

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Prince George County, the undersigned Special Commissioner will offer for sale to the highest bidder at a timed, **online-only** public auction, which will **commence on Monday, November 15, 2021 at 5:00pm EST** and **close Wednesday, December 1, 2021 at 10:00am EST** or as 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>
1.	Alease Johnson	Tax Map No.: 150(06)00-001-A and 150(06)00-001-D TACS No.: 513466	4000 Heritage Road, Hopewell; ±3.20 total acres
2.	Linda Confer	Tax Map No.: 380(0A)00-017-0 TACS No.: 513485	14114 Pole Run Road, Disputanta; ±6 acres
3.	Linda Confer	Tax Map No.: 380(0A)00-018-B TACS No.: 513485	Teakwood Court, Disputanta; ±6.69 acres
4.	Marie V. Grammar	Tax Map No.: 150(06)00-003-B TACS No.: 513469	4400 Heritage Road, Hopewell; ±1.00 acre
5.	Lucy Rose, et als.	Tax Map No.: 460(0A)00-063-0 TACS No.: 582376	13211 Hines Road, Disputanta; ±12.00 acres
6.	Ronald D. Napper	Tax Map No.: 131(02)00-089-0 TACS No.: 513536	7516 Springlake Drive, Prince George; ±2.461 acres
7.	Wilber Starks III, et al.	Tax Map No.: 430(01)00-001-0 TACS No.: 513490	1812 Birdsong Road, South Prince George; ±15.249 acres
8.	Leigh A. Fine, et als.	Tax Map No.: 360(0A)00-064-D TACS No.: 513497	Lawyers Road, Prince George; ±5.789 acres
9.	Miles Gholson	Tax Map No.: 400(0A)00-005-A TACS No.: 53601	18217 Lebanon Rd, Spring Grove; ±4.00 acres
10.	Theodore O. Thweatt	Tax Map No.: 34B(01)00-004-0 TACS No.: 513463	Oliver Drive, Disputanta; ±0.34 acre
11.	Frankie W. Wilkins, et al.	Tax Map No.: 140(0A)00-080-0 and 140(0A)00-080-C TACS No.: 513462	3700 and 3696 April Lane, Hopewell; ±3.6455 total acres

12.	Timmie E. Tuggle	Tax Map No.: 270(12)00-006-0 TACS No.: 513493	Greenbriar Boulevard, Disputanta; ±2.981 acres
13.	Ethel W. Claiborne	Tax Map No.: 140(04)00-007-0 TACS No.: 513467	Sandy Ridge Road, North Prince George; ±0.754 acre
14.	Nellie Myrick	Tax Map No.: 590(01)00-003-A TACS No.: 513504	4300 Courtland Road, Disputanta; ±1.316 acres
15.	Novacore, LLC	Tax Map No.: 11B(02)0A-002-0 TACS No.: 513531	2700 River Road, Prince George; ±0.37 acre
16.	Union Grove Baptist Church Trustees	Tax Map No.: 12A(0A)00-034-A TACS No.: 513480	Off Lafayette Street and Garfield Street, North Prince George; ±0.50 acre
17.	Celestine A. Washington	Tax Map No.: 480(0A)00-002-C TACS No.: 513483	Hines Road, Disputanta; ±1.45 acres
18.	Emma E. Whiting	Tax Map No.: 290(0A)00-081-A TACS No.: 513542	Chippokes Road, Spring Grove; ±1.30 acres
19.	Annie Mae Taylor, et al.	Tax Map No.: 260(10)00-00C-0 TACS No.: 513484	10924 Lawyers Road, Prince George; ±6.13 acres

GENERAL TERMS OF SALE: All sales are subject to confirmation by the County of Prince George Circuit Court. The Special Commissioner of Sale 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.

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.vaauctionco.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.

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. 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 property for their purposes. It is not guaranteed that the property has a right-of-way or that it is not landlocked. 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.

The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, along with a 10% buyer's premium added to the final bid. Deposits shall not exceed Twenty Thousand Dollars (\$20,000), per parcel. Bids which are less than One Thousand Dollars (\$1,000.00) must be paid in full. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Subsequent taxes will be prorated from December 1st, and the highest bidder will be responsible for taxes from that date forward.

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 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.

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 within fifteen (15) days of confirmation of sale by the Court.

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 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.

Re: County of Prince George Judicial Sale Auction
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

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

At that certain Special Commissioner's sale held on Wednesday, November 17, 2021 in the cause styled County of Prince George 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 Prince George, 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 Prince George or if I am named as a Defendant in any delinquent tax suit filed by the County of Prince George, 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 XXXXXX 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 1
Alease Johnson



Current Data

Tax Map No.: 150(06)00-001-A and 150(06)00-001-D

Owner: Alease Johnson

Property Address and Description: 4000 Heritage Road, Hopewell

Total Land Value: \$53,300 **Total Building Value:** \$61,600 **Total Value:** \$114,900

Total Acreage: ±3.20 acres

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Property 2
Linda Confer



Current Data

Tax Map No.: 380(OA)00-017-0

Owner: Linda Confer

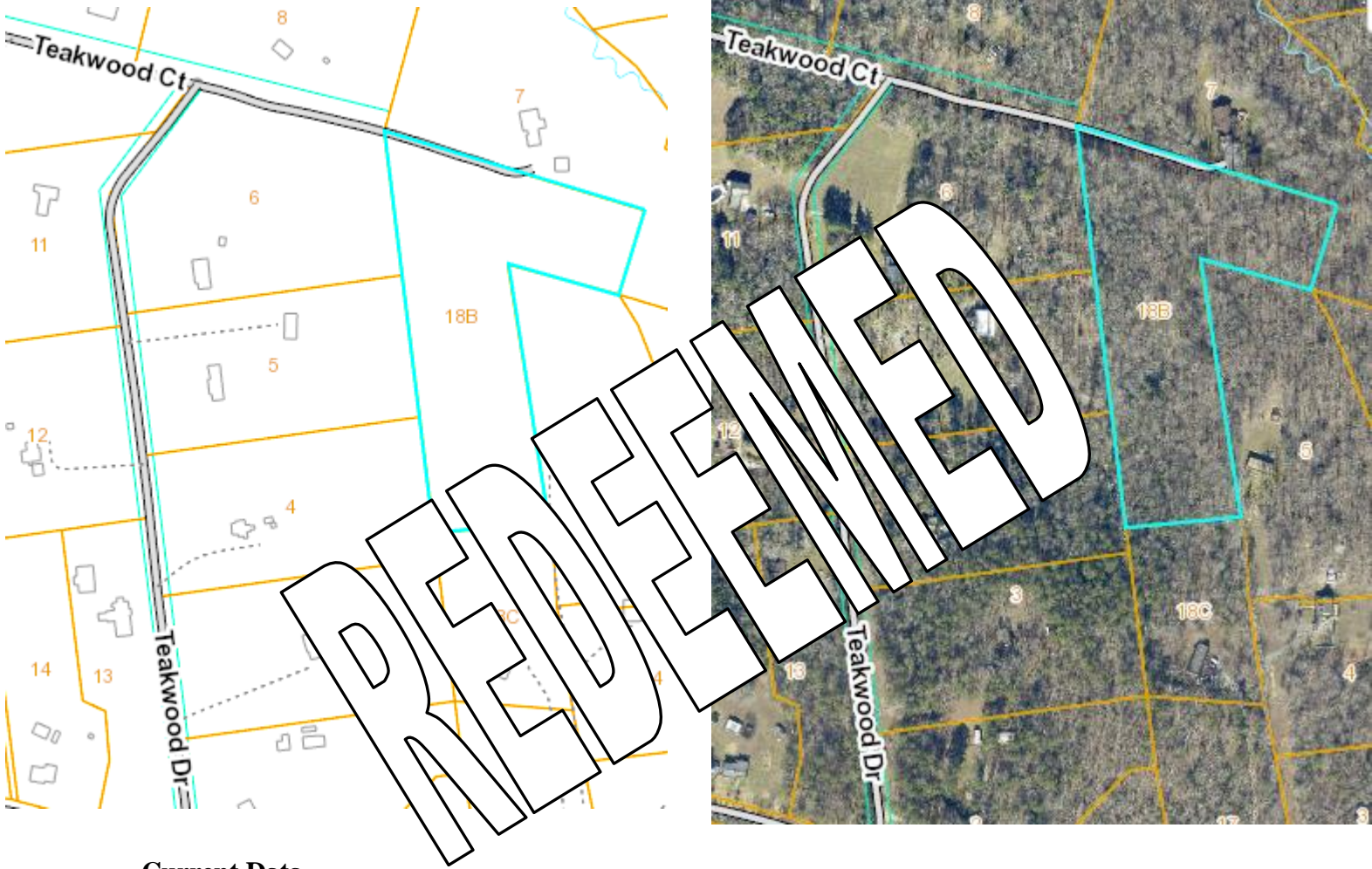
Property Address and Description: 14114 Pole Run Road, Disputanta

Land Value: \$63,900 **Building Value:** \$98,400 **Total Value:** \$162,300.

Acreage: ±6.0 acres

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**Property 3
Linda Confer**



Current Data

Tax Map No.: 380(0A)00-018-B

Owner: Linda Confer

Property Address and Description: Teakwood Ct., Disputanta

Land Value: \$32,900

Building Value: n/a

Total Value: \$32,900

Acreage: ±6.69 acres

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Property 4
Marie V. Grammar



Current Data

Tax Map No.: 150(06)00-003-B

Owner: Marie V. Grammar

Property Address and Description: 4400 Heritage Rd, Hopewell

Land Value: \$34,300

Building Value: \$48,500

Total Value: \$82,800

Acreage: ±1.00 acres

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Property 5
Lucy Rose, et als



Current Data

Tax Map No.: 460(0A)00-063-0

Owner: Lucy Rose, et als

Property Address and Description: 13211 Hines Road, Disputanta

Land Value: \$65,800

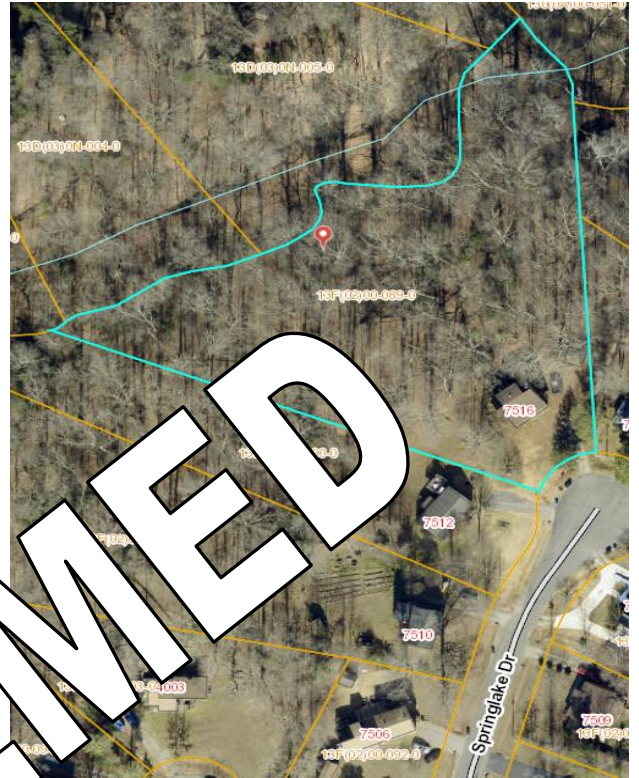
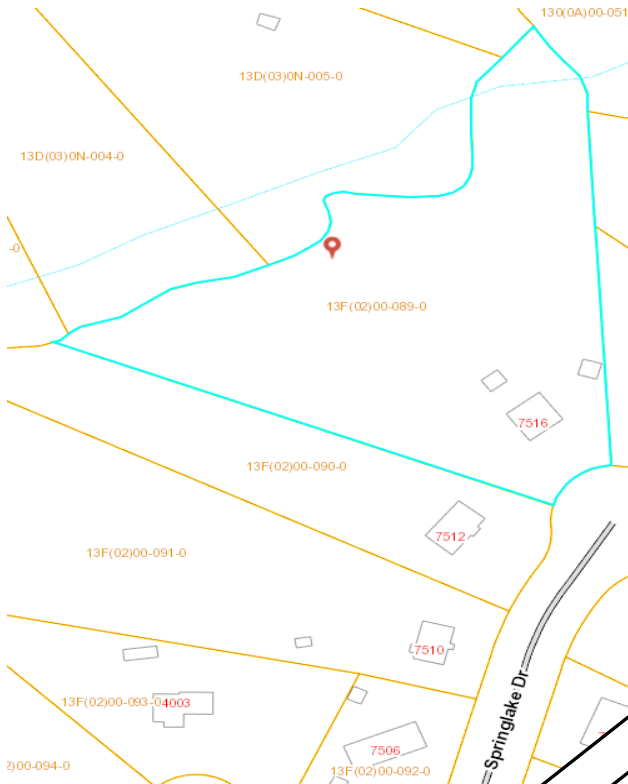
Building Value: n/a

Total Value: \$65,800

Acreage: ±12.00 acres

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Property 6
Ronald L. Napper



Current Data

Tax Map No.: 13F(02)00-090-0

Owner: Ronald L. Napper

Property Address and Description: 16 Springlake Drive

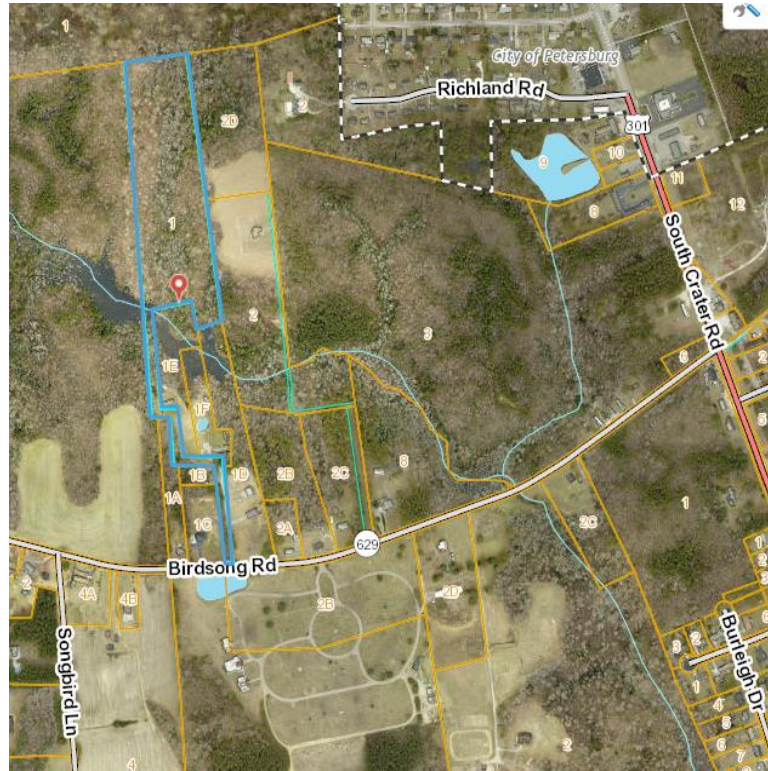
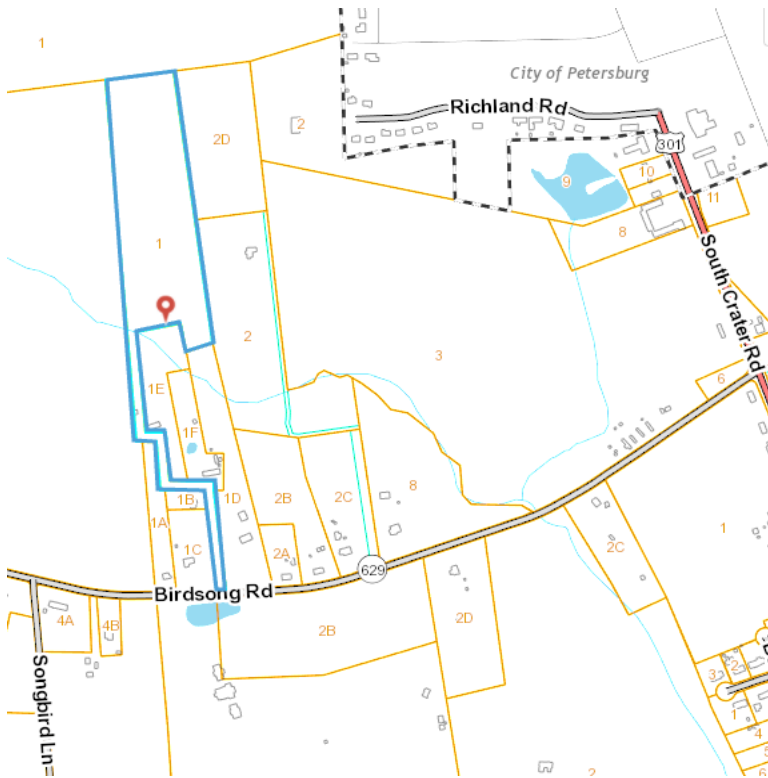
Land Value: \$45,000 **Building Value:** \$140,400

Total Value: \$185,400

Acreage:

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Property 7
Wilber Starks III, et al.



Current Data

Tax Map No.: 430(01)00-001-0

Owner: Wilber Starks III, et al.

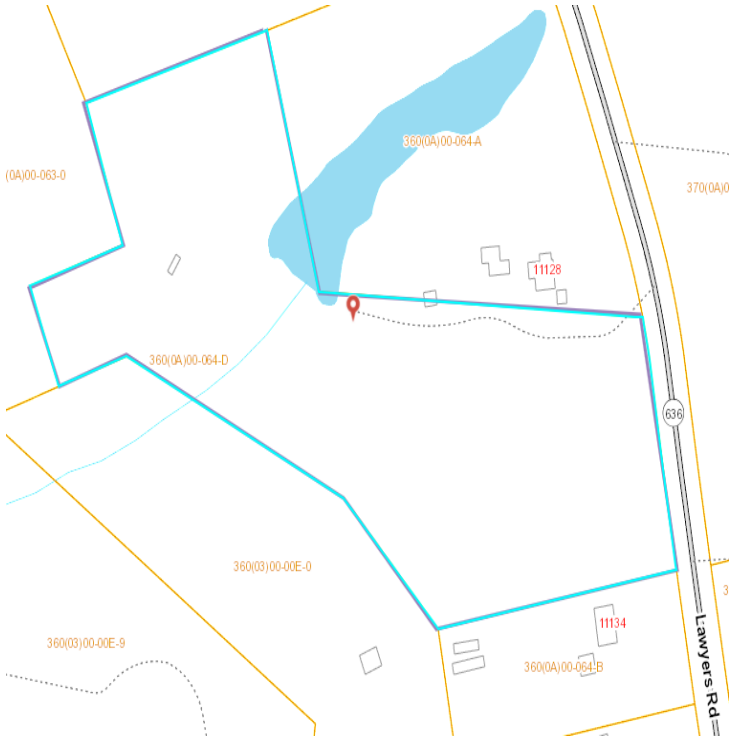
Property Address and Description: 1812 Birdsong Road, South Prince George

Land Value: \$68,200 **Building Value:** n/a **Total Value:** \$68,200

Acreage: ±15.249 acres

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Property 8
Leigh A. Fine, et als



Current Data

Tax Map No.: 360(0A)00-064-D

Owner: Leigh A. Fine, et als

Property Address and Description: Lawyers Rd

Land Value: \$50,500

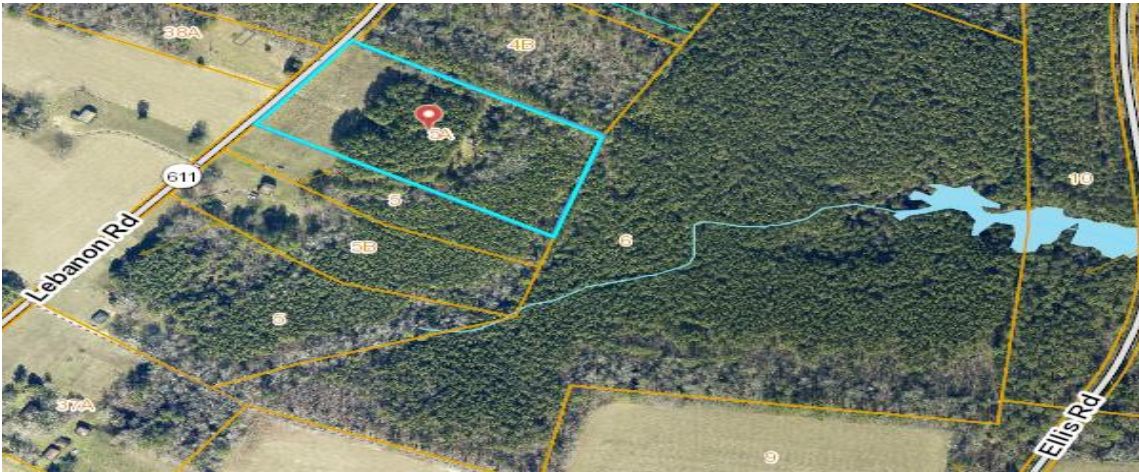
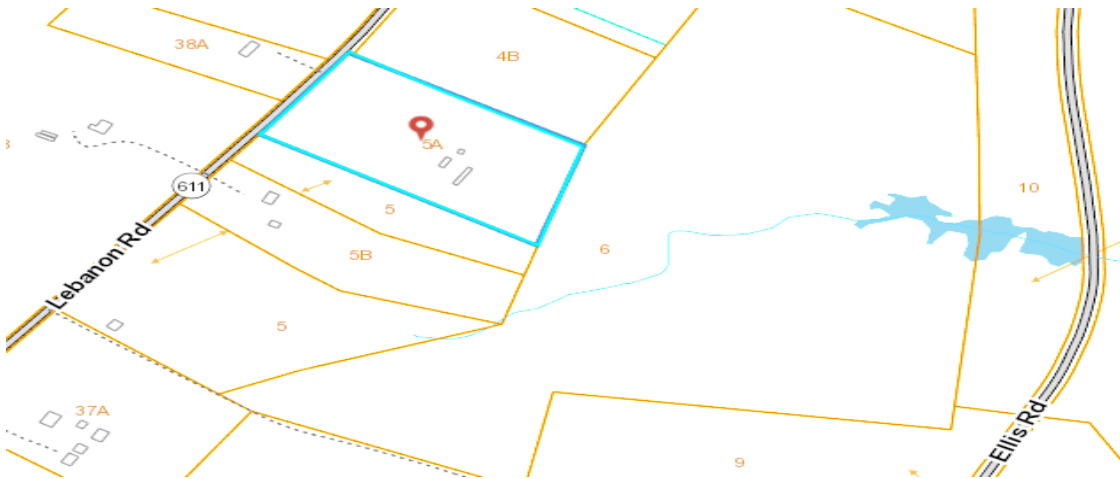
Building Value: n/a

Total Value: \$50,500

Acreage: ±5.789 acres

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**Property 9
Miles Gholson**



Current Data

Tax Map No.: 400(0A)00-005-A

Owner: Miles Gholson

Property Address and Description: 18217 Lebanon Road, Spring Grove

Land Value: \$42,400

Building Value: n/a

Total Value: \$42,400

Acreage: ±4.00 acres

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Property 10
Theodore O. Thweatt



Current Data

Tax Map No.: 34B(01)00-004-0

Owner: Theodore O. Thweatt

Property Address and Description: Oliver Drive, Disputanta

Land Value: \$24,900

Building Value: n/a

Total Value: \$24,900

Acreage: ±0.34 acre

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Property 11
Frankie W. Wilkins, et al.



Current Data

Tax Map No.: 140(0A)00-080-0 and 140(0A)00-080-C

Owner: Frankie W. Wilkins, et al.

Property Address and Description: 3700 and 3696 April Lane, Hopewell

Total Land Value: \$70,700

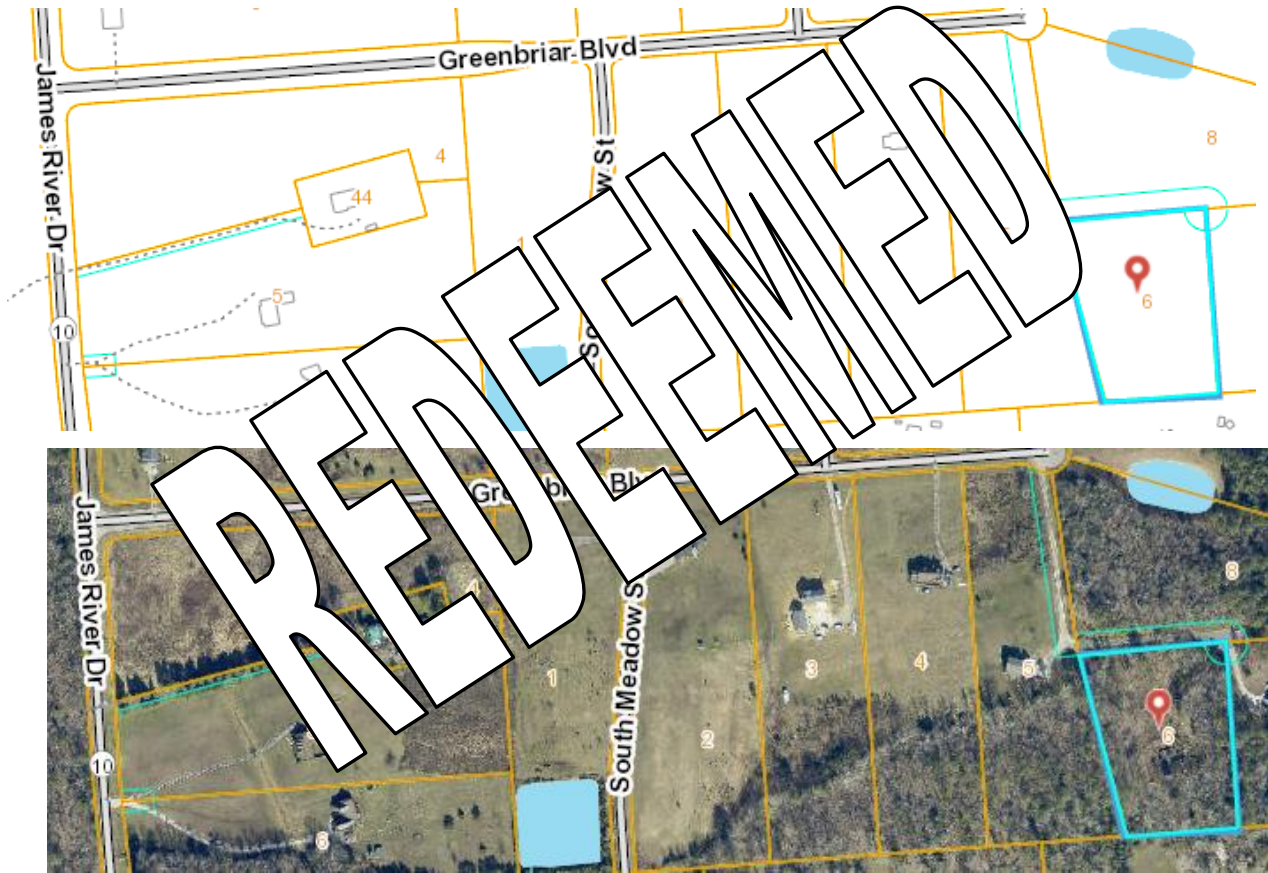
Total Building Value: \$3,700

Total Value: \$74,400

Acreage: ±3.6455 total acres

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Property 12
Timmie Tuggle



Current Data

Tax Map No.: 270(12)00-006-0

Owner: Timmie E. Tuggle

Property Address and Description: Greenbriar Boulevard, Disputanta

Land Value: \$32,900

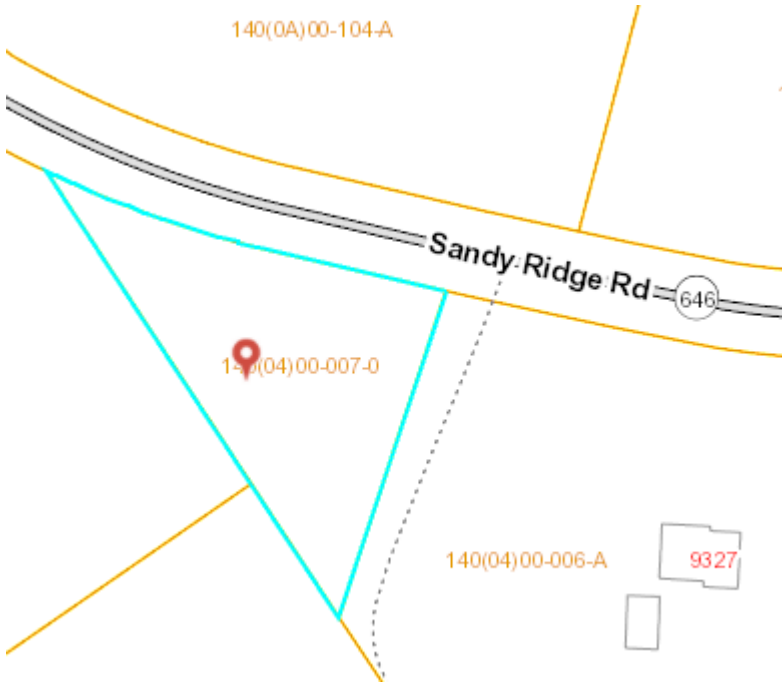
Building Value: n/a

Total Value: \$32,900

Acreage: ±2.981 acres

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Property 13
Ethel W. Claiborne



Current Data

Tax Map No.: 140(04)00-007-0

Owner: Ethel W. Claiborne

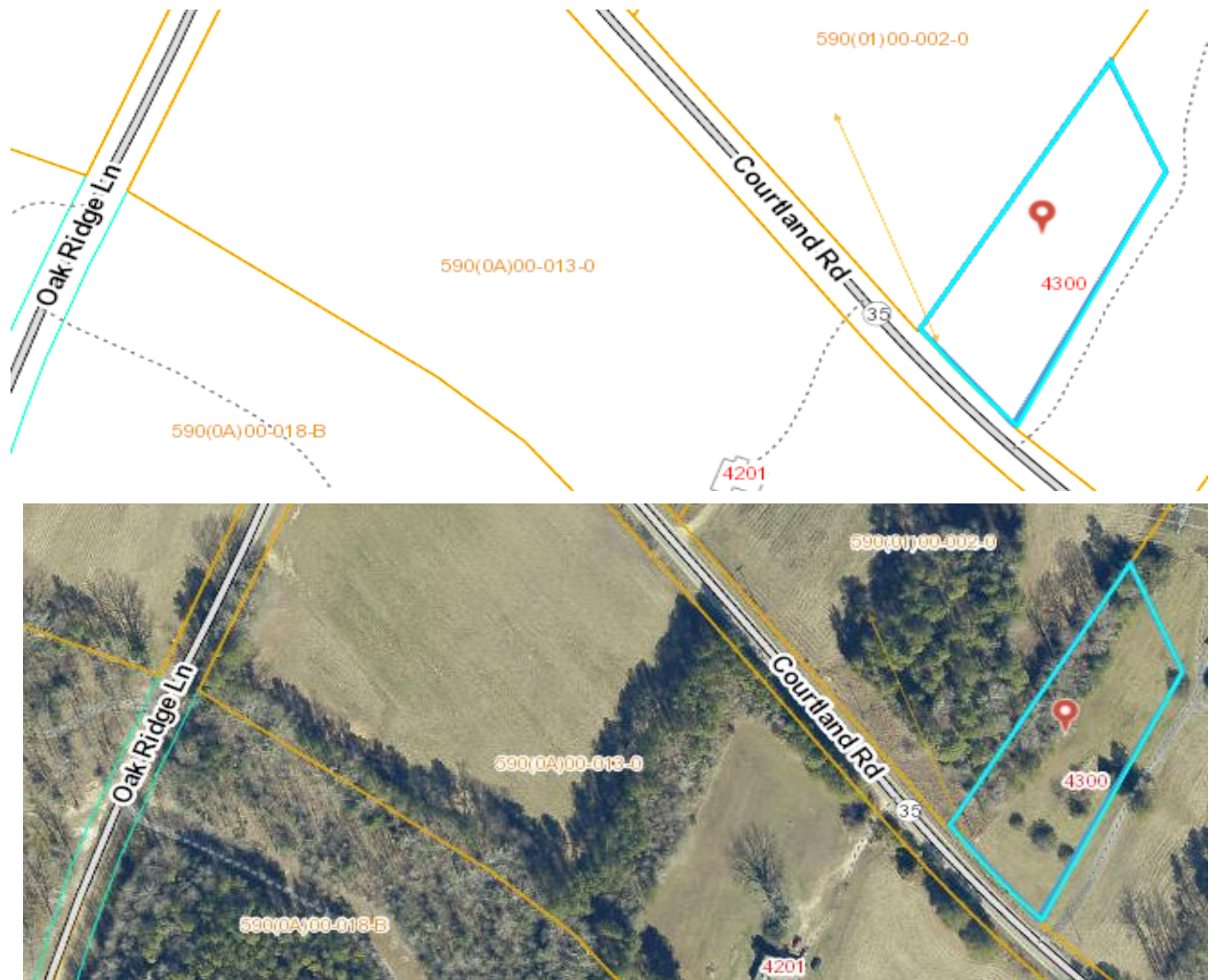
Property Address and Description: Sandy Ridge Road, North Prince George

Land Value: \$19,300 **Building Value:** n/a **Total Value:** \$19,300

Acreage: 0.754 acre

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**Property 14
Nellie Myrick**



Current Data

Tax Map No.: 590(01)00-003-A

Owner: Nellie Myrick

Property Address and Description: 4300 Courtland Road, Disputanta

Land Value: \$24,300

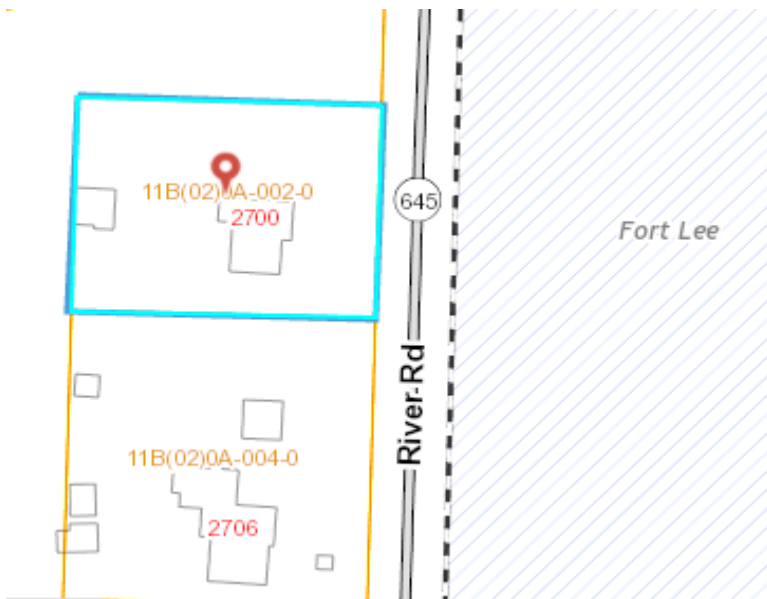
Building Value: n/a

Total Value: \$24,300

Acreage: ±1.316 acres

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Property 15
Novacore, LLC



Current Data

Tax Map No.: 11B(02)0A-002-0

Owner: Novacore, LLC

Property Address and Description: 2700 River Road, Prince George

Land Value: \$17,100

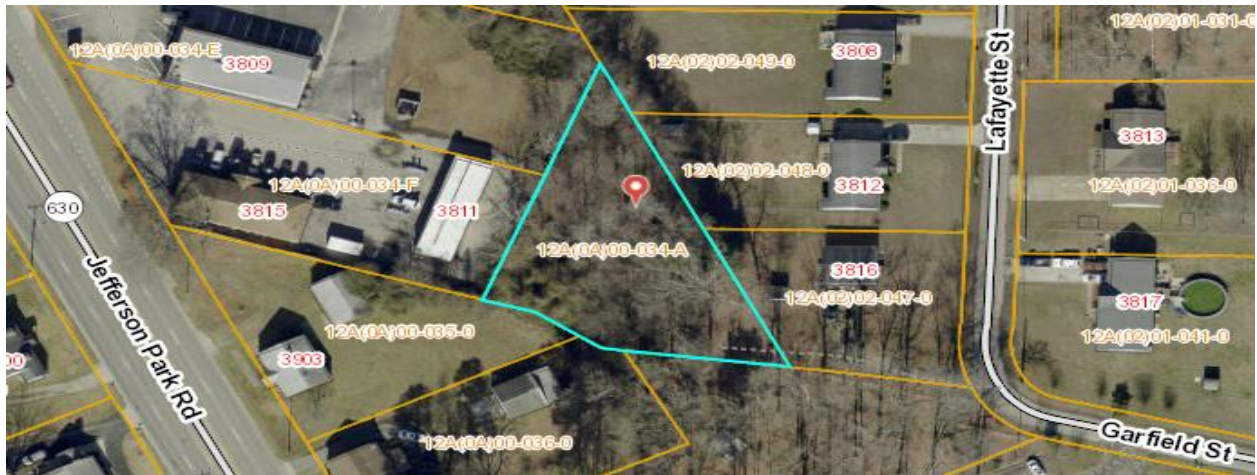
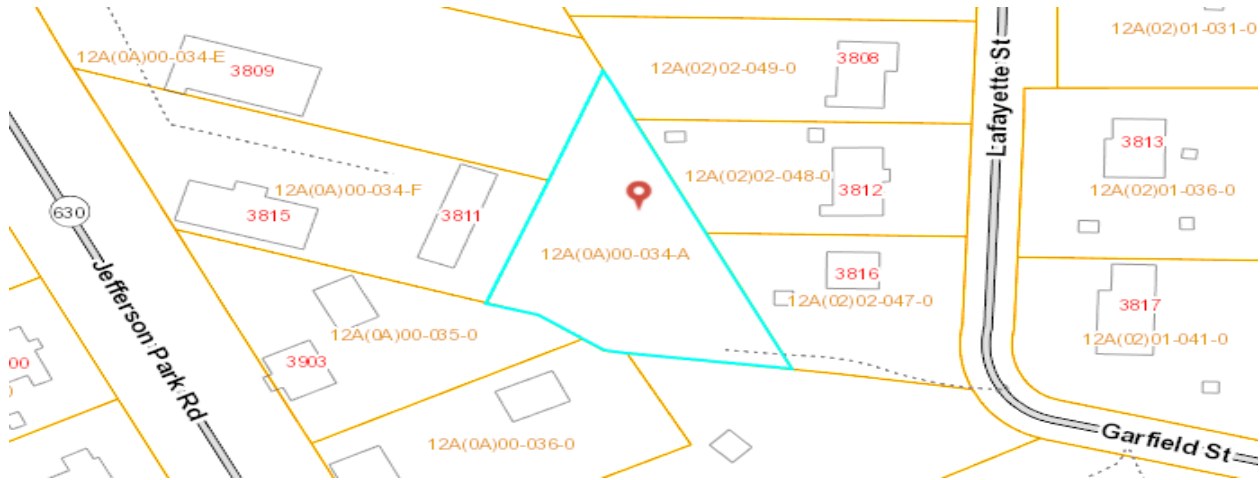
Building Value: n/a

Total Value: \$17,100

Acreage: ±0.37 acre

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Property 16
Union Grove Baptist Church Trustees



Current Data

Tax Map No.: 12A(0A)00-034-A

Owner: Union Grove Baptist Church Trustees

Property Address and Description: Off Lafayette Street and Garfield Street, North Prince George

Land Value: \$13,600

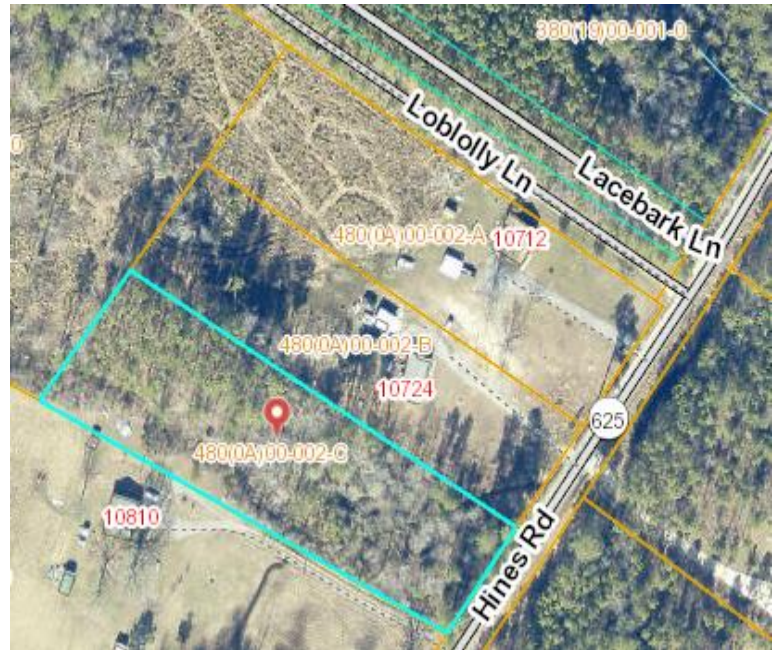
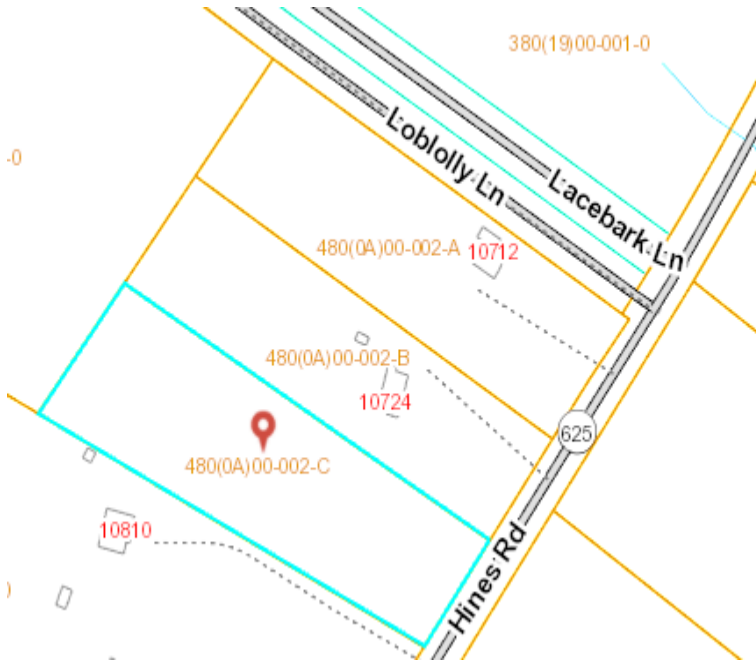
Building Value: n/a

Total Value: \$13,600

Acreage: ±0.50 acre

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Property 17
Celestine A. Washington



Current Data

Tax Map No.: 480(0A)00-002-C

Owner: Celestine A. Washington

Property Address and Description: Hines Road, Disputanta

Land Value: \$19,900

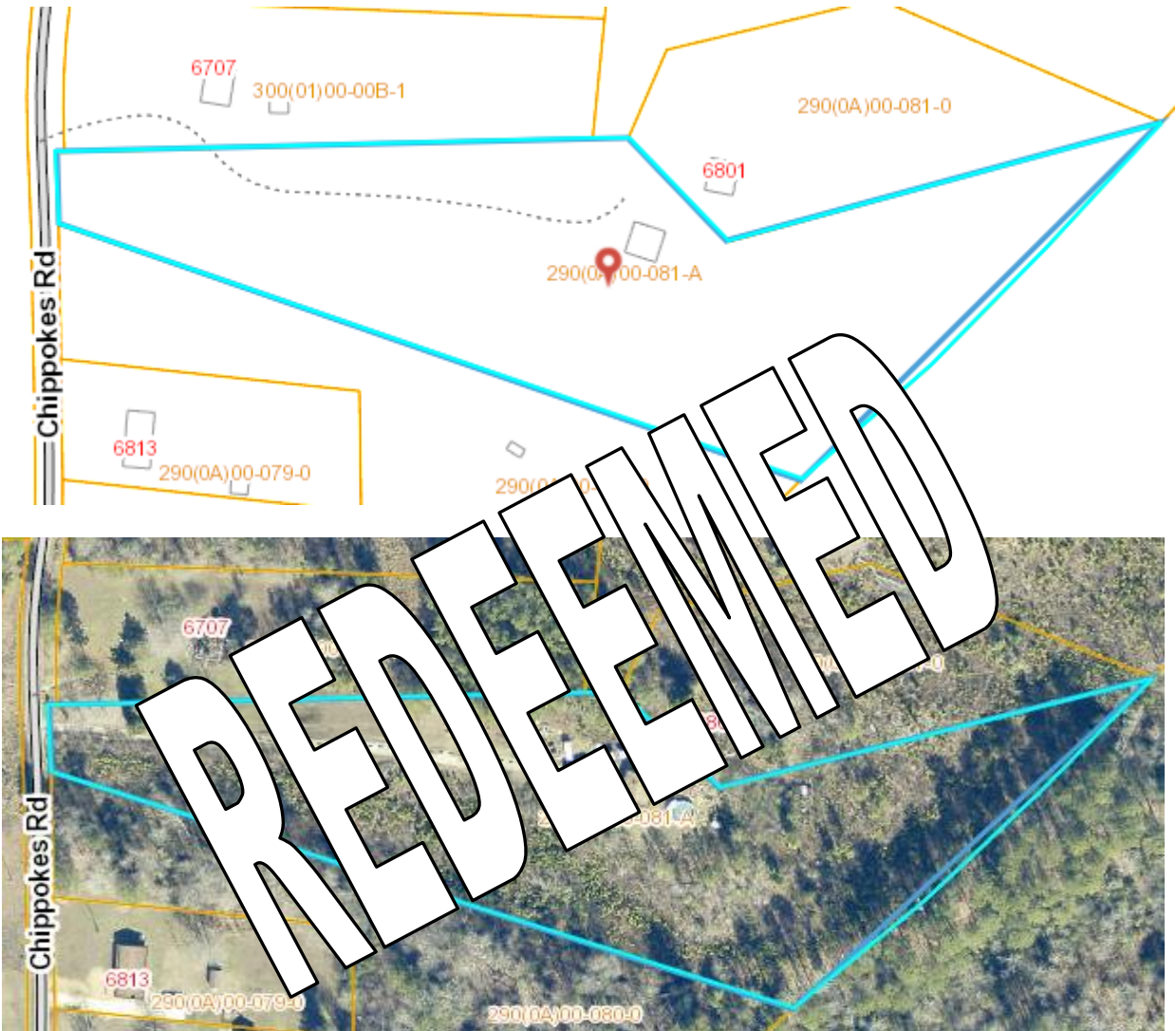
Building Value: n/a

Total Value: \$19,900

Acreage: ±1.45 acres

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Property 18
Emma E. Whiting



Current Data

Tax Map No.: 290(0A)00-081-A

Owner: Emma A. Whiting

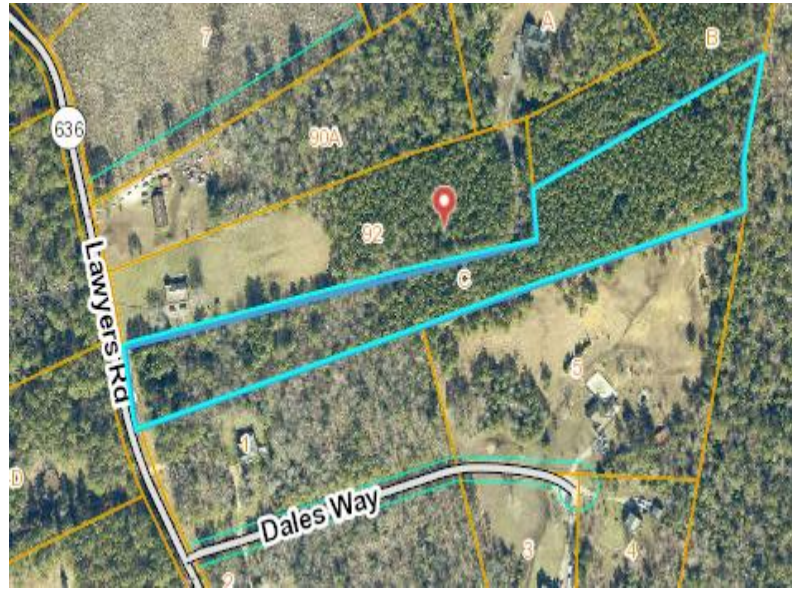
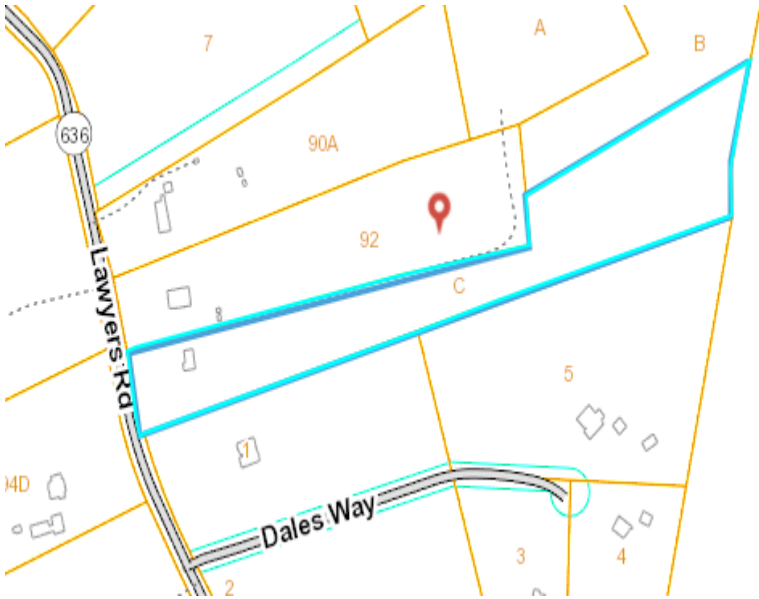
Property Address and Description: Chippokes Rd, Spring Grove

Land Value: \$39,000 **Building Value:** n/a **Total Value:** \$39,000

Acreage: ±5.30 acres

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Property 19
Annie Mae Taylor, et al.



Current Data

Tax Map No.: 260(10)00-00C-0

Owner: Annie Mae Taylor, et al.

Property Address and Description: 10924 Lawyers Road, Prince George

Land Value: \$52,500

Building Value: \$100

Property Value: \$52,600

Acreage: ±6.13 acres

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