

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
PRINCE EDWARD COUNTY, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned 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 to be held at **Prince Edward County Courthouse 115 N. Main Street, Farmville, Virginia 23901 on the 3rd floor in court room “A”, on Wednesday October 27, 2021 at 12:00 pm, 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. 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-auction.

	<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
N1.	Canlin & Associates, LLC	Tax Map No. 033 A 68 Account No. 17031 TACS No: 576406	School Lot See B 0.5 +/- acres in the Prospect Magisterial District
N2.	Moses T. Cuffie	Tax Map No. 021 A 48 Account No. 12007 TACS No: 576393	Near Tuggle Rd containing 1.500 +/- acres in the Prospect Magisterial District
N3.	Cornelius Ferguson, et al.	Tax Map No. 108 1 3 Account No. 26628 TACS No: 576384	Near Patrick Henry Hwy, Green Bay Lot 3 containing 7.690 +/- acres in the Leigh Magisterial District
N4.	Mabel L. Hill, et al.	Tax Map No. 064 A 99 Account No. 19212 TACS No: 576357	Near Hwy Shop Rd containing 2.00 +/- acres in the Hampden Magisterial District

GENERAL TERMS OF SALE: 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 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 cost, 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.

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. Subsequent taxes will be prorated from October 27, 2021 and the highest bidder will be responsible for taxes from that date forward.

There will be a **buyer's premium of 10% of the highest bid or \$150.00, whichever is greater**, added to the winning bid, and deed recordation costs, as determined by the Prince Edward County Circuit Court, added to the winning bid to determine the "final contract price".

In-Person Bidders Terms: The highest bidder shall make payment in full of the final contract price on the day of the auction. Payments may be made by personal check, traveler's check, cashier's check or money order. **No cash will be accepted.**

Online Bidder Terms: 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 www.forsaleatauction.biz/auctions. 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 final contract price must be received in full **no later than November 3, 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. Certified checks and money orders shall be made payable to Prince Edward County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS OF SALE: The sale of property 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. Further, they 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.

To qualify as a purchaser at this auction, you may not owe delinquent taxes to Prince Edward County. Questions concerning the registration and bidding process should be directed to the Auctioneer; online at www.forsaleatauction.biz, by email to: inquiry@forsaleatauction.biz or by phone, at (540) 899-1776. Questions concerning the properties 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.

Jeffrey A. Scharf, Esq.
Taxing Authority Consulting Services, PC
Re: Prince Edward County Non-Judicial Auction
P.O. Box 31800
Henrico, Virginia 23294

SAMPLE “Online bidders ONLY”

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

At that certain Simulcast (online and in-person) Public Auction, held on Wednesday, October 27, 2021 at 12:00pm, EST, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

[Property Owner Name]
[Tax Map No.]
[Account No.]
[TACS No.]

I understand that this contract of sale must be immediately executed and returned to Taxing Authority Consulting Services, PC (“TACS”). I understand that payment in full for my bid, stated above, a buyer’s premium in the amount of _____ (10% of the bid or \$100, whichever is greater), and recordation costs in the amount of _____, are to be **received** by TACS within five (5) business days following the auction closing (**no later than November 3, 2021**). I agree that the total balance due of _____ shall be paid via certified funds, cashier’s check, money order, or wire transfer. I understand that sale of the property is not contingent upon obtaining financing.

Cashier’s checks and money orders shall be made out to Prince Edward 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. 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 without the benefit of a title search and is 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 these limitations. 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 a Special Warranty Deed, will be prepared after payment clearance and that the same will be forwarded to the County of Prince Edward Circuit Court Clerk’s Office for recordation. I understand that I will receive the recorded Deed as soon as the same is made available and that I have no right of entry upon the property until such time as the deed is recorded as anticipated herein.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (the auction closing date of October 27, 2021). I further understand that in the event I owe delinquent taxes to the County of Prince Edward, that this contract will 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.

I understand that by bidding, I 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.

Electronic Signature

Date: _____

[Bidder Name]

[Bidder Address]

[Bidder City, State and Zip]

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 27th day of October 2021.

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

SAMPLE “In-person bidders ONLY”

PURCHASER’S ACKNOWLEDGEMENT AND CONTRACT OF SALE

At that certain Simulcast (online and in-person) Public Auction, held on Wednesday, October 27, 2021 at 12:00pm, EST, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

[Property Owner Name]
[Tax Map No.]
[Account No.]
[TACS No.]

I understand that payment in full for my bid stated above, a buyer’s premium in the amount of \$_____ (10% or \$100, whichever is greater), and recordation costs in the amount of \$_____ are to be paid in full today. I understand that in the event my payment is returned or is otherwise not made within twenty (20) days, 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 without the benefit of a title search and is subject to any liens, 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 these limitations. 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 a Treasurer’s Deed will be prepared within fifteen (15) days of payment clearance and that the same will be forwarded to the County of Prince Edward Circuit Court Clerk’s Office for recordation. I understand that I will receive the entered Deed as soon as the same is made available.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (October 27, 2021). I further understand that in the event I owe delinquent taxes to the County of Prince Edward, including being named as a Defendant in any delinquent tax suit filed by the County of Prince Edward, Virginia, that this contract will 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.

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.

Name (please print)

Signature

Address

City, State, Zip

Telephone

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 October 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 N1

Tax Map No. 033 A 68
Owner: Canlin & Associates, LLC

Property Identification Card

Property Address **Owner Name/Address**
CANLIN & ASSOCIATES LLC
135 AMERICAN DREAM LANE
DRAKES BRANCH VA 23937

Map ID: 033 A 68
Acct No: 17031-1
Legal Description: SCHOOL LOT SEE B 0.5 AC
Deed Book/Page: 2007 / 3355
Instrument: 00
Occupancy: VACANT
Dwelling Type:
Use/Class: SINGLE FAMILY: 0-19.99 AC **Acreage:** 0.500
Year Assessed: 2015 **Year Built:** **Land Use:** 0
Zoning: **Year Remodeled:** **Total Mineral:**
District: 06 PROSPECT **Year Effective:** **Total Land:** 1500
MH/Type: N **On Site Date:** 04/30/2014 **Total Improvements:**
Condition: **Review Date:** **Total Value:** \$1,500

Improvement Description		Site
Exterior	Interior	
		SITE-PUBLIC
		SITE-PAVED

M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	21 RESIDUAL	A	.500		3000.00		1500
Total Land Value							1500
Total Property Value							1500



Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While Prince Edward County has worked to ensure that the assessment data contained herein is accurate, the County assumes no liability for any errors, omissions, or inaccuracies in the information provided for any reliance on any maps or data provided herein. Please consult County records for official information.

Property N2

Tax Map No. 021 A 48
 Owner: Moses T. Cuffie

Property Identification Card

Property Address Owner Name/Address
 CUFFIE MOSES T
 C/O MOSES THOMAS CUFFIE
 2212 FAIRMOUNT AVE
 Map ID: 021 A 48 RICHMOND VA 23223
 Acct No: 12007-1

Legal Description: WELTON 1.50 AC
 Plat Book/Page: 154 / 611
 Instrument: 00 00
 Occupancy: VACANT
 Dwelling Type:
 Use/Class: SINGLE FAMILY: 0-19.99 AC Acreage: 1.500
 Year Assessed: 2021 Year Built: Land Use: 0
 Zoning: Year Remodeled: Total Mineral:
 District: 06 PROSPECT Year Effective: Total Land: 5000
 MH/Type: N On Site Date: 11/14/2019 Total Improvements:
 Condition: Review Date: 10/26/2020 Total Value: \$5,000

Improvement Description		Site
Exterior	Interior	SITE-NO ROAD

Land Valuation		FV/Pct		Value
M Cls	Desc	G	Size	Rate
A	4 OPEN AVE	U	1.500	3300.00
Total Land Value				5000
Total Property Value				5000



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Property N3

Tax Map No. 108 1 3
 Owner: Cornelius Ferguson, et al.

Property Identification Card

Property Address **Owner Name/Address**
 FERGUSON CORNELIUS & NANCY R.
 C/O KENNETH E FERGUSON
 2921 NC HWY 58N

Map ID: 108 1 3 TRENTON NJ 28585
 Acct No: 26628-1

Legal Description: GREEN BAY LOT 3

Occupancy:
Dwelling Type:
 Use/Class: SINGLE FAMILY: 0-19.99 AC **Acreage:** 7.690

Year Assessed: 2021 **Year Built:**
Zoning: **Year Remodeled:** **Land Use:** 0
 District: 04 LEIGH **Year Effective:** **Total Mineral:**
MH/Type: **On Site Date:** 02/24/2020 **Total Improvements:**
Condition: **Review Date:** **Total Value:** \$7,700

Land Valuation						
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct Value
A 18	RESIDUAL	F	7.690		1000.00	7690
Total Land Value			7.690			7700
Total Property Value						7700



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Property N4

Tax Map No. 064 A 99
 Owner: Mabel L. Hill, et al.

Property Identification Card

Property Address **Owner Name/Address**
 HILL MABEL L ET AL
 684 SAYLERS CREEK ROAD
 RICE, VA 23966

Map ID: 064 A 99
 Acct No: 19212-1

Legal Description: COLLEGE
Deed Book/Page: 232 / 737
Will Book/Page: 2001 / 66
Instrument: 00
Occupancy: VACANT

Dwelling Type:
 Use/Class: SINGLE FAMILY: 0-19.99 AC **Acreage:** 2.000
Year Assessed: 2015 **Year Built:** **Land Use:** 0
Zoning: **Year Remodeled:** **Total Mineral:**
 District: 03 HAMPDEN **Year Effective:** **Total Land:** 6000
MH/Type: N **On Site Date:** 03/10/2014 **Total Improvements:**
Condition: **Review Date:** 03/27/2014 **Total Value:** \$6,000

Exterior		Improvement Description		Interior		Site	
							SITE-NO ROAD

		Land Valuation						
M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	21	RESIDUAL	A	2.000		3000.00		6000
Total Land Value								6000
Total Property Value								6000



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