

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

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 **3910 Old Buckingham Rd, Powhatan, Virginia 23139 in the Village Building Auditorium, on Thursday November 4, 2021 at 1:00 pm, EST**. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be subsequently posted by For Sale at Auction, Inc. ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS"). Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale. **The auctioneer 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>NONJUDICIAL PARCELS</u>			
<u>No.</u>	<u>Property Owner(s)</u>	<u>Account Numbers</u>	<u>Description</u>
N1.	Ronald Jasper	Tax Map No. 016-12C Account No. 1213 TACS No. 659862	Spencer District; PT Jones; unimproved; wooded; near Jefferson Landing Rd; 1.0 Acre +/-
N2.	Rosa Richardson	Tax Map No. 054-46A Account No. 9102 TACS No. 660057	Huguenot District; Cheatham; unimproved; near Moseley Rd; 1.0 Acre +/-
N3.	Grace Trent	Tax Map No. 005-4B Account No. 118 TACS No. 660050	Macon District; Scott; unimproved; near Cartersville Rd; 0.5 Acre +/-
<u>JUDICIAL PARCELS</u>			
<u>No.</u>	<u>Property Owner(s)</u>	<u>Account Numbers</u>	<u>Description</u>
1.	Alberta Brown Mayo, et al.	Tax Map No. 024-21 Account No. 2150 TACS No. 659747	Macon District; Crowder; unimproved; wooded; near Old Tavern Rd; 24.0 Acres +/-
2.	Dennis Holder, et al.	Tax Map No. 026-90J Account No. 14141 TACS No. 659894	Spencer District; Route 615; unimproved; 1.69 Acres +/-
3.	Robert Johnson, et al.	Tax Map No. 031-37A Account No. 4822 TACS No. 659870	Huguenot District; Scott; unimproved; 9.0 Acres +/-
4.	Sydanham Lightner, et al.	Tax Map No. 027-35 Account No. 2861 TACS No. 659810	Spencer District; unimproved; wooded; near Academy Rd; 25.0 Acres +/-

5.	Paul Martin, et al.	Tax Map No. 026-31 Account No. 2402 TACS No. 659905	Macon District; unimproved; road frontage on Anderson Highway; 1.59 Acres +/-
6.	Julia Randolph, et al	Tax Map No. 036-73 Account No. 5782 TACS No. 659793	Macon District; 2175 Ridge Rd; improved; 15.0 Acres +/-
7.	Gus Royall, et al.	Tax Map No. 004-73 Account No. 93 TACS No. 659701	Macon District; 5630 Cartersville Rd; improved; Abraham; wooded; 2.50 Acres +/-
8.	J. S. Smith, et al.	Tax Map No. 024-45 Account No. 2192 TACS No. 659568	Macon District; Mt. Rose; unimproved; wooded; near Old Tavern Rd; 12.50 Acres +/-
9.	Blanche Wilson, et al.	Tax Map No. 052-48 Account No. 8585 TACS No. 659610	Huguenot District; Jones; unimproved; near Genito Rd; 0.83 Acres +/-

GENERAL TERMS OF SALE: 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. 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. **Powhatan 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. In order to qualify as a purchaser at this auction, you may not owe delinquent taxes to Powhatan County.

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 November 4, 2021, and the highest bidder will be responsible for taxes from that date forward.

In-Person Bidders ONLY: Payments may be made by personal check, traveler's check, cashier's check or money order. **No cash will be accepted.**

Online Bidders ONLY: 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/>. 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 received in full no later than Thursday, November 12, 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 Powhatan 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 Nonjudicial Parcels ONLY: Nonjudicial parcels will be auctioned pursuant to Virginia Code §58.1-3975. 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 Powhatan County Circuit Court, added to the winning bid to determine the "final contract price". The highest bidder shall make payment in full of the final contract price on the day of the auction.

Terms applicable to Online Bidders ONLY (Nonjudicial Parcels): The final contract price must be received in full **no later than Thursday, November 12, 2021**. Time is of the essence.

Terms applicable to Judicial Parcels ONLY: There will be a **10% buyer's premium added to the final bid**. The **buyer's premium is due upon the close of the auction and will be in addition to the required deposit amount**. 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 on the day 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. Bids which are less than One Thousand Dollars (\$1,000.00) shall be required to 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. **Recording costs for deed recordation will be the responsibility of the successful bidder and will be due with the balance of the purchase price.**

Terms applicable to Online Bidders ONLY (Judicial Parcels): The **deposit and buyer's premium must be received in full no later than Thursday, November 12, 2021**. Time is of the essence.

In-Person Bidders ONLY: Payments may be made by personal check, traveler's check, cashier's check or money order. **No cash will be accepted.**

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.

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.

Jeffrey A. Scharf, Esq.
Re: Powhatan County Tax Sale
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294