

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Charlotte County, the undersigned Special Commissioner will offer the following real property 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 22<sup>nd</sup>, and will transition on Wednesday, October 13<sup>th</sup>, 2021 at 1:00 p.m. EST**, or as soon thereafter as possible, to a simulcast online and in-person bidding session to be held at the **Charlotte County Circuit Courthouse**, located at **145 David Bruce Avenue, Charlotte Court House, Virginia 23923**. 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-only auction.**

	<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
1.	Christina M. Godsey	Tax Map No. 007-A-38A Acct. No. 440 TACS No. 340799	455 Cutlett Lane, Red House, VA 23963; <b>Improvement Only</b>
2.	Milton L. Fowler	Tax Map No. 054-B2-1-B1 Acct. No. 8326 TACS No. 340829	165 Farrar Street, Keysville, VA 23947; ± 0.22 acres
3.	John Risdien	Tax Map No. 036-A1-1-9-4 Acct. No. 4077 TACS No. 573370	137 Kentucky Avenue, Phenix, VA 23959 ± 1.00 acres
4.	Harrell & Gloria Spraggins	Tax Map No. 038-A1-A-12-B Acct. No. 4948 TACS No. 438871	366 Wood Fork Road, Charlotte Court House, VA 23923; ± 1.03
5.	Alton Atkins	Tax Map No. 94-A-87 Acct. No. 13645 TACS No. 4328882	Vacant; Barnesville Highway, Red Oak; ± 20.00 acres.

**GENERAL TERMS OF SALE:** All sales are subject to confirmation by the Charlotte County Circuit Court. The Special Commissioner has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. All properties are sold in gross and not by the acre. Properties are offered for sale as-is, with all faults and without any warranty, either expressed or implied. 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 the auction 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. It is not guaranteed that the property has a right-of-way or that it is not landlocked.

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, deposits shall not exceed \$20,000 per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale.

**Terms applicable to In-Person Bidders ONLY:** The deposit and buyer's premium are due on the day of the auction. All payments must be made in the form of personal check, traveler's check, cashier's check or money order. **No cash will 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 <https://www.forsaleatauction.biz/>. If any interested bidders are unable to attend for in-person bidding and wish to bid on property, but do not have access to the internet, please contact the Auctioneer at (540) 899-1776 for assistance. 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 by **October 20th, 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 Charlotte County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

**GENERAL TERMS:** The balance of the purchase price shall be deposited by the high bidder with the Special Commissioner within 15 days of confirmation of the sale by the Court. Recording costs for deed recordation will be the responsibility of the high bidder and will be due with the balance of the purchase price within 15 days of confirmation of sale by the Court. 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 Charlotte County. Questions concerning the registration and bidding process should be directed to the Auctioneer at <https://www.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](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), by phone to (804) 223-8449, or by writing to the address below.

John A. Rife, Esq.  
Taxing Authority Consulting Services, PC  
Re: Charlotte County Judicial Auction  
P.O. Box 31800  
Henrico, Virginia 23294-1800

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

At that certain Special Commissioner's sale held on October 13<sup>th</sup> 2021 in the cause styled County of Charlotte 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 Charlotte, 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 Charlotte or if I am named as a Defendant in any delinquent tax suit filed by the County of Charlotte, 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 13<sup>th</sup> 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 purchaser and are true and correct to the best of my knowledge.

\_\_\_\_\_  
Taxing Authority Consulting Services, PC

# Property 1

## Christina M. Godsey

**Account No.** 440  
**Map No.** 007-A-38A  
**Owner:** Christina M. Godsey  
**Property Description:** 455 Cutlett Lane  
**Acreage:** Improvement Only  
**Total Assessed:** \$22,703



Relative location of Cutlett Lane

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 Milton L. Fowler

**Account No.** 8326

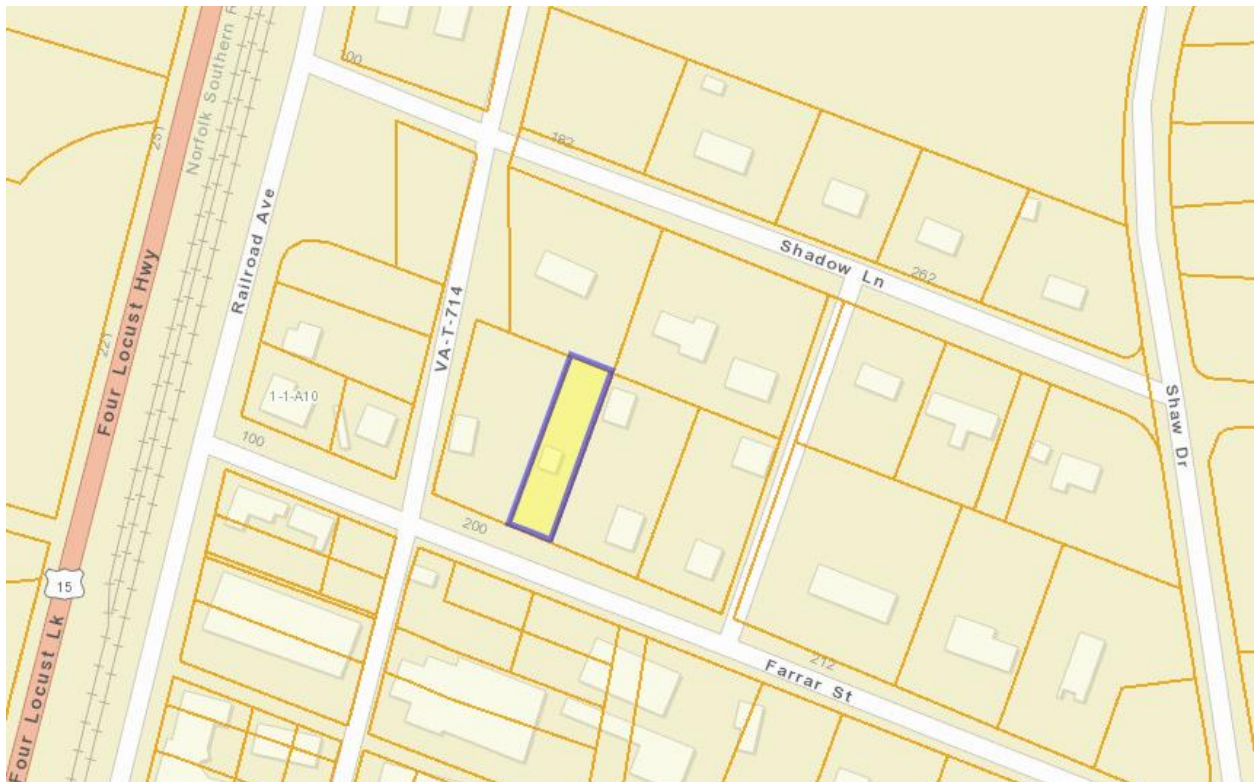
**Map No.** 054-B2-1-B1

**Owner:** Milton L. Fowler

**Property Description:** 165 Farrar Street

**Acreage:** 0.22

**Total Assessed:** \$7,884.00



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## Property 3 John Risdén

**Account No.** 4077  
**Map No.** 036-A1-1-9-4  
**Owner:** Milton L. Fowler  
**Property Description:** 137 Kentucky Avenue  
**Acreage:** 1.0  
**Total Assessed:** \$10,650.00



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## Property 4 Harrell & Gloria Spraggins

**Account No.** 4948

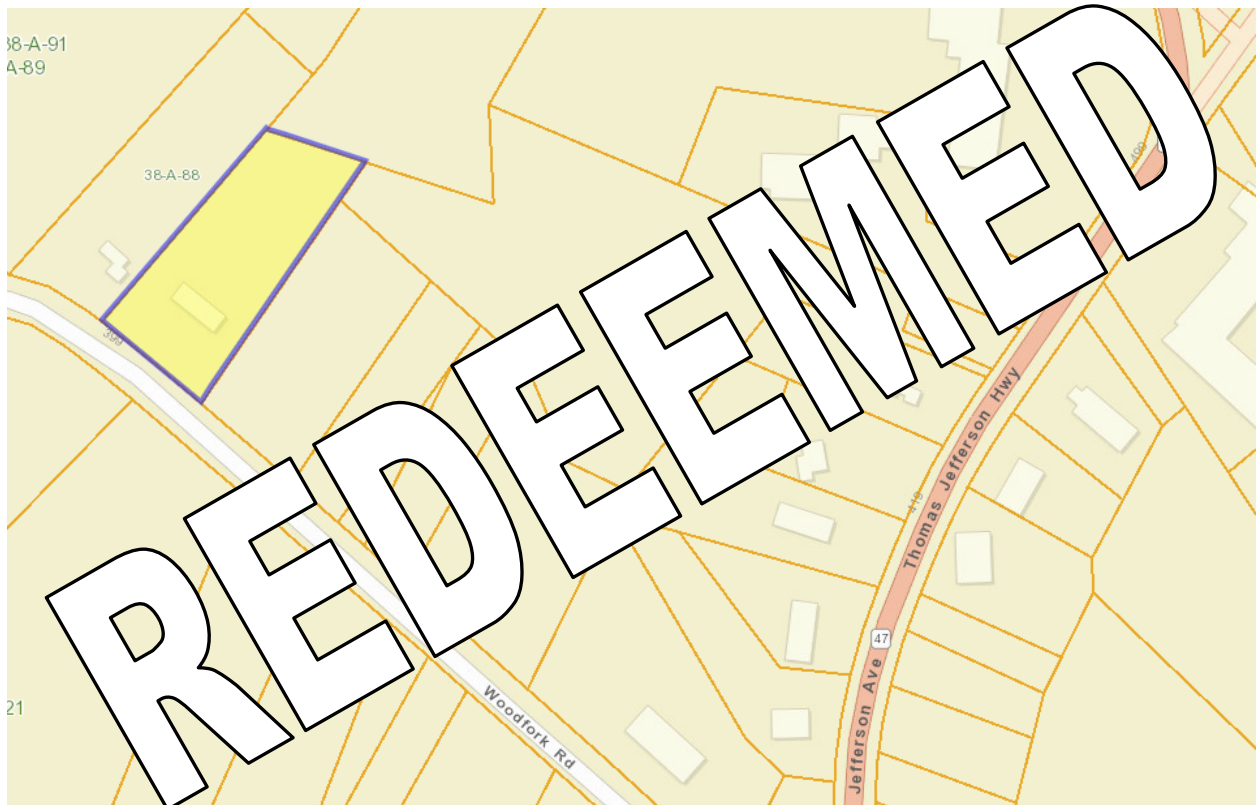
**Map No.** 038-A1-A-12-B

**Owner:** Harrell & Gloria Spraggins

**Property Description:** 366 Wood Fork Road

**Acreage:** 1.03

**Total Assessed:** \$18,084

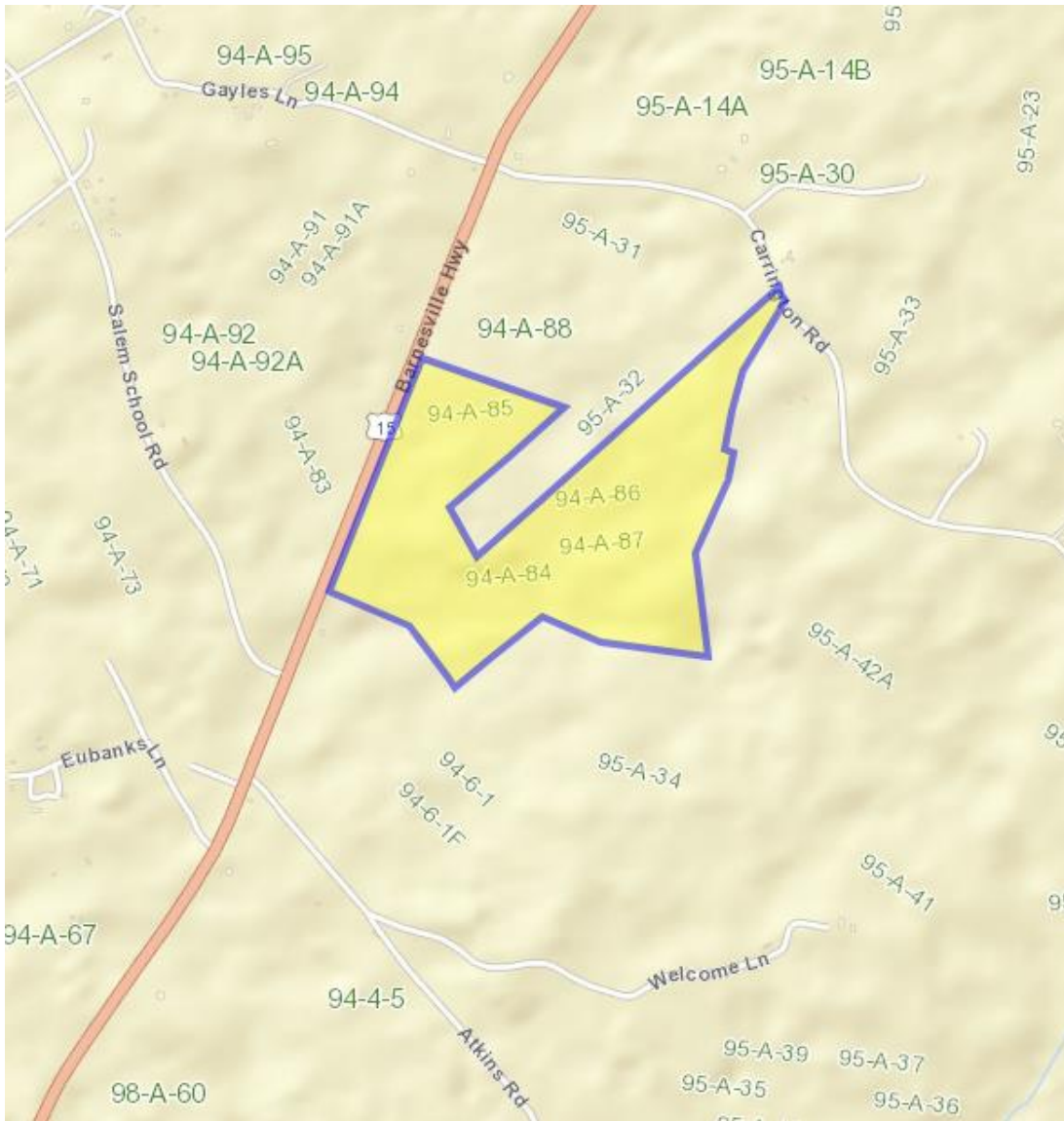


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**Property 5**  
**Alton Atkins**

**Account No.** 13645  
**Map No.** 94-A-87  
**Owner:** Alton Atkins  
**Property Description:**  
**Acreage:** 20.00  
**Total Assessed:** \$34,171.00



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