

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Amelia, the undersigned Special Commissioner will offer for sale at an online only public auction the following described real estate on **November 4, 2022 at 11:00AM.**

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 For Sale At Auction, Inc. (“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.

<u>No.</u>	<u>Property Owners</u>	<u>Account Numbers</u>	<u>Property Desc.</u>
1.	Patrick Brown, et al.	Tax Map No. 18-68J Account No. 5187 TACS No. 513099	Leigh District; unimproved; 10 acres, more or less
2.	Langston Clay, Sr., et al.	Tax Map No. 52-12 Account No. 8112 TACS No. 673037	Leigh District; unimproved; 1.260 acres, more or less
3.	Clinton C. Hawkes, Jr.	Tax Map No. 74-4F Account No. 10692 TACS No. 613024	Jackson District; unimproved; 2.00 acres, more or less *GIS boundary lines appear to be inaccurate
4.	Terry Haynes, et al.	Tax Map No. 27-17H Account No. 6361 TACS No. 673026	Leigh District; 8900 S. Genito Rd; improved; 2.001 acres, more or less
5.	Maggie Lowry Pillow, et al.	Tax Map No. 16-4B Account No. 4093 TACS No. 630725	Leigh District; unimproved; wooded w/ cemetery; 2.180 acres, more or less
6.	Edward N. Robertson, et al.	Tax Map No. 69-13F Account No. 5505 TACS No. 513084	Jackson District; improved; 1.0 acre, more or less

**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.

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 <https://www.forsaleatauction.biz>.

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:** 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 added to the final bid.** Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full. Deposits shall not exceed Twenty Thousand Dollars (\$20,000) 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.

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 11, 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 Amelia 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 Amelia 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 <https://www.forsaleatauction.biz>, by email to [inquiry@forsaleatauction.biz](mailto: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](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), by phone to 804-548-4424, or by writing to the address below.

Re: County of Amelia 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 online-only Public Auction, held on Thursday, October 28, 2021, the undersigned was the highest bidder on the real estate described below, for a bid price of \$\_\_\_\_\_.

**[Property Owner Name]  
[Tax Map No.]  
[Account No.]  
[TACS No.]**

I understand that this contract of sale must be immediately executed and returned to Taxing Authority Consulting Services, PC ("TACS"). I understand that payment in full for my bid, stated above, a buyer's premium in the amount of \_\_\_\_\_ (10% of the bid or \$150, whichever is greater), and recordation costs in the amount of \_\_\_\_\_, are to be **received** by TACS within five (5) business days following the auction closing (**no later than November 4, 2021**). I agree that the total balance due of \_\_\_\_\_ shall be paid via certified funds, cashier's check, money order, or wire transfer. I understand that sale of the property is not contingent upon obtaining financing.

Cashier's checks and money orders shall be made out to Amelia County and forwarded to TACS at the address shown below. Wire transfer instructions will be provided upon request. All payments must reference the Tax Map No. of the real estate. I understand that cash and personal checks will not be accepted. I understand that in the event my payment is returned, improperly tendered, or is otherwise not made, 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 the benefit of a title search 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 Warranty Deed, will be prepared after payment clearance and that the same will be forwarded to the County of Amelia Circuit Court Clerk's Office for recordation. I understand that I will receive the recorded 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 (the auction closing date of October 28, 2021). I further understand that in the event I owe delinquent taxes to the County of Amelia, 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 by bidding, I entered into a legally binding contract and that I waive all rescission rights. I understand that my bid was immediately binding, irrevocable, and enforceable. I understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, that any funds paid hereunder will be forfeited, and that I will be responsible for any deficiency or damages upon resale, including any expenses that may be incurred. I also understand that my electronic signature shall be considered true and accurate for the purposes of this transaction.

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Electronic Signature

Date: \_\_\_\_\_

[Bidder Name]

[Bidder Address]

[Bidder City, State and Zip]

Phone: \_\_\_\_\_

[Bidder Email]

The property will be deeded to:

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Type of Interest:  Tenants in Common  Tenants by Entirety with ROS  Joint Tenants  None

If purchaser contact information is different from bidder contact information, please provide the same below.

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**CERTIFICATION**

It is hereby certified that TACS has received this Purchaser's Acknowledgment and Contract of Sale, signed and dated by the above-referenced bidder, on this the 28th day of October 2021.

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Taxing Authority Consulting Services, PC  
Attn: Litigation Department (mls)  
P.O. Box 31800  
Henrico, Virginia 23294-1800



**Parcel 1: Patrick Brown  
Tax Map No. 18-68J  
Account No. 5187**

<b>Property Address</b>	<b>Owner Name/Address</b>	
	BROWN PATRICK*	
<b>Map ID:</b> 18 68J		
<b>Acct No:</b> 5187-1		
<b>Legal Description:</b>		
10.000 AC		
<b>Occupancy:</b> VACANT		
<b>Dwelling Type:</b>		
<b>Use/Class:</b> SNGL FAM RES - SUBURBAN	<b>Acreage:</b> 10.000	
<b>Effective Date:</b> Invalid Date	<b>Year Built:</b>	<b>Land Use:</b>
<b>Zoning:</b> AGRICULTURAL	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 03 LEIGH	<b>Year Effective:</b> 1999	<b>Total Land:</b> \$22,000
<b>MH/Type:</b>	<b>On Site Date:</b> 10/20/2017	<b>Total Improvements:</b> \$0
<b>Condition:</b>	<b>Review Date:</b>	<b>Total Value:</b> \$22,000

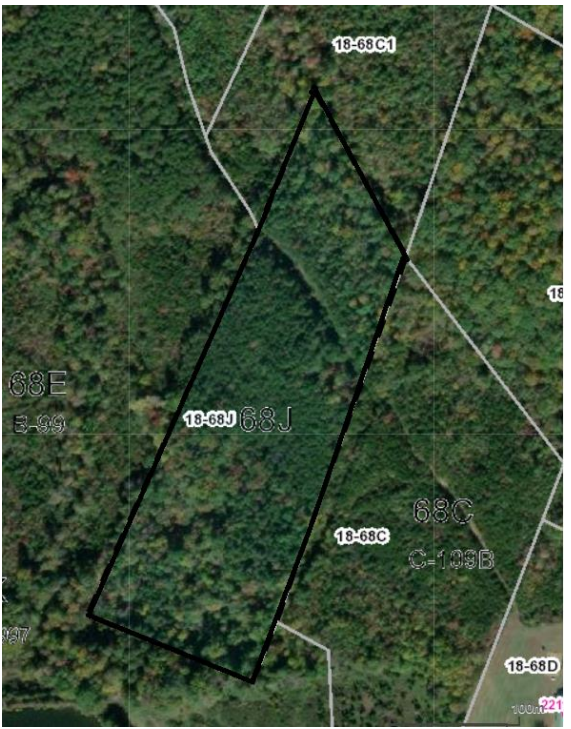
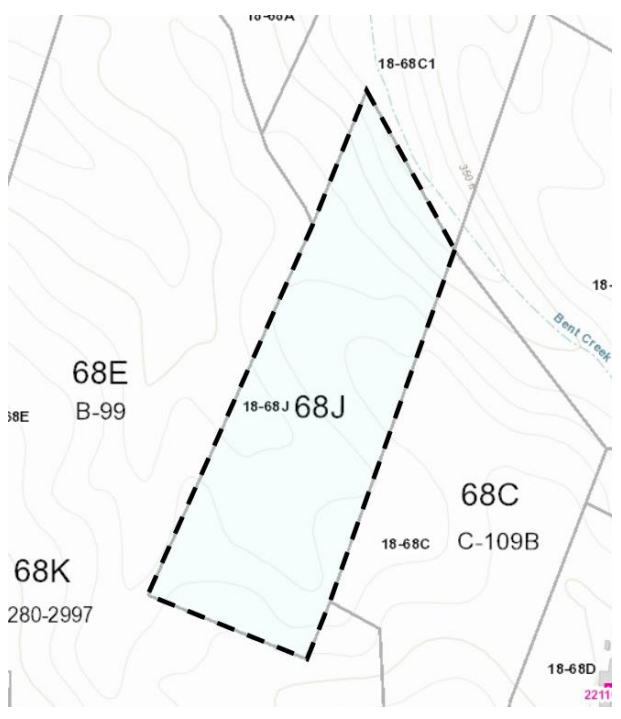
----- Land Valuation -----							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	21 WOODLAND	K	10.000		2200.00		22000
Total Land Value			10.000				22000

----- Comments -----	
OFF RT. 679	

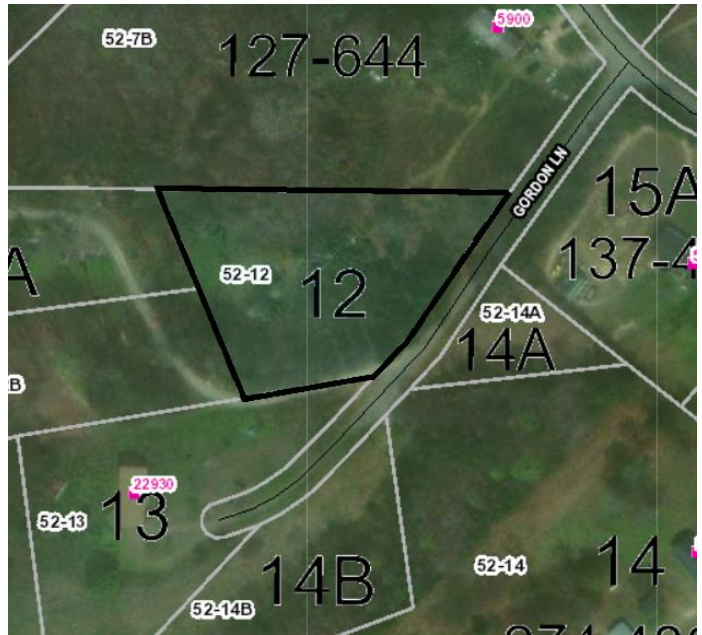
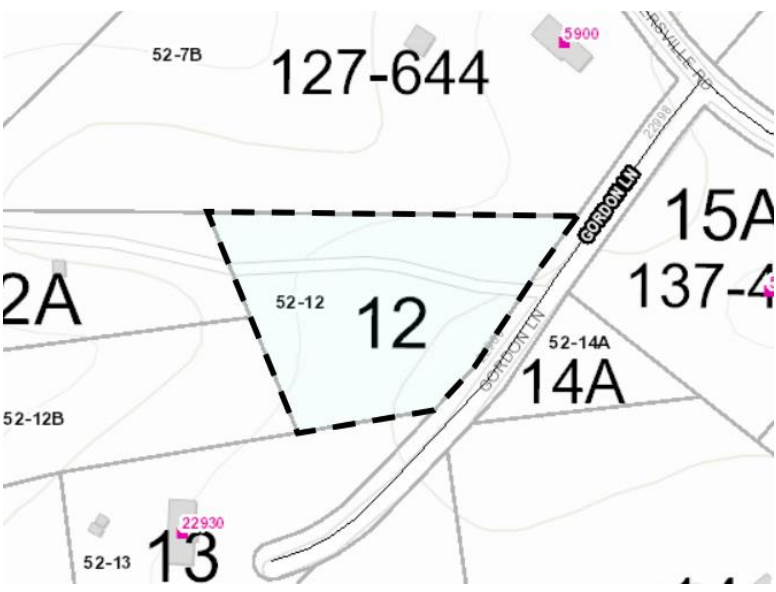
Total Property Value	22000
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**Parcel 2: Langston Clay, Sr., et al.  
Tax Map No. 52-12  
Account No. 8112**

<b>Property Address</b>	<b>Owner Name/Address</b>					
	CLAY LANGSTON SR 20201 PATRICK HENRY HWY JETERSVILLE VA 23083					
<b>Map ID:</b> 52 12						
<b>Acct No:</b> 8112-1						
<b>Legal Description:</b>						
1.260 AC						
<b>Deed Book/Page:</b> 159 / 381						
<b>Instrument:</b> 2013 2013 244						
<b>Occupancy:</b>						
<b>Dwelling Type:</b>						
<b>Use/Class:</b> SNGL FAM RES - SUBURBAN	<b>Acres:</b> 1.260					
<b>Effective Date:</b> Invalid Date	<b>Year Built:</b>	<b>Land Use:</b>				
<b>Zoning:</b> RURAL RESIDENTIAL	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0				
<b>District:</b> 03 LEIGH	<b>Year Effective:</b>	<b>Total Land:</b> \$14,300				
<b>MH/Type:</b>	<b>On Site Date:</b> 10/20/2017	<b>Total Improvements:</b> \$0				
<b>Condition:</b>	<b>Review Date:</b>	<b>Total Value:</b> \$14,300				
----- Improvement Description -----						
Exterior	Interior	Site				
		STREET-PAVED				
		TOPO-ROLLING				
----- Land Valuation -----						
M Cls	Desc	G	Size Dpth	Rate	FV/Pct	Value
A 1	BUILDING S L		1.000		13500.00	13500
A 22	WOODLAND E		.260		3200.00	832
<b>Total Land Value</b>			<b>1.260</b>			<b>14300</b>
----- Comments -----						
OLD DWELLING REMOVED SOME TIME AGO; PER RELATIVE						
<b>Total Property Value</b>						<b>14300</b>



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**Parcel 3: Clinton C. Hawkes, Jr.  
Tax Map No. 74-4F  
Account No. 10692**

<b>Property Address</b>	<b>Owner Name/Address</b>	
	HAWKES CLINTON C JR 983 EDMONDS LANE BLACKSTONE VA 23824	
<b>Map ID:</b> 74 4F		
<b>Acct No:</b> 10692-1		
<b>Legal Description:</b>		
2.000 AC		
<b>Deed Book/Page:</b> 271 / 839		
<b>Occupancy:</b> OTHER		
<b>Dwelling Type:</b>		
<b>Use/Class:</b> SNGL FAM RES - SUBURBAN	<b>Acreage:</b> 2.000	
<b>Effective Date:</b> Invalid Date	<b>Year Built:</b>	<b>Land Use:</b>
<b>Zoning:</b> RURAL PRESERVATION	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 02 JACKSON	<b>Year Effective:</b>	<b>Total Land:</b> \$20,500
<b>MH/Type:</b>	<b>On Site Date:</b> 10/20/2017	<b>Total Improvements:</b> \$5,000
<b>Condition:</b>	<b>Review Date:</b>	<b>Total Value:</b> \$25,500

Other Improvements Valuation						
Desc	Length	Width	Size	Grade	Rate	FV/Pct Value
MH HOOK-U			1	C	5000.00	5000
<b>Total Imp Value</b>						<b>5000</b>

Land Valuation						
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct Value
A 1	BUILDING S R		1.000		16500.00	16500
A 13	OPEN LAND J		1.000		4000.00	4000
<b>Total Land Value</b>						<b>20500</b>
<b>Total Property Value</b>						<b>25500</b>



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**Parcel 4: Terry Haynes, et al.**  
**Tax Map No. 27-17H**  
**Account No. 6361**

<b>Property Address</b>	<b>Owner Name/Address</b>	
8900 S GENITO RD	HAYNES TERRY	
JETERSVILLE, VA	8430 S GENITO RD	
	JETERSVILLE VA 23083	
<b>Map ID:</b> 27 17H		
<b>Acct No:</b> 6361-1		
<b>Legal Description:</b>		
2.001 AC		
<b>Deed Book/Page:</b> 0209 / 335		
<b>Instrument:</b> 2018 2018 257		
<b>Occupancy:</b> OTHER		
<b>Dwelling Type:</b>		
<b>Use/Class:</b> SNGL FAM RES - SUBURBAN	<b>Acreage:</b> 2.001	
<b>Effective Date:</b> Invalid Date	<b>Year Built:</b>	<b>Land Use:</b>
<b>Zoning:</b> AGRICULTURAL	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 03 LEIGH	<b>Year Effective:</b> 1999	<b>Total Land:</b> \$18,500
<b>MH/Type:</b>	<b>On Site Date:</b> 07/06/2017	<b>Total Improvements:</b> \$6,600
<b>Condition:</b>	<b>Review Date:</b>	<b>Total Value:</b> \$25,100

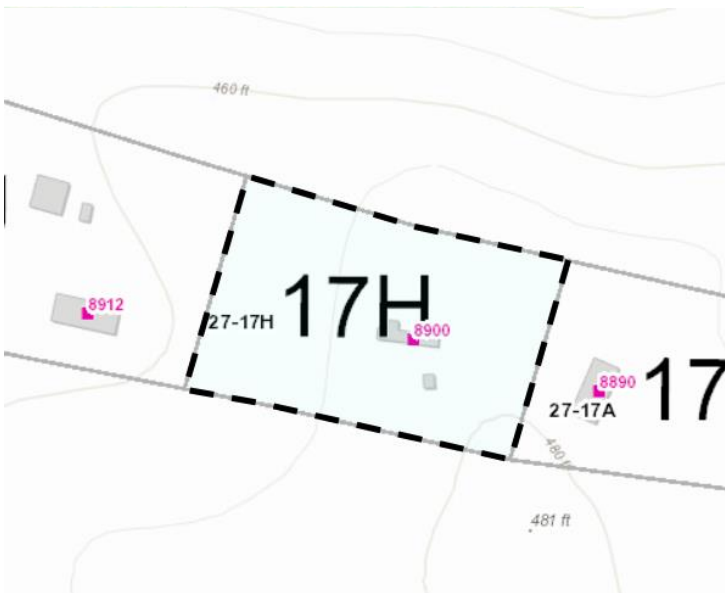
----- Other Improvements Valuation -----							
Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value
MH HOOK-U	1.0	1.0	1 C		5000.00		5000
SHED	12.0	20.0	240				1200
PRCH-OP							400
<b>Total Imp Value</b>							<b>6600</b>

----- Land Valuation -----							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A 1	BUILDING S P		1.000		15500.00		15500
A 12	OPEN LAND U		1.001		3000.00		3003
<b>Total Land Value</b>			<b>2.001</b>				<b>18500</b>

----- Comments -----							
SINGLEWIDE-1984 OAKWOOD 12X60-BROWN/WHITE							
2017; FOR SALE; COMMONWEALTH REAL ESTATE CO.							
<b>Total Property Value</b>							<b>25100</b>



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**Parcel 5: Maggie Lowry Pillow, et al.  
 Tax Map No. 16-4B  
 Account No. 4093**

**Property Address**            **Owner Name/Address**  
 PILLOW MAGGIE LOWRY &  
 IDA LOWRY YOWELL  
 929 N DANVILLE ST  
**Map ID:** 16 4B ARLINGTON VA 22201  
**Acct No:** 4093-1

**Legal Description:** CONTAINS FAMILY CEMETERY  
 2.180 AC

**Occupancy:** VACANT

**Dwelling Type:**

**Use/Class:** SNGL FAM RES - SUBURBAN            **Acreage:** 2.180

**Effective Date:** Invalid Date

**Year Built:**

**Land Use:**

**Zoning:** AGRICULTURAL

**Year Remodeled:**

**Total Mineral:** \$0

**District:** 03 LEIGH

**Year Effective:** 1999

**Total Land:** \$17,700

**MH/Type:**

**On Site Date:** 10/20/2017 **Total Improvements:** \$0

**Condition:**

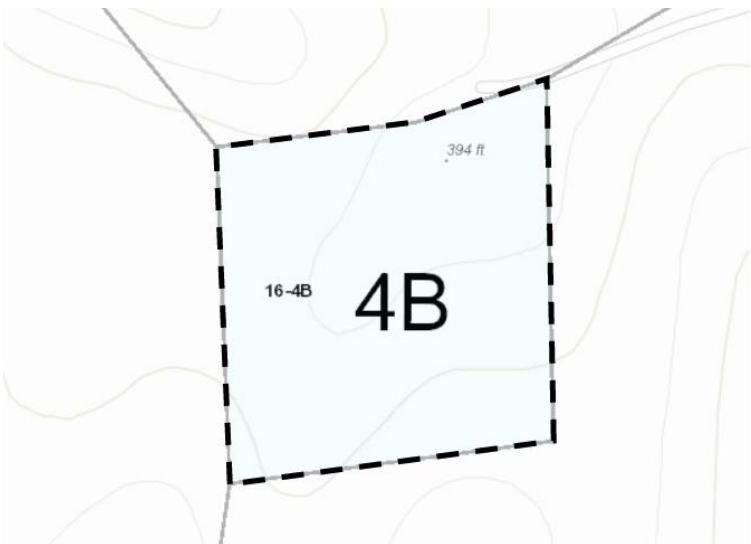
**Review Date:**

**Total Value:** \$17,700

Improvement Description			
Exterior	Interior	Site	
		STREET-OFF ROAD	

Land Valuation								
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value	
A 12	OPEN LAND	U	1.000		3000.00		3000	
A 53	CEMETERY	N	.180		1000.00		180	
A 1	BUILDING S N		1.000		14500.00		14500	
Total Land Value			2.180				17700	

Comments	
OFF ROUTE 621 CONTAINS FAMILY CEMETERY	
<b>Total Property Value</b>	<b>17700</b>



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**Parcel 6: Edward N. Robertson, et al.  
Tax Map No. 69-13F  
Account No. 5505**

**Property Address**      **Owner Name/Address**  
 ROBERTSON EDWARD N  
 C/O ROBERTSON MARIANNE  
 5409 HULL ST RD APT 7

**Map ID:** 69 13F RICHMOND VA 23224

**Acct No:** 5505-1

**Legal Description:**  
 1.000 AC

**Occupancy:** DWELLING  
**Dwelling Type:** CONVENTION

**Use/Class:** SNGL FAM RES - SUBURBAN      **Acreage:** 1.000

**Effective Date:** Invalid Date      **Year Built:** 1999

**Zoning:** RURAL PRESERVATION      **Year Remodeled:**      **Land Use:**

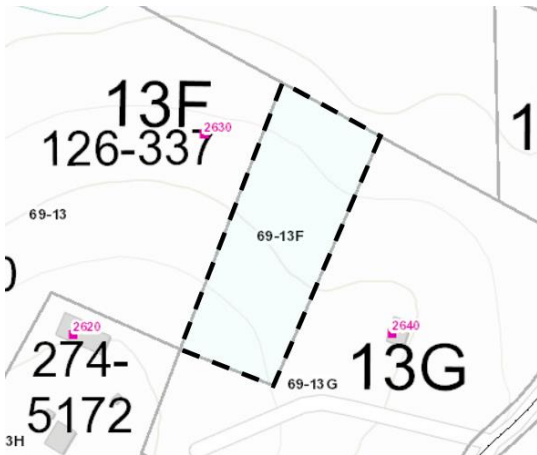
**District:** 02 JACKSON      **Year Effective:** 1960      **Total Mineral:** \$0

**MH/Type:**      **On Site Date:** 10/20/2017      **Total Improvements:** \$5,000

**Condition:** POOR      **Review Date:**      **Total Value:** \$20,500

Improvement Description		Site	
Exterior	Interior		
E/CTR-HARDBOARD	NO. ROOMS - 2		
FNDT-CONC BLOCK	NO. BEDROOMS - 2		
REMT-COMP SHGLS	NO. BATHS - 1		
ROOF-GABLE	WALL-DRY WALL		
-----		32	
-----			
Dwelling Valuation			
Item	Size	Rate	Value
SINGLE FAM	640	90.91	
BATH-FULL	1	3000.00	
STOVE	640		
Total Bldg. Value -- Fair Valued			5000
			20
-----			
Land Valuation			
M Cls	Desc	G	Size Dpth
Rate	FV/Pct	Value	
A	1 BUILDING S P		1.000
		15500.00	15500
Total Land Value			15500
-----			
Comments			
OFF ROUTE 674			
HOUSE APPEARS VACANT			
-----			
Total Property Value			20500

Sec	Type	Str	Description	Area
DWL	SINGLE FAM	1.00	N20E32S20W32	640
Total Square Feet				640



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