

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
PATRICK COUNTY, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Patrick County, the undersigned Special Commissioner will offer for sale to the highest bidder at a timed, **online-only** public auction, which will **commence on Monday September 13, 2021 at 11:00am EST** and **close Friday September 24, 2021 at 11:00am EST**. 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
1	John Randall Kendrick	Tax Map No. 4814-()-79- Acct No. 77732 TACS No. 601202	3.0 +/- acres in Peters Creek Magisterial District lying on the headwaters of Bull Mountain Fork of South Mayo River
2	John Randall Kendrick	Tax Map No. 5210-()-20- Acct No. 77733 TACS No. 601202	1.2812 +/- acres in Mayo River Magisterial District along Via Orchard Rd.
3	Glen Wray Marshall	Tax Map No. 4314-()-138- Acct No. 73917 TACS No. 601206	3.086 +/- acres in Blue Ridge Magisterial District along Cartwright Lane
4	Stephen S. Dalton	Tax Map No. 4414-()-136- Acct No. 73853 TACS No. 601205	10.61 +/- acres in Blue Ridge Magisterial District along Cherry Creek Road
5	Kenneth Bryce Ziglar, et al.	Tax Map No. 5213-()-165- Acct No. 70123 TACS No. 162424	0.402 +/- acres in Mayo River Magisterial District along Koger Mill Road
6	Kenneth Bryce Ziglar, et al.	Tax Map No. 5213-()-166- Acct No. 70124 TACS No. 162424	1.0 +/- acres in May River Magisterial District along Koger Mill Road

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of Patrick County. The Treasurer and Special Commissioner have 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. 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, 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.

Subsequent taxes will be prorated from September 24, 2021 and the highest bidder will be responsible for taxes from that date forward. Any unsold property will be offered for sale again at the next auction, whenever that may be.

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. Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00), per parcel. There will be a **10% buyer's premium added to the final bid** to determine the "final contract price". The **buyer's premium is due upon the close of the auction and will be in addition to the required deposit amount.** Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Bids which are less than One Thousand Dollars (\$1,000.00) shall be required to be paid in full

All interested parties must register and be approved by the Auctioneer. Registration and bidding are free of charge and are done through the Auctioneer's website at <https://www.rogersauctiongroup.com>. 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 balance due must be **received** in full **no later than October 1, 2021**. Time is of the essence. 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. 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.**

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 Keith Roger, by email at keithgunter@rogersrealty.com or by phone at (276) 952-5281.

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) 548-4429, or by writing to the address below.

John A. Rife, Esq.
Special Commissioner
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, VA 23294-31800

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

At that certain Special Commissioner's sale held online between Monday September 13, 2021 and Friday September 24, 2021, in the cause styled County of Patrick v. _____ (Case No. _____), the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____, and a buyer's premium of \$ _____.

Tax Map No. _____

Account No. _____

I understand that a deposit of \$ _____ (25% of the purchase price or \$1,000.00, whichever is more, or the entire purchase price if less than \$1,000.00, or \$20,000.00 if purchase price is more than \$80,000.00) 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 County of Patrick, Virginia. Further, I understand that a buyer's premium is required in this auction and have agreed to pay \$ _____ 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 County of Patrick or if I am named as a Defendant in any delinquent tax suit filed by the County of Patrick, Virginia, 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 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.

Signature

Print Name:

Address:

Phone:

Email:

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 24^h day of September 2021, 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

Tax Map No. 4814-()-79-

<u>Owner:</u> John Randall Kendrick, et al.	<u>Acres:</u> 3.0 +/-
<u>Legal Description:</u> lying on the headwaters of Bull Mountain Fork of South Mayo River	<u>Assessed Value:</u> \$9,500
<u>Magisterial District:</u> Peters Creek	



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.

Property 2

Tax Map No. 5210-()-20-

<u>Owner:</u> John Randall Kendrick, et al.	<u>Acres:</u> 1.2812 +/-
<u>Legal Description:</u> Along Via Orchard Rd.	<u>Assessed Value:</u> \$55,600
<u>Magisterial District:</u> Mayo River	



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Property 3

Tax Map No. 4314-()-138-

<u>Owner:</u> Glen Wray Marshall, et al.	<u>Acres:</u> 3.086 +/-
<u>Legal Description:</u> Along Cartwright Lane.	<u>Assessed Value:</u> \$108,200
<u>Magisterial District:</u> Blue Ridge	



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Property 4

Tax Map No. 4414-()-136-

<u>Owner:</u> Stephen S. Dalton, et al.	<u>Acres:</u> 10.61 +/-
<u>Legal Description:</u> Along Cherry Creek Rd.	<u>Assessed Value:</u> \$57,600
<u>Magisterial District:</u> Blue Ridge	



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Property 5

Tax Map No. 5213-()-165-

<u>Owner:</u> Kenneth Bryce Ziglar, et al.	<u>Acres:</u> 0.402 +/-
<u>Legal Description:</u> Along Koger Mill Rd.	<u>Assessed Value:</u> \$1,400
<u>Magisterial District:</u> Mayo River	



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Property 6

Tax Map No. 5213-()-166-

<u>Owner:</u> Kenneth Bryce Ziglar, et al.	<u>Acres:</u> 1.0 +/-
<u>Legal Description:</u> Along Koger Mill Rd.	<u>Assessed Value:</u> \$22,000
<u>Magisterial District:</u> Mayo River	



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