

**NOTICE OF DELINQUENT TAXES
AND TREASURER'S SALE OF REAL PROPERTY
PRINCE GEORGE 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, **online-only** public auction, which will **commence on Monday, November 15, 2021 at 10:00am EST** and **close on Wednesday, December 1, 2021 at 10:00am EST** or soon thereafter as may be effected. 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 Virginia Auction Company, Inc. ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS").

	<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
N1.	Daisy B. Baugh, et als	Tax Map No.: 580(01)00-012-A TACS No.: 513464	Near South Crater Rd; ±1.00 acre

TERMS OF SALE: The Treasurer has the right to reject any bids determined to be unreasonable in relation to 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. Properties are offered for sale as-is, where is, with all faults and without any warranty, either expressed or implied. Subsequent taxes will be prorated from the date of the auction, and the high bidder will be responsible for taxes from that date forward. 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.

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 www.vauctionco.com. If any interested bidders wish to bid on property, but do not have access to the internet, please contact David Bateman, at 757-538-0123 for assistance. In order to qualify as a purchaser at this auction you may not owe delinquent taxes to Prince George County.

There will be a 10% buyer's premium or a \$100 flat fee, whichever is greater, added to the final bid to determine final contract price. Recording costs for deed recordation will be the responsibility of the successful bidder.

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 full payment, including buyer's premium, and recording costs for deed recordation must be received in full by December 8, 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 Prince George County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

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 www.vaauctionco.com, by email to office@vaauctionco.com or by phone to David Bateman, at 757-538-0123. Questions concerning the properties subject to sale should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to 804-612-0629, or by writing to the address below.

John A. Rife, Esquire
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

Property Owner: SAMPLE
Account Number:

BID TRACKING SHEET

1. _____	18. _____	35. _____
2. _____	19. _____	36. _____
3. _____	20. _____	37. _____
4. _____	21. _____	38. _____
5. _____	22. _____	39. _____
6. _____	23. _____	40. _____
7. _____	24. _____	41. _____
8. _____	25. _____	42. _____
9. _____	26. _____	43. _____
10. _____	27. _____	44. _____
11. _____	28. _____	45. _____
12. _____	29. _____	46. _____
13. _____	30. _____	47. _____
14. _____	31. _____	48. _____
15. _____	32. _____	49. _____
16. _____	33. _____	50. _____
17. _____	34. _____	

Highest Bidder Number: _____

Second Highest Bidder Number: _____

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

At that certain real estate tax sale held on Wednesday, December 1, 2021, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

**Property Owner: SAMPLE
Tax Map Number:
Account Number:**

I understand that payment in full for my bid, stated above, a 10% buyer's premium in the amount of \$_____ (10% or \$100, whichever is greater), and recordation costs in the amount of \$_____ are to be paid 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 specific guarantee of covenants of title 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 Commissioner's Deed will be prepared within fifteen (15) days of payment clearance and that the same will be forwarded to the County of Wise Circuit Court Clerk's Office for recordation. I understand that I will receive the entered 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 (auction date). I further understand that in the event I owe delinquent taxes to County of Wise, including being named as a Defendant in any delinquent tax suit filed by County of Wise, 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 the bid amount and buyer's premium paid hereunder will be forfeited, and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

Name (please print)

Signature

Address

City, State, Zip

Telephone

Email Address

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 1st day of December 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



Taxing Authority Consulting Services, P.C.
Attorneys At Law

December 1, 2021

Name: _____

Bid Amount: _____

Premium Amount: _____

Recording Costs: _____

Total Paid: _____

Property Owner: SAMPLE

Tax Map Number:

Account Number:

Please consider this document your receipt and evidence of deposit regarding your purchase of the above-referenced property. Please note that there are two copies of this document, one for your records and one for the records of Taxing Authority Consulting Services, PC.

A copy of your Purchaser's Acknowledgment and Contract of Sale will be mailed to the address you have provided within twenty (20) days of this auction. In the event you do not receive a copy of the Purchaser's Acknowledgement and Contract of Sale within thirty (30) days, please contact Taxing Authority Consulting Services, PC at the phone number shown below.

Taxing Authority Consulting Services, PC

P.O. Box 31800 • Henrico • Virginia • 23294-1800
Phone (804) 545-2500 • Fax (804) 545-2378



Taxing Authority Consulting Services, P.C.
Attorneys At Law

December 1, 2021

Name: _____

Bid Amount: _____

Premium Amount: _____

Total Paid: _____

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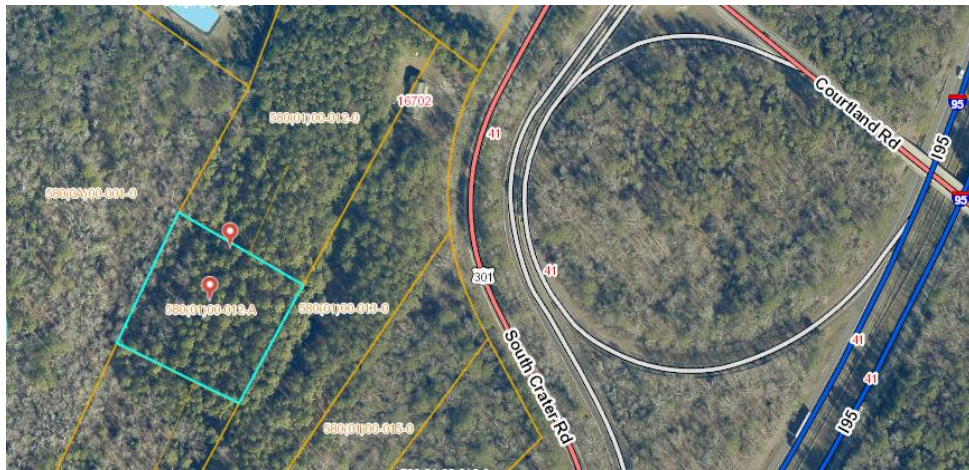
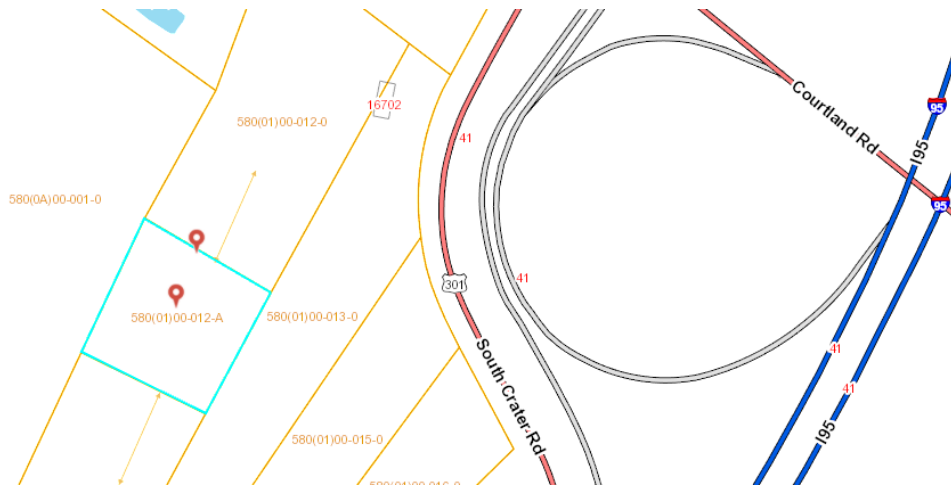
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NJS Property N1
Property Report – County of Prince George

Daisy B. Baugh, et als
Tax Map No. 580(01)00-012-A



Current Data

Owner: Daisy B. Baugh, et als

Tax Map Number: 508(01)00-012-A

Acreage: ±1.00 acre

Value: \$6,400

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.