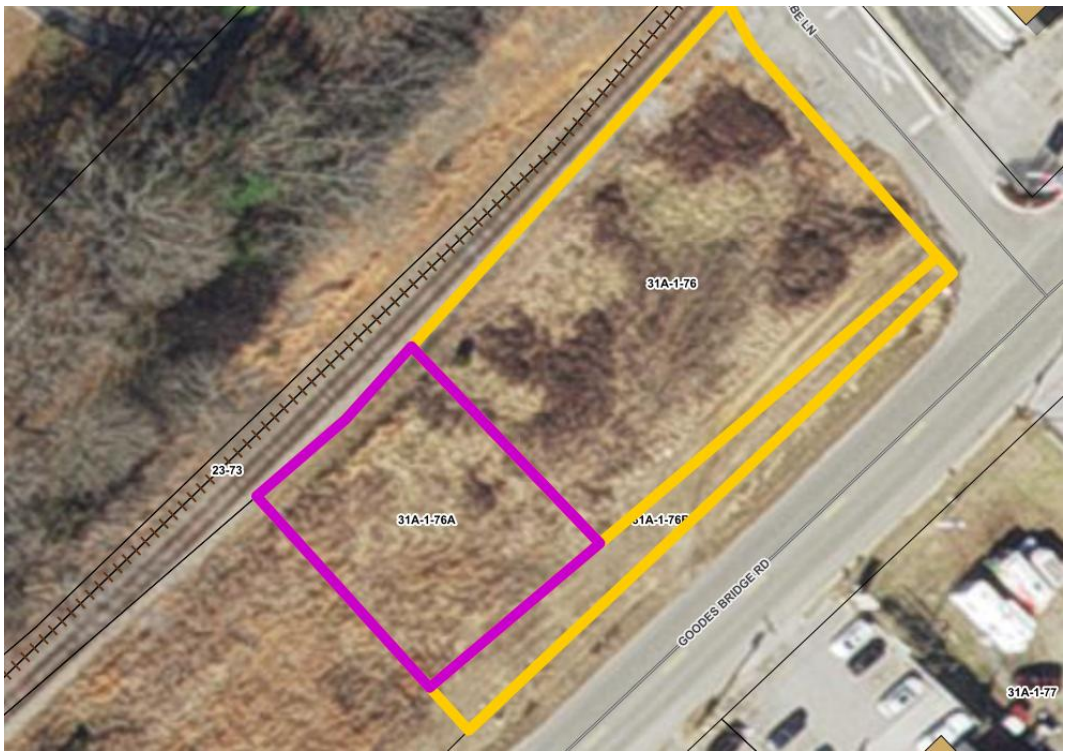
Legal disclaimer: Under Virginia State law, these records are public information. Display of this information on the internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the Va. State Code to read the pertinent enabling stature. While Amelia County has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics, the County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Amelia County does not assume any liability associated with the use or misuse of this data.

REDEEMED

54 Con't: LA Booker Renovation and Development Corporation
Tax Map No. 31A-1-76A

Property Address	Owner Name/Address		
	LA BOOKER RENO&DEVEL CORP ETAL		
	OSAMOR CORPORATION		
	P.O. BOX 522		
Map ID: 31A 1 76A	CIBOLO TX 78108		
Acct No: 4646-1			
Legal Description:			
.0895 AC			
Instrument: 2022 2022 927			
Occupancy: COMMERCIAL			
Dwelling Type: LAND			
Use/Class: SNGL FAM RES - URBAN	**Acreage:** 0.000		
Effective Date: 01/01/2018	**Year Built:**	**Land Use:**	
Zoning: BUSINESS	**Year Remodeled:**	**Total Mineral:** $0	
District: 01 GILES	**Year Effective:** 1999	**Total Land:** $20,000	
MH/Type:	**On Site Date:** 05/25/2022	**Total Improvements:** $0	
Condition:	**Review Date:** 10/26/2022	**Total Value:** $20,000	

REDEEMED



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REDEEMED

J4 Con't: LA Booker Renovation and Development Corporation
Tax Map No. 31A-1-76B

Property Address

Owner Name/Address
LA BOOKER RENO&DEVELOP CORP ETAL
OSAMOR CORPORATION
P.O. BOX 522
CIBOLO TX 78108

Map ID: 31A 1 76B
Acct No: 4-1
Legal Description:
.170 AC

REDEEMED

Instrument: 2021 2021 2145
Occupancy: COMMERCIAL
Dwelling Type: LAND
Use/Class: SNGL FAM RES - URBAN
Acreage: 0.000
Effective Date: 01/01/2018
Year Built:
Land Use:
Zoning: BUSINESS
Year Remodeled:
Total Mineral: $0
District: 01 GILES
Year Effective: 1999
Total Land: $20,000
MH/Type:
On Site Date: 05/25/2022
Total Improvements: $0
Condition:
Review Date: 10/26/2022
Total Value: $20,000



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