

**NOTICE OF PUBLIC AUCTION
DELINQUENT TAX SALE OF REAL PROPERTY
AMELIA COUNTY, VIRGINIA**

The following real property will be auctioned for sale to the highest bidder at an **online-only** public auction which will **close Thursday, October 28, 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 subsequently posted by For Sale at Auction, Inc. ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS").

<u>NONJUDICIAL PARCELS</u>			
<u>No.</u>	<u>Property Owner(s)</u>	<u>Account Numbers</u>	<u>Description</u>
N1.	Gordon Pollard and Claude Pollard	Tax Map No. 27-38 Account No. 5479 TACS No. 513050	Leigh District; unimproved; road frontage; corner of Rodophil and Genito Roads; 0.5 acres +/-
<u>JUDICIAL PARCELS</u>			
<u>No.</u>	<u>Property Owner(s)</u>	<u>Account Numbers</u>	<u>Description</u>
1.	Watson Baker, et al.	Tax Map No. 22-48 Account No. 7906 TACS No. 513124	Giles District; unimproved; partially wooded lot; 10.00 Acres +/-
2.	Connie B. Burleson and Kenneth Burleson	Tax Map No. 39-5 Account No. 11471 TACS No. 513081	Leigh District; improved; 22815 St. James Rd; 21.814 Acres +/-
3.	Minerva Farrar, et al. (George Anderson)	Tax Map No. 18-54 Account No. 6249 TACS No. 513097	Leigh District; unimproved; partially wooded; road frontage on Bent Creek Rd; 15.100 Acres +/-
4.	Minerva Farrar, et al. (George Anderson)	Tax Map No. 8-16 Account No. 3004 TACS No. 513097	Leigh District; unimproved; partially wooded; road frontage on Bent Creek Rd; 10.00 Acres +/-
5.	George Jefferson, et al.	Tax Map No. 22-33 Account No. 8237 TACS No. 513088	Giles District; unimproved; partially wooded; road frontage on Winterham Rd; 7.00 Acres +/-
6.	Dicks Place, Inc.	Tax Map No. 31A-1-50 Account No. 445 TACS No. 513117	Giles District; improved; 9015 Five Forks Rd; Commercial Property; 3.210 Acres +/-
		Tax Map No. 31A-1-50A Account No. 5437 TACS No. 513117	Giles District; improved; 9009 Factory St; 1.350 Acres +/-

7.	Henry Johnson, et al.	Tax Map No. 27-47 Account No. 329 TACS No. 513053	Leigh District; unimproved; road frontage on Johnson Rd; 17.00 Acres +/-
8.	George I. Logan, et al.	Tax Map No. 26-34B Account No. 1073 TACS No. 513092	Leigh District; unimproved; partially wooded; 2.0 Acres +/-
9.	Mattie White, et al.	Tax Map No. 26-34 Account No. 564 TACS No. 513148	Leigh District; improved; 26430 E. Saylers Creek Rd; 10.190 Acres +/-

GENERAL TERMS OF SALE: All interested parties must register and be approved by the Auctioneer. Registration and bidding is free of charge and done through the Auctioneer's website at <https://bid.forsaleatauction.biz/>. If any interested bidders wish to bid on property, but are unable to do so online, please call the auction firm at (540) 899-1776 for assistance. Please be advised that in order to qualify as a purchaser at this auction, you may not owe delinquent taxes to Amelia County and you may not be a Defendant in any delinquent tax suit.

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 costs, **prior to** bidding on any of the properties to determine the suitability of the properties 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 the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts. **Amelia County 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.

Terms applicable to Nonjudicial Parcels ONLY: Nonjudicial parcels will be auctioned pursuant to Virginia Code §58.1-3975. 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. **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 Amelia County Circuit Court, added to the winning bid to determine the final contract price. The final contract price must be received in full no later than Thursday, November 4, 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 Amelia County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

Terms applicable to Judicial Parcels ONLY: Judicial parcels will be offered for sale to the highest bidder pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Amelia County by the undersigned Special Commissioner. Sale of the Judicial Parcels is subject to confirmation by the Circuit Court of Amelia County. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher. Bids which are less than One Thousand Dollars (\$1,000.00) shall be required to be paid in full. Bid 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. **There will be a buyer's premium of 10% of the highest bid added to the winning bid.**

The highest bidder will receive their purchase contract and deposit and buyers premium 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 no later than Thursday, November 4, 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 Amelia County and forwarded to TACS, at the address shown below. 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.** 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 28, 2021, and the highest bidder will be responsible for taxes from that date forward.

GENERAL TERMS OF SALE: 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.

Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://bid.forsaleatauction.biz/>, by email to inquiry@forsaleatauction.biz or by phone to (540) 899-1776. 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) 548-4424, or by writing to the address below.

John A. Rife, Esq.
Re: Amelia County Tax Sale
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294