

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

Pursuant to the terms of those certain Decrees of Sale entered in the Sussex County Circuit Court, the undersigned Special Commissioner will offer the following parcels for sale to the highest bidder at a **Timed-to-Live Simulcast (starts online-only and ends with a simulcast online and in-person)** public auction. The **online-only bidding will open on Wednesday, September 1, 2021 at 8:00am EST and will transition on Thursday, September 23, 2021 at 11:00 am EST**, or as soon thereafter as possible, to a simulcast online and in-person bidding session to be held at **Sussex Courthouse Vol. Fire Department, 20169 Princeton Road, Stony Creek, Virginia 23882**. The sale of such property is subject to the terms and conditions below, 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. **The Special Commissioner reserves the right to cancel the live portion of the auction due to changes in government policy or recommendations and may proceed with a timed, online-only auction.**

	<u>Owner(s) and TACS No.</u>	<u>Account Nos.</u>	<u>Description</u>
1.	Carol Roosevelt Epps, et al. TACS No. 585644	Tax Map No. 121-2-8 Account No. 10075	Stony Creek District; Lula Hill Subdivision PCL 8; +/- 11.30 Acres
2.	Emma L. Parham, et al. TACS No. 585693	Tax Map No. 106-A-7 Account No. 16437	Courthouse District; 17018 Briggs Road, Stony Cree; +/- 1.00 Acre
3.	Roadrunner Enterprises, Inc. TACS No. 585736	Tax Map No. 28A7-A-107 Account No. 3068	Waverly Town District; N Side Main St was Masonite; +/- 2.80 Acres
4.	Roadrunner Enterprises, Inc. TACS No. 585736	Tax Map No. 28A7-A-109 Account No. 15379	Waverly Town District; N Side W Main St, PCL A; +/- 5.36 Acres
5.	Roadrunner Enterprises, Inc TACS No. 585736	Tax Map No. 28A820-A-6 Account No. 11110	Waverly Town District; Sylvan Terrace BLK A Lot 6;
6.	Lucy Roberts Estate, et al. TACS No. 585664	Tax Map No. 44-A-45 Account No. 7515	Wakefield District; Harris Mill Rt. 621 +/- 3.25 Acres
7.	Lucy Roberts Estate, et al. TACS No. 585664	Tax Map No. 44-A-48 Account No. 7516	Wakefield District; Harris Mill Rt. 621 +/- 8.33 Acres
8.	Rhonda Smith, et al. TACS No. 585715	Tax Map No. 147A-3-30 Account No. 15210	Henry District; 9280 Maclin Ave;
9.	Rhonda Smith, et al. TACS No. 585715	Tax Map No. 147A-5-1 Account No. 15211	Henry District; 9239 Carver Ave;
10.	Sussex Oil Company, Inc. TACS No. 585639	Tax Map No. 61A4-2-14 Account No. 4443	Wakefield Town District; Lot 14
11.	Sussex Oil Company, Inc. TACS No. 585639	Tax Map No. 61A4-2-26 Account No. 4444	Wakefield Town District;
12.	Luther White, Jr., et al. TACS No. 585640	Tax Map No. 115-A-2 Account No. 64	Wakefield District; 0 Union Hill; +/- 3.03 Acres

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Sussex County Circuit Court. 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. Property will be conveyed free and clear of all known liens, including the tax lien. 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. Subsequent taxes will be prorated from the auction closing date 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.

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 cost, prior to bidding on any of the properties to determine the suitability of the property for their purposes.

The highest bidder shall make a deposit in the amount of twenty-five percent (25%) of the high bid 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 ten percent (10%) buyer's premium added to the final bid to determine the final contract price. The deposit and buyer's premium are due upon the close of the auction.** 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 paid in full upon the close of the auction. 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. **Deed recordation costs 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.**

Terms Applicable to In-Person Bidders ONLY: The highest bidder shall make payment of the deposit and buyer's premium on the day of the auction. All payments must be made in the form of personal check, cashier's check, or money order. **Cash will not be accepted.**

Terms Applicable to Online Bidders ONLY: 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 <http://www.graycoservices.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. Payments of the buyer's premium and deposit must be received in full by **September 30, 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.** Checks and money orders shall be made payable to Sussex County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS: 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 can include expenses and any deficit upon resale.

In order to qualify as a purchaser at this auction, you may not owe delinquent taxes to the Sussex County and you may not be a Defendant in any delinquent tax suit. Questions concerning the registration and bidding process should be directed to the Auctioneer; online at <http://www.graycoservices.com/>, or by phone to (804) 943-3506. Questions concerning the property subject to sale or the litigation process should be directed to TACS online at www.taxva.com, by telephone to (804) 223-8449, by email to taxsales@taxva.com, or by writing to the address below.

John A. Rife, Esq.
Special Commissioner
Taxing Authority Consulting Services, PC
Re: Sussex County Judicial Auction
P.O. Box 31800
Henrico, Virginia 23294

SAMPLE “In-person bidders ONLY”

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

At that certain Simulcast (online and in-person) Public Auction, held on Thursday, September 23, 2021 at 11:00 am, EST., in the cause styled Sussex County 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 \$ _____.

[Property Owner Name]
[Tax Map No.]
[Account No.]
[TACS 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 Sussex County, 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 (September 23, 2021). I further understand that in the event I owe delinquent taxes to Sussex County or if I am named as a Defendant in any delinquent tax suit filed by Sussex County, 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 buyer’s premium and pay any charges incurred by the Special Commissioner or the Court in reselling the property in furtherance of collecting 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 23rd 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

SAMPLE “Online bidders ONLY”

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

At that certain Simulcast (online and in-person) Public Auction, opened on Wednesday September 1, 2021 at 8:00 am EST and closing on Thursday, September 23, 2021 at 11:00 am, EST, and in the cause styled County of *Sussex County* 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 \$ _____.

[Property Owner Name]
[Tax Map No.]
[Account No.]
[TACS 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 received by TACS within five (5) business days following the auction closing (**no later than September 30, 2021 at 2:00 pm EST**) and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of Sussex County, Virginia. Further, I understand that a buyer’s premium is required in this auction and have agreed to pay \$ _____ as a buyer’s premium.

Cashier’s checks and money orders shall be made out to Sussex County and forwarded to TACS at the address shown below. Wire transfer instructions will be provided upon request. All payments must reference the Tax Map No. of the real estate listed above. I understand that cash and personal checks **will not** be accepted. I understand that in the event my payment is returned, improperly tendered, or is otherwise not made, the contract of sale may be voided, and the next highest bidder will 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 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 (September 23, 2021). I further understand that in the event I owe delinquent taxes to Sussex County or if I am named as a Defendant in any delinquent tax suit filed by Sussex County, 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 Acknowledgment 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 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 if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, that any funds paid hereunder will be forfeited, and that I will be responsible for any deficiency or damages upon resale, including any expenses that may be incurred. I also understand that my electronic signature shall be considered true and accurate for the purposes of this transaction.

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.

Electronic Signature

Date: _____

[Bidder Name]

[Bidder Address]

[Bidder City, State and Zip]

[Bidder Phone]

[Bidder Email]

The property will be deeded to:

Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

If purchaser contact information is different from bidder contact information, please provide the same below.

CERTIFICATION

It is hereby certified that TACS has received this Purchaser's Acknowledgment and Contract of Sale, signed and dated by the above-referenced bidder, on this the 23rd day of September 2021.

Taxing Authority Consulting Services, PC
Attn: Litigation Department (mem)
P.O. Box 31800
Henrico, Virginia 23294-1800

Property #1
 Carol Roosevelt Epps, et al.
 Tax Map No. 121-2-8 • Account No. 10075

Property Address **Owner Name/Address**
 EPPS CAROL ROOSEVELT 1/2 INT &
 GLORIA B BRANCH 1/2 INT
 POST OFFICE BOX 300R

Map ID: 121 2 8 STONY CREEK VIRGINIA 23882

Acct No: 10075-1

Legal Description: LULA HILL SUBDIVISION PCL 8

Plat Book/Page: 18 / 84

Deed Book/Page: 135 / 280

Occupancy: VACANT

Dwelling Type:

Use/Class: SNGL FAM RES - SUBURBAN **Acreage:** 11.300

Year Assessed: 2018 **Year Built:** **Land Use:** 0

Zoning: **Year Remodeled:** **Total Mineral:**

District: 03 STONY CREEK **Year Effective:** **Total Land:** 32400

MH/Type: **On Site Date:** 02/19/2018 **Total Improvements:**

Condition: **Review Date:** **Total Value:** \$32,400

----- Improvement Description -----							
Exterior		Interior		Site			
				STREET-PAVED			
				TOPO-LEVEL			
				TOPO-LOW			
				UTIL-ELECTRIC			
----- Land Valuation -----							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
T 23	W-SECONDRY	F	3.3000		1662.00		5484
A 86	MIXED TIMB	E	11.3000		225.00		2542
T 21	O-SECONDRY	G	8.0000		3041.00		24328
Total Land Value			11.300				32400
Total Property Value							32400

Sec	Type	Str	Description	Area
		Total Square Feet		
		Cur. Value	Prev. Value	%Inc.
Land		32400	31200	
Improvements				
Total		32400	31200	
Average Price Per Acre			2638	
Sale Date/Amount		5/05/1993		2005



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Property #2
 Emma L. Parham, et al.
 Tax Map No. 106-A-7 • Account No. 16437

Property Address **Owner Name/Address**
 17018 BRIGGS RD PARHAM EMMA L
 17018 BRIGGS ROAD
 STONY CREEK VIRGINIA 23882

Map ID: 106 A 7

Acct No: 16437-1

Legal Description: FIELDS OR LASSELL LAND

Deed Book/Page: 159 / 448

Occupancy: DWELLING

Dwelling Type: SNG FAMILY

Use/Class: SNGL FAM RES - SUBURBAN

Year Assessed: 2018

Zoning:

District: 01 COURTHOUSE

MH/Type:

Condition: POOR

Acreage: 1.000

Year Built:

Year Remodeled:

Year Effective: 1960

Review Date:

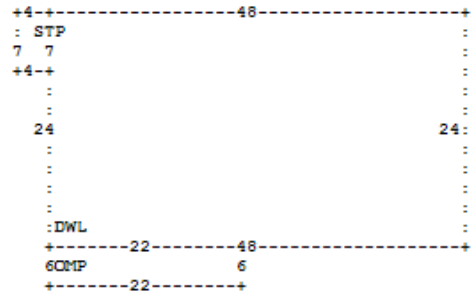
Land Use: 0

Total Mineral:

Total Land: 14000

On Site Date: 04/19/2017 **Total Improvements:** \$12,600

Total Value: \$26,600



Sec	Type	Str	Description	Area
DWL	SINGLE FAM	1.00	E48N24W48S24	1152
COMP	PRCH-OP MA	1.00	S6E22N6W22	132
STP	STOOP	1.00	W4S7E4N7	28
Total Square Feet				1312

	Cur. Value	Prev. Value	%Inc.
Land	14000	14000	
Improvements	12600	23200	()
Total	26600	37200	()
Average Price Per Acre	14000		

Improvement Description		
Exterior	Interior	Site
EXTR-HARDBOARD	NO. ROOMS - 5	STREET-PAVED
FNDT-PIERS	NO. BEDROOMS - 3	TOPO-LEVEL
RFMT-COMP SHGLS	NO. BATHS - 1	UTIL-WELL
ROOF-GABLE	FLOOR-SOFTWOOD	UTIL-SEPTIC
	FUEL-OIL	UTIL-ELECTRIC
	WALL-DRY WALL	

Dwelling Valuation			
Item	Size	Rate	Value
SINGLE FAM	1152	75.53	87010
BATH-FULL	1	3657.00	3657
PRCH-OP MA	132	23.59	3113
STOOP	28	12.72	356
Grade Factor (D)			.75
Replacement Cost New			70575
Phys Depr. %	(.820)	1960 - POOR	57872
Func Depr. %	(.050)		635
Total Bldg. Value			12100

Other Improvements Valuation						
Desc	Length	Width	Size	Grade	Rate	FV/Pct Value
SHED-IMPL	1.0	1.0				500
SHED	1.0	1.0				
Total Imp Value						500

Land Valuation							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	1 BUILDING S L		1.0000		14000.00		14000
Total Land Value			1.000				14000
Total Property Value							26600



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Property #3
 Roadrunner Enterprises, Inc.
 Tax Map No. 28A7-A-107 • Account No. 3068

Property Address **Owner Name/Address**
 ROADRUNNER ENTERPRISES INC
 14200 JEFFERSON DAVIS HIGHWAY
 CHESTER VA 23831

Map ID: 28A7 A 107
Acct No: 3068-1

Legal Description: N SIDE MAIN ST WAS MASONITE

Deed Book/Page: 266 / 544

Occupancy: VACANT

Dwelling Type:

Use/Class: COMMERCIAL & INDUSTRIAL **Acreage:** 2.800
Year Assessed: 2018 **Year Built:** **Land Use:** 0
Zoning: **Year Remodeled:** **Total Mineral:**
District: 09 WAVERLY TOWN **Year Effective:** **Total Land:** 42500
MH/Type: **On Site Date:** 02/19/2018 **Total Improvements:**
Condition: **Review Date:** **Total Value:** \$42,500

----- Improvement Description -----							
Exterior		Interior		Site			
				STREET-PAVED			
				TOPO-LOW			
				UTIL-ALL PUB			
----- Land Valuation -----							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	40 COMM/INDUS	E	2.8000		25300.00	.40-	42504
Total Land Value			2.800				42500
----- Comments -----							
LOW IN REAR							
Total Property Value							42500

Sec	Type	Str	Description	Area

			Cur. Value	Prev. Value
			42500	42500
			Improvements	
			42500	42500
			Total	
			Average Price Per Acre	25300
			Sale Date/Amount	5/31/2012 42500



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Property #4
 Roadrunner Enterprises, Inc.
 Tax Map No. 28A7-A-109 • Account No. 15379

Property Address **Owner Name/Address**
 ROADRUNNER ENTERPRISES INC
 14200 JEFFERSON DAVIS HWY
 CHESTER VIRGINIA 23831

Map ID: 28A7 A 109
Acct No: 15379-1

Legal Description: N SIDE W MAIN ST PCL A

Plat Book/Page: 185 / 357
Deed Book/Page: 203 / 420

Occupancy: VACANT
Dwelling Type:

Use/Class: SNGL FAM RES - URBAN **Acreage:** 5.360

Year Assessed: 2018

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 09 WAVERLY TOWN

Year Effective:

Total Land: 28300

MH/Type:

On Site Date: 02/19/2018 **Total Improvements:**

Condition:

Review Date:

Total Value: \$28,300

----- Improvement Description -----							
Exterior				Interior		Site	
						STREET-PAVED	
						TOPO-LEVEL	
						UTIL-ALL PUB	
----- Land Valuation -----							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
T 12	R-PRIMARY	E	5.3600		4586.00	.15	28267
Total Land Value			5.360				28300
----- Comments -----							
04-29-2002-UMPHLETT TO WAVERLY PROPERTIES							
Total Property Value						28300	

Sec	Type	Str	Description	Area
Total Square Feet				
			Cur. Value	Prev. Value
Land			28300	28300
Improvements				
Total			28300	28300
Average Price Per Acre			4586	
Sale Date/Amount			6/25/2004	27500



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Property #5
 Roadrunner Enterprises, Inc.
 Tax Map No. 28A820-A-6 • Account No. 11110

Property Address **Owner Name/Address**
 ROADRUNNER ENTERPRISES INC
 14200 JEFFERSON DAVIS HIGHWAY
 CHESTER VIRGINIA 23831

Map ID: 28A820 A 6

Acct No: 11110-1

Legal Description: SYLVAN TERRACE BLK A LOT 6 DB165/330

Deed Book/Page: 238 / 915

Occupancy: VACANT

Dwelling Type:

Use/Class: SNGL FAM RES - URBAN

Acreage: 0.000

Year Assessed: 2018

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 09 WAVERLY TOWN

Year Effective:

Total Land: 12700

MH/Type:

On Site Date: 02/19/2018 **Total Improvements:**

Condition:

Review Date:

Total Value: \$12,700

Improvement Description		Site
Exterior	Interior	
		STREET-PAVED
		TOPO-LEVEL
		UTIL-ALL PUB

Sec	Type	Str	Description	Area
Total Square Feet				
			Cur. Value	Prev. Value
Land			12700	12700
Improvements				
Total			12700	12700
Average Price Per Acre				
Sale Date/Amount			12/20/2007	10000

Land Valuation						
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct Value
F 30	RESIDENTIA N		100	325	126.68	12668
Total Land Value						12700

Comments	
OPEN LOT/TB 1-30-06	
Total Property Value	
	12700



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Property #6
 Lucy Roberts Estate, et al.
 Tax Map No. 44-A-45 • Account No. 7515

Property Address **Owner Name/Address**
 ROBERTS LUCY EST
 C/O QUEEN ROBERTS THOMAS
 1629 ROLFE PLACE

Map ID: 44 A 45 NEWPORT NEWS VA 23607
Acct No: 7515-1

Legal Description: HARRIS MILL RT 621

Deed Book/Page: 25 / 490

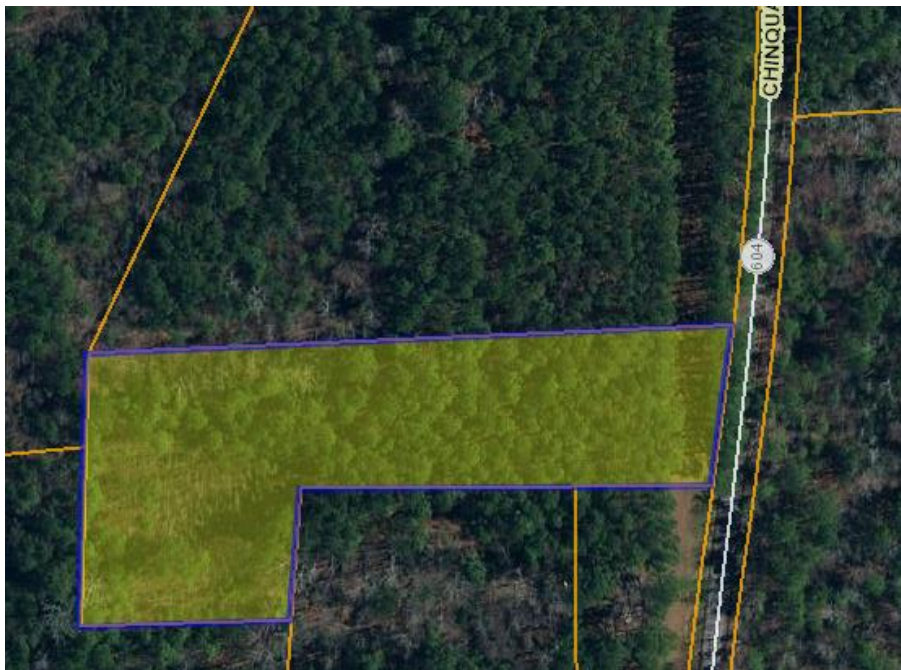
Occupancy: VACANT

Dwelling Type:

Use/Class: SNGL FAM RES - SUBURBAN	Acreage: 3.250	Land Use: 0
Year Assessed: 2018	Year Built:	Total Mineral:
Zoning:	Year Remodeled:	Total Land: 18000
District: 06 WAKEFIELD	Year Effective:	Total Improvements:
MH/Type:	On Site Date: 02/19/2018	Total Value: \$18,000
Condition:	Review Date:	

----- Improvement Description -----									
			Exterior	Interior	Site				
					STREET-PAVED	TOPO-LEVEL	UTIL-ELECTRIC		
Sec	Type	Str	Description		Area				
Total Square Feet									
----- Land Valuation -----									
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value		
T 23	W-SECONDRY A		3.2500		4614.00		14995		
A 86	MIXED TIMB N		5.0000		550.00		2750		
A 86	MIXED TIMB B		1.7500		150.00		262		
Total Land Value			3.250				18000		
----- Comments -----									
ADDRESS CHANGE REQUEST BY MR. RUTLEDGE (10-18-12)									

Total Property Value							18000		



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Property #7
 Lucy Roberts Estate, et al.
 Tax Map No. 44-A-48 • Account No. 7516

Property Address **Owner Name/Address**
 ROBERTS LUCY EST
 C/O QUEEN ROBERTS THOMAS
 1629 ROLFE PLACE

Map ID: 44 A 48 NEWPORT NEWS VA 23607
Acct No: 7516-1

Legal Description: HARRIS MILL RT 621

Deed Book/Page: 31 / 263

Occupancy: VACANT

Dwelling Type:

Use/Class: SNGL FAM RES - SUBURBAN **Acres:** 8.330

Year Assessed: 2018

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 06 WAKEFIELD

Year Effective:

Total Land: 24600

MH/Type:

On Site Date: 02/19/2018 **Total Improvements:**

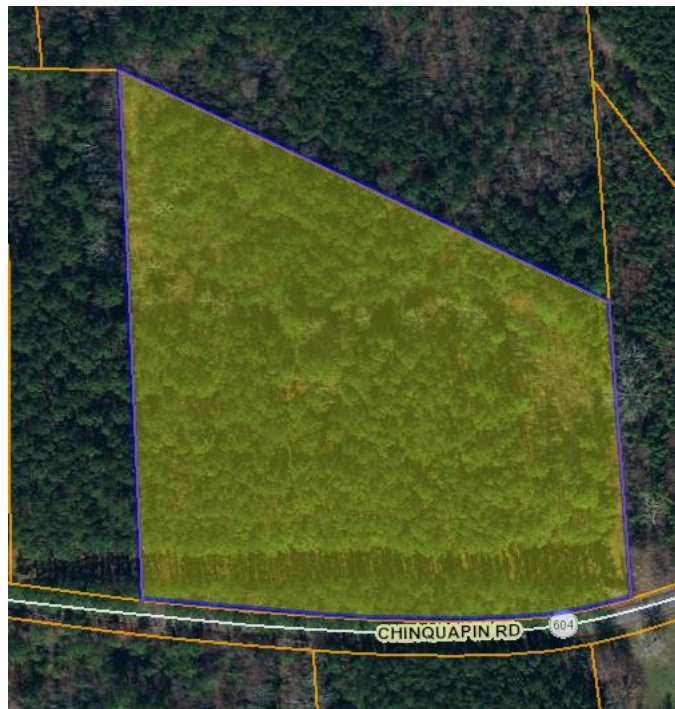
Condition:

Review Date:

Total Value: \$24,600

----- Improvement Description -----							
Exterior		Interior		Site			
				STREET-PAVED			
				TOPO-LEVEL			
				UTIL-ELECTRIC			
----- Land Valuation -----							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
T 23	W-SECONDRY	G	8.3300		2689.00		22399
A 87	HARDWOOD	J	8.3300		270.00		2249
Total Land Value			8.330				24600
----- Comments -----							
ADDRESS CHANGE REQUEST BY MR. RUTLEDGE(10-18-12)							
Total Property Value							24600

Sec	Type	Str	Description	Area
Total		Square Feet		
		Cur. Value	Prev. Value	%Inc.
Land		24600	23800	
Improvements				
Total		24600	23800	
Average Price Per Acre			2689	



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Property #8
Rhonda Smith, et al.

Tax Map No. 147A-3-30 • Account No. 15210

Property Address
9280 MACLIN AVE

Owner Name/Address
SMITH RHONDA & WARREN MONK & DAVID
MONK & T SMITH EQUAL SHARES
225 BUFFALO AVE APT 3A

Map ID: 147A 3 30 BROOKLYN N Y 11231

Acct No: 15210-1

Legal Description: LOT 30 MACKLIN AVE

Plat Book/Page: 152 / 3

Deed Book/Page: 152 / 1

Will Book/Page: 64 / 258

Occupancy: DWELLING

Dwelling Type: SNG FAMILY

Use/Class: SNGL FAM RES - SUBURBAN

Year Assessed: 2018

Zoning:

District: 02 HENRY

MH/Type:

Condition: AVERAGE

Acreage: 0.000

Year Built: 1950

Year Remodeled:

Year Effective: 1960

On Site Date: 03/03/2017

Review Date:

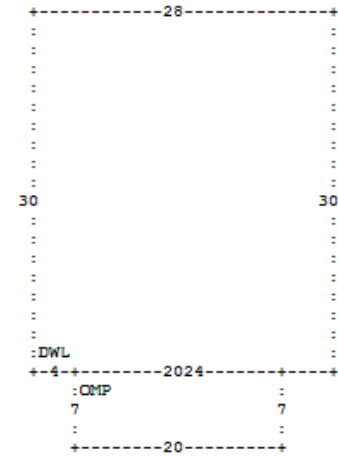
Land Use: 0

Total Mineral:

Total Land: 9500

Total Improvements: \$40,700

Total Value: \$50,200



Sec	Type	Str	Description	Area
DWL	SINGLE FAM	1.40	E4E24N30W28S30	1176
CMP	PRCH-OP MA	1.00	S7E20N7W20	140
Total Square Feet				1316

	Cur. Value	Prev. Value	%Inc.
Land	9500	9500	
Improvements	40700	37000	
Total	50200	46500	
Average Price Per Acre			
Sale Date/Amount	10/17/1996	35000	

Improvement Description		
Exterior	Interior	Site
EXTR-ALUM/VINYL	NO. ROOMS - 6	TOPO-LEVEL
FNDT-CONC BLOCK	NO. BEDROOMS - 2	UTIL-PUB WTR
FNDT-CONTINU WL	NO. BATHS - 1	UTIL-SEPTIC
REMT-COMP SHGLS	FLOR-SOFTWOOD	UTIL-ELECTRIC
ROOF-GABLE	FUEL-GAS	
	WALL-DRY WALL	

Dwelling Valuation			
Item	Size	Rate	Value
SINGLE FAM	1176	73.12	85989
FRC-HT AIR	1176	1.86	2187
AIR-CONDIT	1176	1.86	2187
BATH-FULL	1	3657.00	3657
PRCH-OP MA	140	23.59	3302
Grade Factor (D+10)			.85
Replacement Cost New			82705
Phys Depr. % (.547)	1960	- AVE	45240
Func Depr. % (.050)			1873
Total Bldg. Value			35600

Other Improvements Valuation						
Desc	Length	Width	Size	Grade	Rate	FV/Pct Value
GAR F FR/	1.0	1.0	1			5000
SHED						100
Total Imp Value						5100

Land Valuation						
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct Value
L 45	LOT VALUE	F	1		9500.00	9500
Total Land Value						9500

Comments	
NEW VINYL, REPLACEMENT WINDOWS, & FHA/AC. TB 10/11	
Total Property Value	50200



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Property #9

Rhonda Smith, et al.

Tax Map No. 147A-5-1 • Account No. 15211

Property Address
9239 CARVER AVE

Owner Name/Address
SMITH RHONDA & WARREN MONK&DAVID
MONK & T SMITH EQUAL SHARES
225 BUFFALO AVE APT 3A

Map ID: 147A 5 1 BROOKLYN NY 11231

Acct No: 15211-1

Legal Description: CARVER AVE LOT 1 NEW SURVEY

Deed Book/Page: 188 / 758

Will Book/Page: 64 / 258

Occupancy: DWELLING

Dwelling Type: SNG FAMILY

Use/Class: SNGL FAM RES - SUBURBAN

Acreage: 0.000

Year Assessed: 2018

Year Built: 1945

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 02 HENRY

Year Effective: 1960

Total Land: 9000

MH/Type:

On Site Date: 02/19/2018 **Total Improvements:** \$12,800

Condition: FAIR

Review Date:

Total Value: \$21,800

Sec	Type	Str	Description	Area
DWL	SINGLE FAM	1.00	E10E19N21W25W4S21	609
CMP	PRCH-OP MA	1.00	S6E10N6W10	60
DWL	SINGLE FAM	1.00	N7E10S7W10	70
Total Square Feet				739

	Cur. Value	Prev. Value	±Inc.
Land	9000	9000	
Improvements	12800	14400	()
Total	21800	23400	()
Average Price Per Acre			
Sale Date/Amount	10/01/2002		

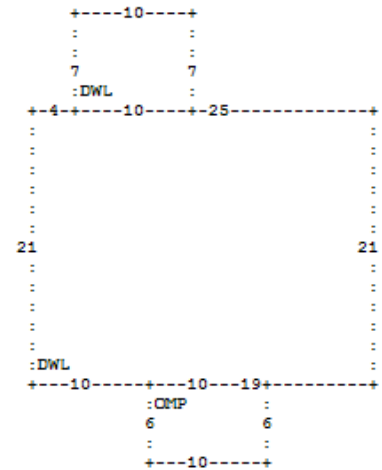
Improvement Description		
Exterior	Interior	Site
EXTR-ALUM/VINYL	NO. ROOMS - 4	STREET-PAVED
FNDT-BRICK	NO. BEDROOMS - 2	TOPO-LEVEL
FNDT-CONTINU WL	NO. BATHS - 1	UTIL-ALL PUB
RFMT-COMP SHGLS	FLOO-SOFTWOOD	UTIL-ELECTRIC
ROOF-GABLE	FUEL-OIL	
	WALL-DRY WALL	

Dwelling Valuation			
Item	Size	Rate	Value
SINGLE FAM	609	80.40	48963
BATH-FULL	1	3657.00	3657
PRCH-OP MA	60	23.59	1415
SINGLE FAM	70	80.40	5628
Grade Factor (D)			.75
Replacement Cost New			44775
Phys Depr. % (.700)	1960	- FAIR	31343
Func Depr. % (.050)			672
Total Bldg. Value			12800

Land Valuation						
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct Value
L	45 LOT VALUE	F	1		9500.00	.05- 9025
Total Land Value						9000

Comments
ADDRESS REQUEST BY MR WILLIAM SMITH ON 07-11-02
ADDRESS CHNG ON 10-15-14-BY PHONE BY T BARBARELLA
NEW VINYL, REPLACEMENT WINDOWS, ROOF STILL BAD
TB 10/10/11

Total Property Value 21800



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Property #10
 Sussex Oil Company, Inc.
 Tax Map No. 61A4-2-14 • Account No. 4443

Property Address **Owner Name/Address**
 SUSSEX OIL COMPANY INC
 P O BOX 400
 WAKEFIELD VA 23888

Map ID: 61A4 2 14

Acct No: 4443-1

Legal Description: LOT 14

Deed Book/Page: 83 / 243

Occupancy: VACANT

Dwelling Type:

Use/Class: SNGL FAM RES - URBAN

Acreage: 0.000

Land Use: 0

Year Assessed: 2018

Year Built:

Total Mineral:

Zoning:

Year Remodeled:

Total Land: 3300

District: 10 WAKEFIELD TOWN

Year Effective:

Total Improvements:

MH/Type:

On Site Date: 02/19/2018

Total Value: \$3,300

Condition:

Review Date:

Improvement Description		Site
Exterior	Interior	
		STREET-PAVED
		TOPO-LEVEL
		UTIL-ALL PUB

Sec	Type	Str	Description	Area
Total Square Feet				
		Cur. Value	Prev. Value	%Inc.
Land		3300	3300	
Improvements				
Total		3300	3300	
Average Price Per Acre				

Land Valuation								
M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
F	30	RESIDENTIA N		30	155	109.62		3288
Total Land Value								3300
Total Property Value								3300



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Property #11
 Sussex Oil Company, Inc.
 Tax Map No. 61A4-2-26 • Account No. 4444

Property Address **Owner Name/Address**
 SUSSEX OIL COMPANY INC
 P O BOX 400
 WAKEFIELD VA 23888

Map ID: 61A4 2 26
Acct No: 4444-1

Legal Description: PRESSON PLAT LOTS 26,27,2 10FT OF LOT 29

Deed Book/Page: 83 / 243

Occupancy: VACANT

Dwelling Type:

Use/Class: SNGL FAM RES - URBAN **Acreage:** 0.000

Year Assessed: 2018

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 10 WAKEFIELD TOWN

Year Effective:

Total Land: 11700

MH/Type:

On Site Date: 02/19/2018 **Total Improvements:**

Condition:

Review Date:

Total Value: \$11,700

Exterior		Improvement Description		Interior		Site		Sec	Type	Str	Description	Area
						TOPO-LEVEL		Total		Square Feet		
						UTIL-ALL PUB		Cur. Value		Prev. Value		%Inc.
								Land		11700		11700
								Improvements				
								Total		11700		11700
								Average Price Per Acre				

Land Valuation							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
F 40	COMM/INDUS D		55	125	102.12		5616
F 40	COMM/INDUS D		60	125	102.12		6127
Total Land Value							11700
Total Property Value							11700



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Property #12

Luther White, Jr., et al.

Tax Map No. 115-A-2 • Account No. 64

Property Address 0 UNION HILL
Owner Name/Address WHITE LUTHER JR OR CAROLYN T
P O BOX 6896
ARLINGTON VA 22206

Map ID: 115 A 2
Acct No: 64-1

Legal Description: JOLLY RT 606 PT IDA YOUNG LOT 1

Plat Book/Page: 14 / 75

Deed Book/Page: 87 / 863

Occupancy: VACANT

Dwelling Type:

Use/Class: SNGL FAM RES - SUBURBAN **Acreage:** 3.030

Year Assessed: 2018

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 06 WAKEFIELD

Year Effective:

Total Land: 12700

MH/Type:

On Site Date: 02/19/2018 **Total Improvements:**

Condition:

Review Date:

Total Value: \$12,700

Exterior		Interior		Site			Sec	Type	Str	Description	Area
				STREET-GRAVEL			Total		Square		Feet
				TOPO-LEVEL							
				UTIL-ELECTRIC							
							Land	Cur. Value		Prev. Value	#Inc.
M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value			
T	33	W-S-GRAVEL	A	3.0300		3488.00		10568		12700	12400
A	88	PINE	P	3.0300		690.00		2090		12700	12400
Total Land Value				3.030				12700			
Total Property Value											12700
											Average Price Per Acre
											3488



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