

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
COUNTY OF SUSSEX, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Sussex, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate at the Sussex Courthouse Volunteer Fire Department, **20169 Princeton Rd, Stoney Creek, Virginia, on October 27, 2022 at 10:00 am.**

The sale of such property is subject to the terms and conditions below, and any term or conditions which may be subsequently posted or announced by Gray Co. Services (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

****Please note a typo was discovered in the Tax Map No. for Parcel #6 and #10**

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
1	Rhonda Smith	147A-3-30	15210	585715	9280 Maclin Ave Single Family Dwelling in average condition Unknown acreage
2	Foy Dale Ozmar, Sr	121-A-60A	10090	585651	8042 Huske Rd +/- 1 acre Doublewide on parcel
3	Ervin O Dennis	158-1-2	1168	585713	24556 Harrell Rd Unknown acreage Single family dwelling in poor condition
4	John J Williams	149-A-3	2114	585676	Unimproved parcel Off Owen Rd +/- 2 acres
5	Mary Sylvester	28A411-B-18	3429	585703	Unimproved parcel Off Jackson Ln Unknown acreage Town of Waverly
6	George & Easter Claiborne	61A7-A-41 <i>*Incorrectly listed as 651A7-A-41</i>	3990	585680	Unimproved parcel Off Bryant Ave Unknown acreage Town of Wakefield

7	James W Blake Estate	73-A-6	15567	585716	Unimproved parcel Off Sussex Dr +/- 2.53 acres
8	Robert & Eva Wilson	61A7-4-3	17126	585674	Unimproved parcel Near Fredenburg Rd +/- 4.06 acres Town of Wakefield
9	Fay Pegram Hubbard	147A-A-5	15194	585668	23149 Moores Ln Single Family Dwelling +/- 0.996 acres
10	Mable Hamlin Holloman	61A5-A-18 *Incorrectly listed as 69A5-A-18	15973	585691	225 Pine St Unimproved parcel Unknown acreage Town of Wakefield
11	Arvella A Curley	121-A-41	4833	585726	Off Hunt Rd Unimproved parcel +/- 5 acres

GENERAL TERMS OF SALE: All sales are subject to confirmation by the 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. Any unsold property will be offered for sale again at the next auction, whenever that may be.

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, and if-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 expense, 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.

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.

PAYMENT TERMS: On the day of the auction, 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, **along with a 10% buyer's premium, subject to a minimum of \$100.00, added to the final bid.** Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full at the time 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. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

The balance of the purchase price and recording costs for deed recordation shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

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, 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 **graycoservices.com**. 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 Joe Gray at 804-943-3506 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 deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than November 3, 2022).** 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 County of Sussex and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Sussex and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process should be directed to the Auctioneer online at graycoservices.com, by email to grayauctionsco@aol.com or by phone to Joe Gray, at 804-943-3506. 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 804-293-8608, or by writing to the address below.

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

SAMPLE “In-person bidders ONLY”

PURCHASER’S ACKNOWLEDGEMENT AND CONTRACT OF SALE

At that certain real estate tax sale held on Thursday, September 15, 2022 the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

[Property Owner]
[Account Number(s)]
[Tax Map Number(s)]

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) 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 Sussex, Virginia. Further, I understand that a 10% 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 (September 15, 2022). I further understand that in the event I owe delinquent taxes to the County of Sussex or if I am named as a Defendant in any delinquent tax suit, 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

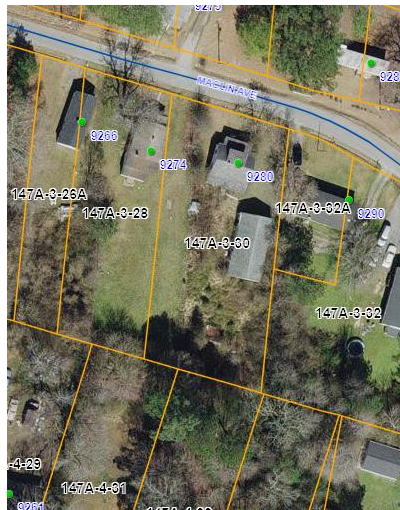
CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this the 15th day of September, 2022, 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
 Rhonda Smith
 Tax Map No. 147A-3-30 • Account No. 15210

Property Address	Owner Name/Address	
9280 MACLIN AVE	SMITH RHONDA ET AL C/O B HAMILTON JR 1105 TRAYWICK COURT	
Map ID: 147A 3 30 CHESTER VA 23836		
Acct No: 15210-1		
Legal Description: LOT 30 MACKLIN AVE		
Plat Book/Page: 152 / 3		
Deed Book/Page: 152 / 1		
Will Book/Page: 64 / 258		
Occupancy: DWELLING		
Dwelling Type: SNG FAMILY		
Use/Class: SNGL FAM RES - SUBURBAN	Acreage: 0.000	
Year Assessed: 2022	Year Built: 1950	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 02 HENRY	Year Effective: 1960	Total Land: \$9,500
MH/Type:	On Site Date: 04/21/2021	Total Improvements: \$43,600
Condition: AVERAGE	Review Date:	Total Value: \$53,100



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
 Foy Dale Ozmar, Sr.
 Tax Map No. 121-A-60A • Account No. 10090

Property Address	Owner Name/Address	
8042 HUSKE RD	OZMAR FOY DALE SR 801 COBBLESTONE BLVD APT 308 FREDERICKSBURG VA 22401	
Map ID: 121 A 60A		
Acct No: 10090-1		
Legal Description: PT SWADES ON RT 649 ADJ LEWIS PCL B		
Plat Book/Page: 103 / 483		
Deed Book/Page: 137 / 388		
Occupancy: DWELLING		
Dwelling Type: DOUBLEWIDE		
Use/Class: SNGL FAM RES - SUBURBAN	Acreage: 1.000	
Year Assessed: 2022	Year Built: 1983	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 03 STONY CREEK	Year Effective: 1990	Total Land: \$12,600
MH/Type:	On Site Date: 05/19/2021	Total Improvements: \$27,000
Condition: DOUBLEWIDE AVE	Review Date:	Total Value: \$39,600



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Property #3

Ervin O. Dennis

Tax Map No. 158-1-2 • Account No. 1168

Property Address Owner Name/Address

24556 HARRELL RD DENNIS ERVIN O
24556 HARRELL RD
JARRATT VA 23867

Map ID: 158 1 2

Acct No: 1168-1

Legal Description: TRIMM SUBDIV LOT 2

Plat Book/Page: 15 / 100

Deed Book/Page: 87 / 770

Occupancy: DWELLING

Dwelling Type: SNG FAMILY

Use/Class: SNGL FAM RES - SUBURBAN

Acreage: 0.000

Year Assessed: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 02 HENRY

Year Effective: 1960

Total Land: \$16,000

MH/Type:

On Site Date: 04/27/2021 **Total Improvements:** \$0

Condition: POOR

Review Date: 04/27/2021

Total Value: \$16,000



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Property #4
 John J Williams
 Tax Map No. 149-A-3 • Account No. 2114

Property Address	Owner Name/Address	
	WILLIAMS JOHN J & LULA B	
	C/O MARIE WILLIAMS	
	P O BOX 40	
Map ID: 149 A 3	JARRATT VA 23867	
Acct No: 2114-1		
Legal Description: NEAR JERUSALEM CHURCH ON RT 646		
Plat Book/Page: 10 / 71		
Deed Book/Page: 59 / 95		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: SNGL FAM RES - SUBURBAN	Acreage: 2.000	
Year Assessed: 2022	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 02 HENRY	Year Effective:	Total Land: \$22,400
MH/Type:	On Site Date: 04/23/2021	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$22,400



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Property #5
 Mary Sylvester
 Tax Map No. 28A411-B-18 • Account No. 3429

Property Address	Owner Name/Address	
	SYLVESTER MARY C/O MARY BROWN 120 JACKSON LANE	
	Map ID: 28A411 B 18 WAVERLY VA 23890	
	Acct No: 3429-1	
Legal Description: 6 T DANIEL LOT 18 SEC B		
Plat Book/Page: 5 / 20		
Deed Book/Page: 38 / 255		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: SNGL FAM RES - URBAN	Year Assessed: 2022	Acreage: 0.000
Zoning:	Year Built:	Land Use:
District: 09 WAVERLY TOWN	Year Remodeled:	Total Mineral: \$0
MH/Type:	Year Effective:	Total Land: \$15,300
Condition:	On Site Date: 08/06/2021	Total Improvements: \$300
	Review Date: 08/06/2021	Total Value: \$15,600



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Property #6
 George & Easter Claiborne
 Tax Map No. 61A7-A-41 • Account No. 3990

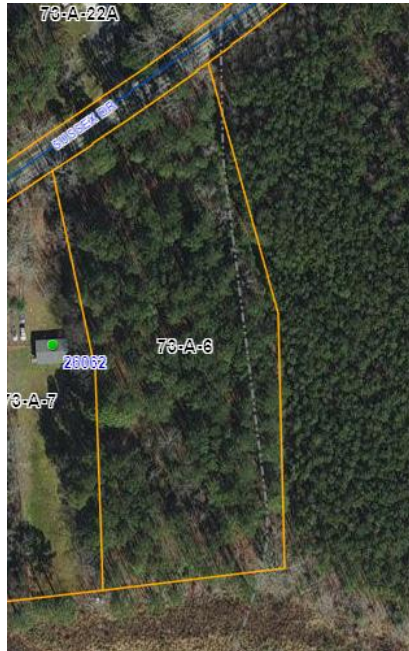
Property Address	Owner Name/Address	
	CLAIBORNE GEORGE & EASTER C/O WILLIE L CLAIBORNE 146 N FIREROCK COURT	
Map ID: 61A7 A 41	CASA GRANDE AZ 85222	
Acct No: 3990-1		
Legal Description: N SIDE BRYANT AVE		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: SNGL FAM RES - URBAN	Acreage: 0.000	
Year Assessed: 2022	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 10 WAKEFIELD TOWN	Year Effective:	Total Land: \$12,400
MH/Type:	On Site Date: 09/08/2021	Total Improvements: \$0
Condition:	Review Date: 09/08/2021	Total Value: \$12,400



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Property #7
 James W Blake Estate
 Tax Map No. 73-A-6 • Account No. 15567

Property Address	Owner Name/Address	
0 SUSSEX DR	BLAKE JAMES W ESTATE 26062 SUSSEX DRIVE WAVERLY VA 23890	
Map ID: 73 A 6		
Acct No: 15567-1		
Legal Description: RT 40 NEAR HOMEVILLE WEST HGTS SUBDIV LOTS 1 & 2		
Plat Book/Page: 14 / 131		
Deed Book/Page: 151 / 115		
Will Book/Page: 67 / 424		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: SNGL FAM RES - SUBURBAN	Acreage: 2.530	
Year Assessed: 2022	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 04 NEWVILLE	Year Effective:	Total Land: \$15,100
MH/Type:	On Site Date: 07/15/2021	Total Improvements: \$0
Condition:	Review Date: 07/15/2021	Total Value: \$15,100



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REDEEMED

Property #8

Robert & Eva Wilson

Tax Map No. 61A7-4-3 • Account No. 17126

Property Address	Owner Name/Address	
	WILSON ROBERT & EVA ESTATE C/O PHEBE CURRY 3405 COOL SPRING ROAD	
	Map ID: 61A7 4 3 ADELPHI MD 20783	
	Acct No: 17126-1	
Legal Description: BAPTIST ST PCL C		
Plat Book/Page: 20 / 172		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: SNGL FAM RES - URBAN	Acreage: 4.060	
Year Assessed: 2022	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 10 WAKEFIELD TOWN	Year Effective:	Total Land: \$17,800
MH/Type:	On Site Date: 09/08/2021	Total Improvements: \$0
Condition:	Review Date: 09/08/2021	Total Value: \$17,800



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Property #9
 Fay Pegram Hubbard
 Tax Map No. 147A-A-5 • Account No. 15194

Property Address	Owner Name/Address	
23149 MOORES LN	HUBBARD FAY PEGRAM 812 LASALLE AVENUE APT 12B HAMPTON VA 23669	
Map ID: 147A A 5		
Acct No: 15194-1		
Legal Description: RT 631 ADJ ANDREWS DB167/784 PB4/480 \$1225		
Deed Book/Page: 33 / 289		
Occupancy: DWELLING		
Dwelling Type: SNG FAMILY		
Use/Class: SNGL FAM RES - SUBURBAN	Acreage: 0.996	
Year Assessed: 2022	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 02 HENRY	Year Effective: 1955	Total Land: \$19,000
MH/Type:	On Site Date: 04/07/2021	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$19,000



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Property #10
Mable Hamlin Holloman
Tax Map No. 61A5-A-18 • Account No. 15973

Property Address	Owner Name/Address	
225 PINE ST	HOLLOMAN MABLE HAMLIN 2554 WEST 43RD STREET JACKSONVILLE FL 32209	
Map ID: 61A5 A 18		
Acct No: 15973-1		
Legal Description: E SIDE PINE STREET		
Deed Book/Page: 157 / 823		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: SNGL FAM RES - URBAN	Acreage: 0.000	
Year Assessed: 2022	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 10 WAKEFIELD TOWN	Year Effective:	Total Land: \$10,800
MH/Type: Y	On Site Date: 08/17/2021	Total Improvements: \$0
Condition:	Review Date: 08/17/2021	Total Value: \$10,800



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Property #11
 Arvella A Curley
 Tax Map No. 121-A-41 • Account No. 4833

Property Address	Owner Name/Address	
	CURLEY ARVELLA A 16039 CONCORD SAPPONY ROAD STONY CREEK VIRGINIA 23882	
	Map ID: 121 A 41 Acct No: 4833-1	
Legal Description: LITTLE MILL EDDIE HIL EST		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: SNGL FAM RES - SUBURBAN	Acres: 5.000	
Year Assessed: 2022	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 03 STONY CREEK	Year Effective:	Total Land: \$30,500
MH/Type:	On Site Date: 06/10/2021	Total Improvements: \$0
Condition:	Review Date: 06/10/2021	Total Value: \$30,500



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