

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Cumberland, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate in the **Cumberland County Courthouse**, located at **1 Courthouse Circle, Cumberland, Virginia 23040**, on **November 16, 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.

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
1a	Teresa Booker, et al	026-A-17-A REDEEMED	1215	642120 REDEEMED	Unimproved parcel +/- 3 acres Hamilton District
1b	<i>Selling together with 026-A-5-B</i>	026-A-17-A REDEEMED	1216	642120 REDEEMED	Unimproved parcel +/- 8 acres Hamilton District
1c	<i>Selling together with 026-A-17-A</i>	026-A-5-B REDEEMED	1214	642120 REDEEMED	Unimproved, unmapped parcel +/- 2 acres Hamilton District
2	Reginald Hatcher	041-A-10-B	18113	636984	38 Alberta Drive +/- 2.013 acres Dwelling assessed with parcel
3a	Linda J Hobson	067-A-12	2063	508698	Unimproved parcel +/- 1 acre fronts Stoney Point Rd
3b	<i>Selling together with 067-A-12</i>	067-A-13	2061	508698	Unimproved parcel +/- 9 acres fronts Stoney Point Rd
4	Richard L Johnson	081-A-84-B	17127	656749	Unimproved parcel +/- 2.95 acres Randolph District

5	Willie Johnson	049-A-83	2080	568818	173 Commerce Road +/- 4 acres Singlewide in poor condition assessed with parcel
6	Mary Nicholas	016-A-1	1369	636988	Unimproved parcel +/- 24 acres fronts Columbia Rd
7	Vera Redmond	054-A-15	6474	582608	Unimproved parcel +/- 6.08 acres Madison District

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 \$150.00, 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) 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 **bid.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 For Sale At Auction, Inc., 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 deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than November 23, 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 Cumberland 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 Cumberland 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 bid.ForSaleAtAuction.biz, by email to inquiry@forsaleatauction.biz or by phone to For Sale At Auction, Inc., at 540-899-1776. 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 Cumberland Judicial Sale Auction
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

SAMPLE “Online bidders ONLY”

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

At that certain timed, hybrid (with in-person and online bidding), real estate tax sale which closed on Wednesday, November 16, 2022 at 11:00 am EST, 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), 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 23, 2022**). I agree that the total balance due of _____ shall be paid via certified funds, cashier’s check, money order, or wire transfer. Wire transfers are preferred. I understand that sale of the property is not contingent upon obtaining financing.

Checks and money orders shall be made payable to Cumberland 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 Commissioner’s Deed, will be prepared after payment clearance and that the same will be forwarded to the County of Cumberland 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 November 16, 2022). I further understand that in the event I owe delinquent taxes to the County of Cumberland, including being named as a

Defendant in any delinquent tax suit filed by County of Cumberland, 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 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.

Electronic Signature

Date: _____

[Bidder Name]

[Bidder Address]

[Bidder City, State and Zip]

Phone: _____

[Bidder Email]

Title will be taken in the name of:

The property will be deeded to:

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.

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 _____ day of _____, 2022.

Taxing Authority Consulting Services, PC

SAMPLE “In-person bidders ONLY”

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

At that certain real estate tax sale held on Wednesday, November 16, 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 Cumberland, 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 (November 16, 2022). I further understand that in the event I owe delinquent taxes to the County of Cumberland 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

REDEEMED REDEEMED

Property #1a

Teresa Booker, et al.

Tax Map No. 026-A-17 • Account No. 1215

Property Address	Owner Name/Address	
	BOOKER, TERESA D., ET ALS 100 HENDERSON ROAD NEW CANTON, VA 23123	
Map ID: 026 A 17		
Acct No: 1215-1		
Legal Description: WB.201700114 3.00 AC		
Instrument: 00		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: RESIDENTIAL / SNGL FAMILY SUBURBAN	Acreage: 3.000	
Effective Date: Invalid Date	Year Built:	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 38 HAMILTON DISTRICT CH	Year Effective:	Total Land: \$25,000
MH/Type:	On Site Date: 08/27/2019	Total Improvements: \$400
Condition:	Review Date:	Total Value: \$25,400



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.

REDEEMED REDEEMED

Property #1b

Teresa Booker, et al.

Tax Map No. 026-A-17-A • Account No. 1216

Selling together with 026-A-5-B

Property Address	Owner Name/Address	
	BOOKER, TERESA D., ET ALS	
	100 HENDERSON ROAD	
	NEW CANTON, VA 23123	
	Map ID: 026 A 17 A	
	Acct No: 1216-1	
Legal Description:	WB.201700114 8.00 AC	
	Instrument: 00	
	Occupancy: VACANT	
Dwelling Type:		
	Use/Class: SNGL FAMILY SUBURBAN	Acreage: 8.000
Effective Date: Invalid Date	Year Built:	Land Use:
	Zoning: AGRICULTURAL	Total Mineral: \$0
	District: 38 HAMILTON DISTRICT CH	Year Remodeled:
	MH/Type:	Year Effective:
	Condition:	On Site Date: 08/27/2019
		Total Improvements: \$0
		Review Date:
		Total Land: \$18,000
		Total Value: \$18,000



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REDEEMED REDEEMED

Property #1c

Teresa Booker, et al.

Tax Map No. 026-A-5-B • Account No. 1214

Selling together with 026-A-17-A

Property Address	Owner Name/Address	
	TERESA D. BOOKER, ET ALS 100 HENDERSON ROAD NEW CANTON, VA 23123	
Map ID: 026 A 5 B		
Acct No: 1214-1		
Legal Description: WB.201700114 2.00 AC		
Instrument: 00		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: SNGL FAMILY SUBURBAN	Acreage: 2.000	
Effective Date: Invalid Date	Year Built:	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 38 HAMILTON DISTRICT CH	Year Effective:	Total Land: \$6,000
MH/Type:	On Site Date: 08/29/2019	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$6,000

Unmapped

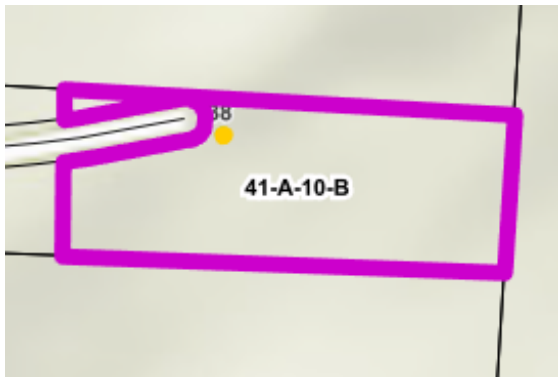
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Property #2

Reginald Hatcher

Tax Map No. 041-A-10-B • Account No. 18113

Property Address 38 ALBERTA DRIVE CUMBERLAND, VA	Owner Name/Address HATCHER, REGINALD & PAMELA PO BOX 362 CUMBERLAND, VA 23040	
Map ID: 041 A 10 B Acct No: 18113-1		
Legal Description: (DB257-819) 2.013 AC		
Deed Book/Page: 257 / 819		
Occupancy: DWELLING Dwelling Type: CONV		
Use/Class: RESIDENTIAL / SNGL FAMILY SUBURBAN	Acreage: 2.013	
Effective Date: Invalid Date	Year Built: 2002	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 34 MADISON DISTRICT CM	Year Effective: 2002	Total Land: \$18,550
MH/Type:	On Site Date: 08/14/2019	Total Improvements: \$61,490
Condition: AVERAGE	Review Date:	Total Value: \$80,040



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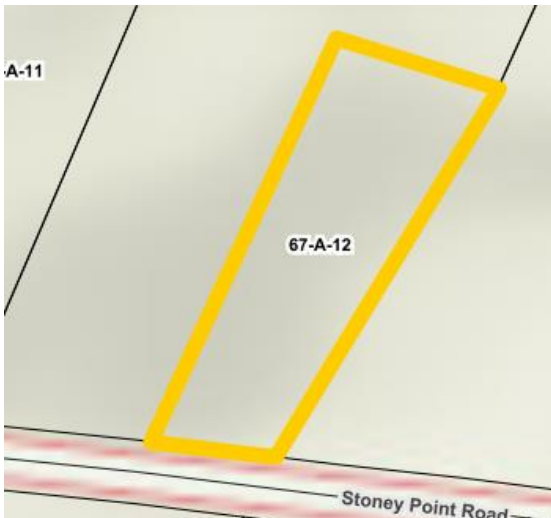
Property #3a

Linda J. Hobson

Tax Map No. 067-A-12 • Account No. 2063

Selling together with 067-A-13

Property Address	Owner Name/Address	
	HOBSON, LINDA, ET ALS 320 S HARRISON ST APT 1J EAST ORANGE, NJ 07018-1506	
Map ID: 067 A 12		
Acct No: 2063-1		
Legal Description: DB90-159 WB20050086 1.000 AC		
Instrument: 00		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: SNGL FAMILY SUBURBAN	Acreage: 1.000	
Effective Date: Invalid Date	Year Built:	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 34 MADISON DISTRICT CM	Year Effective:	Total Land: \$6,500
MH/Type:	On Site Date: 01/16/2019	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$6,500



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Property #3b

Linda J. Hobson

Tax Map No. 067-A-13 • Account No. 2061

Selling together with 067-A-12

Property Address	Owner Name/Address	
	HOBSON, LINDA, ET ALS	
	320 S HARRISON ST APT 1J	
	EAST ORANGE, NJ 07018-1506	
Map ID: 067 A 13		
Acct No: 2061-1		
Legal Description: WB20050086 9.000 AC		
Instrument: 00		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: SNGL FAMILY SUBURBAN	Acreage: 9.000	
Effective Date: Invalid Date	Year Built:	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 34 MADISON DISTRICT CM	Year Effective:	Total Land: \$29,250
MH/Type:	On Site Date: 01/16/2019	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$29,250



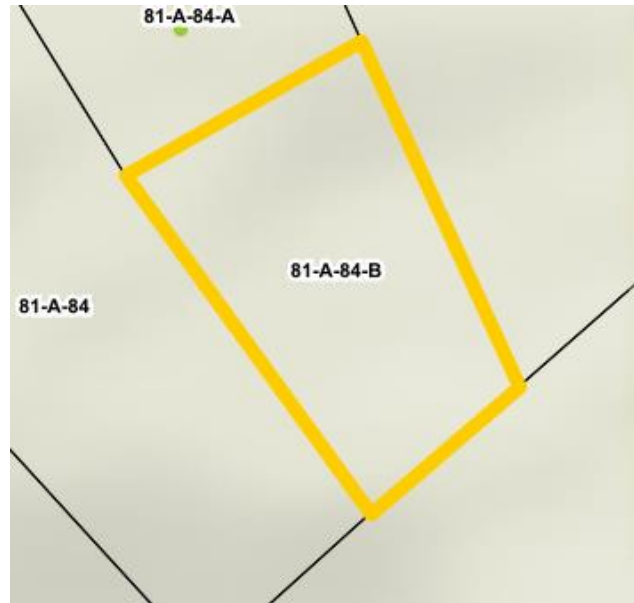
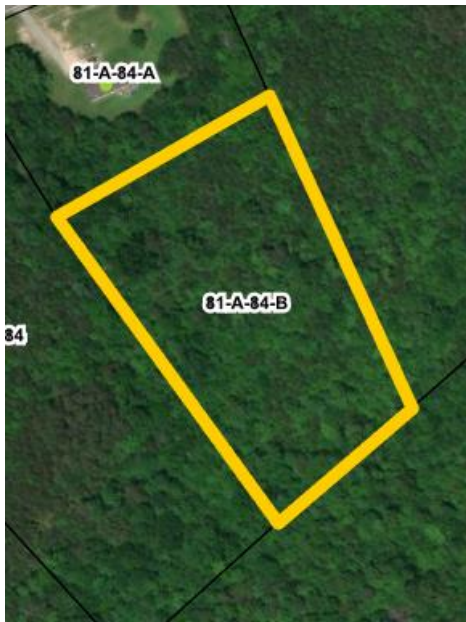
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Property #4

Richard L. Johnson

Tax Map No. 081-A-84-B • Account No. 17127

Property Address	Owner Name/Address	
	JOHNSON, RICHARD L. & EDWARD E. C/O EDWARD E. JOHNSON 801 CHURCH STREET STE 100	
	Map ID: 081 A 84 B LYNCHBURG, VA 24504	
	Acct No: 17127-1	
Legal Description:	(DB203-45) 2.950 AC	
Instrument:	00	
Occupancy:	VACANT	
Dwelling Type:		
Use/Class:	SNGL FAMILY SUBURBAN	Acreage: 2.950
Effective Date:	Invalid Date	Year Built:
Zoning:	AGRICULTURAL	Year Remodeled:
District:	39 RANDOLPH DISTRICT CR	Year Effective:
MH/Type:		On Site Date: 02/10/2019
Condition:		Review Date:
		Land Use:
		Total Mineral: \$0
		Total Land: \$10,330
		Total Improvements: \$0
		Total Value: \$10,330



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Property #5

Willie Johnson

Tax Map No. 049-A-83 • Account No. 2080

Property Address	Owner Name/Address	
173 COMMERCE ROAD CUMBERLAND, VA	JOHNSON, WILLIE & MARY JANE C/O LUCY JOHNSON 173 COMMERCE ROAD	
Map ID: 049 A 83 CUMBERLAND, VA 23040-2222		
Acct No: 2080-1		
Legal Description: DB96-37,85-375 4.000 AC		
Instrument: 00		
Occupancy: DWELLING		
Dwelling Type: SINGLEWIDE		
Use/Class: RESIDENTIAL / SNGL FAMILY URBAN	Acreage: 4.000	
Effective Date: Invalid Date	Year Built: 1973	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 34 MADISON DISTRICT CM	Year Effective: 1973	Total Land: \$29,500
MH/Type: 1 P	On Site Date: 09/13/2019	Total Improvements: \$1,500
Condition: SINGLEWIDE POOR	Review Date:	Total Value: \$31,000



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Property #6
Mary Nicholas

Tax Map No. 016-A-1 • Account No. 1369

Property Address	Owner Name/Address	
	NICHOLAS, MARY	
	C/O MARCELLUS R. JOHNSON, III	
	8309 WHISTLER ROAD	
	Map ID: 016 A 1 RICHMOND, VA 23227	
	Acct No: 1369-1	
Legal Description:	DB64-375 24.00 AC	
Instrument:	00	
Occupancy:	VACANT	
Dwelling Type:		
Use/Class:	AG 20-100 AC	Acreage: 24.000
Effective Date:	Invalid Date	Year Built:
Zoning:	AGRICULTURAL-INTENSIVE	Year Remodeled:
District:	38 HAMILTON DISTRICT CH	Year Effective:
MH/Type:		On Site Date: 07/18/2019
Condition:		Review Date:
		Land Use:
		Total Mineral: \$0
		Total Land: \$51,300
		Total Improvements: \$0
		Total Value: \$51,300



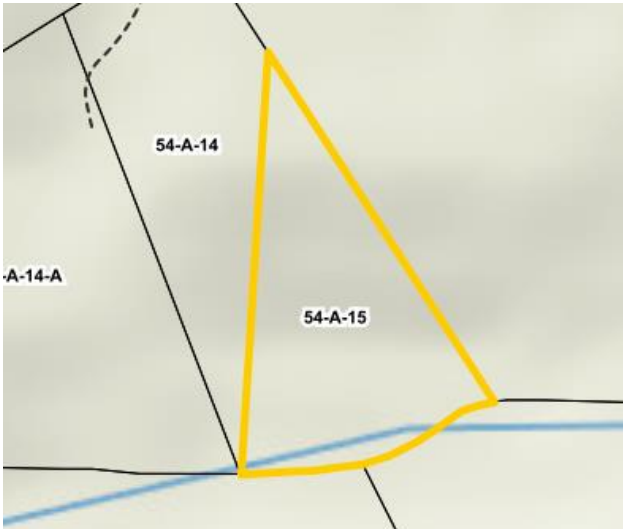
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Property #7

Vera Redmond

Tax Map No. 054-A-15 • Account No. 6474

Property Address	Owner Name/Address	
	REDMOND, VERA 4 BIRCHWOOD AVENUE EAST ORANGE, NJ 07018	
	Map ID: 054 A 15	
	Acct No: 6474-1	
Legal Description:	(DB 148-553) WB 29-280 6.080 AC	
Will Book/Page:	29 / 280	
Instrument:	00	
Occupancy:	VACANT	
Dwelling Type:		
Use/Class:	SNGL FAMILY SUBURBAN	Acreage: 6.080
Effective Date:	Invalid Date	Year Built:
Zoning:	AGRICULTURAL	Year Remodeled:
District:	34 MADISON DISTRICT CM	Year Effective:
MH/Type:		On Site Date: 07/23/2019
Condition:		Review Date:
		Land Use:
		Total Mineral: \$0
		Total Land: \$13,680
		Total Improvements: \$0
		Total Value: \$13,680



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