

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Charlotte, 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 **145 David Bruce Ave, Charlotte Court House, VA 23923, on November 2, 2022 at 1:00 PM.**

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 (“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.	TACS No.	Property Description
1	Angelina C. Martinez	54-B1-3-10	703560	262 Osborne Court, Keysville
2	Jessica N. Lockhart	54-B1-3-158-B	438878	9025 Church Street, Keysville
3	Charlotte Morton	063-A-112	508666	Vacant, Main Street, Drakes Branch; ± 22 acres
4	Horace Booker Morton Rev. Living Trust	012-A-69	508664	Vacant; Maloneys Shop Road, Phenix; ± 50 acres
5	Horace Booker Morton Rev. Living Trust	073-A-7 and 073-A-6	508664	Vacant, Craftons Gate Highway, Drakes Branch; ± 86 acres total *073-A-7 NOT MAPPED ON GIS*
6	Patrick E. & Kelly Ferraro	74-A-56 and 74-A-56-D	578887	140 and 194 Ferraro Lane, Drakes Branch; ± 83.22 acres total

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 <https://www.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, 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 9, 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 Charlotte 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 Charlotte 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 or by phone to For Sale At Auction, 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 804-612-0629, or by writing to the address below.

Re: County of Charlotte 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 2, 2022 in the cause styled County of Charlotte 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 Charlotte, 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 Charlotte or if I am named as a Defendant in any delinquent tax suit filed by the County of Charlotte, 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 2nd day of November 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

Angelina C. Martinez



Current Data

Tax Map No.: 54-B1-3-10

Owner: Angelina C. Martinez

Property Address and Description: 262 Osborne Court, Keysville

Acreage: n/a

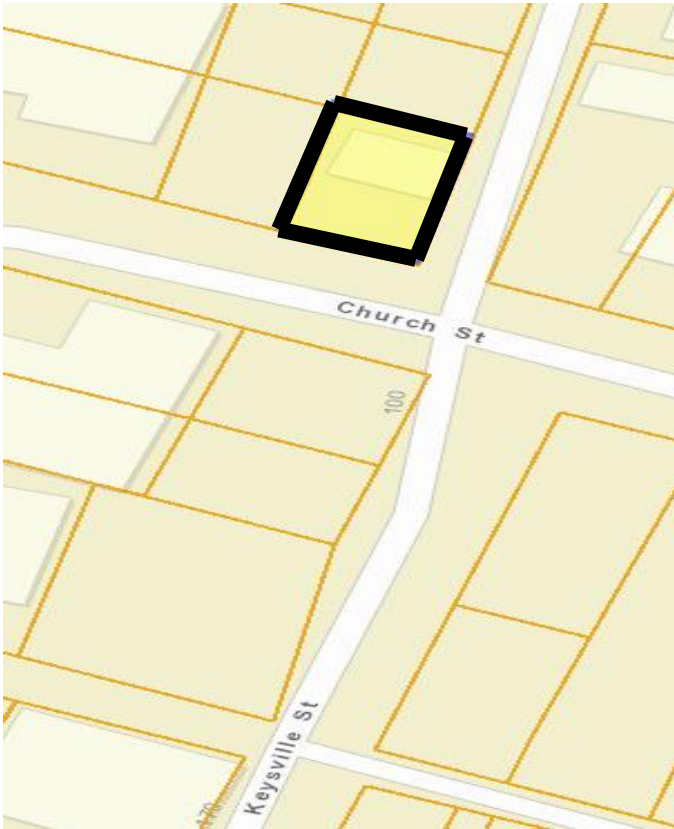
Land Value: \$6,000

Building Value: \$5,000

Total Value: \$11,000

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
Jessica N. Lockhart



Current Data

Tax Map No.: 54-B1-3-158-B

Owner: Jessica N. Lockhart

Property Address and Description: 9025 Church Street, Keysville

Acreage: n/a

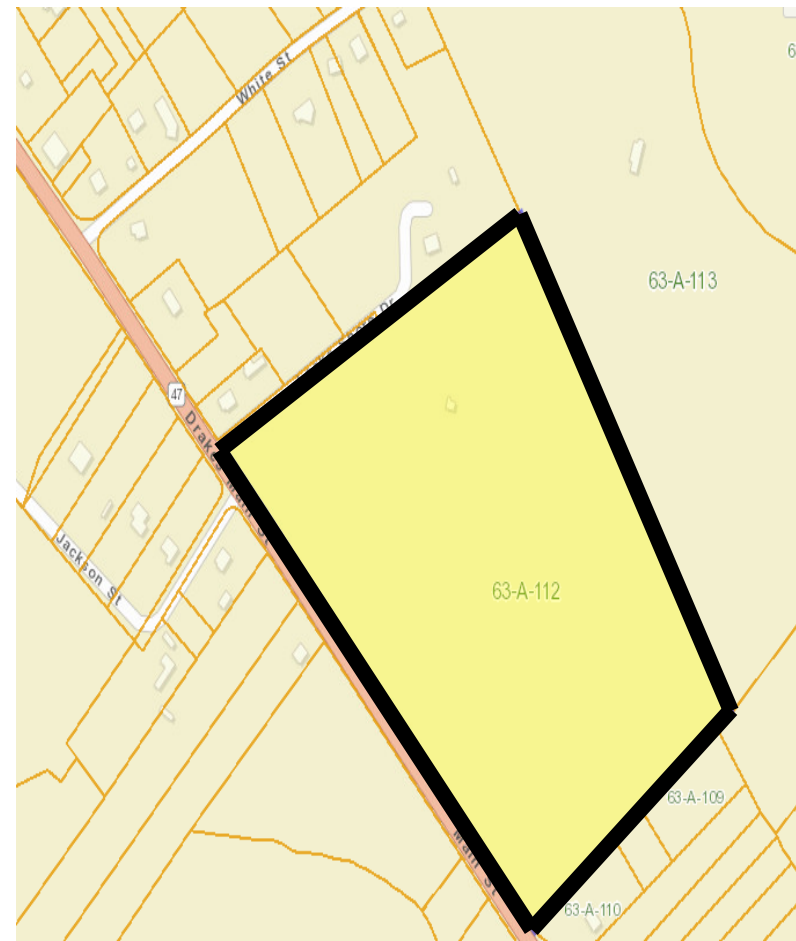
Land Value: \$7,000

Building Value: \$25,056

Total Value: \$32,056

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Property 3
Charlotte Morton



Current Data

Tax Map No.: 063-A-112

Owner: Charlotte Morton

Property Address and Description: Vacant, Main Street, Drakes Branch

Acreage: ± 22 acres

Land Value: \$53,737

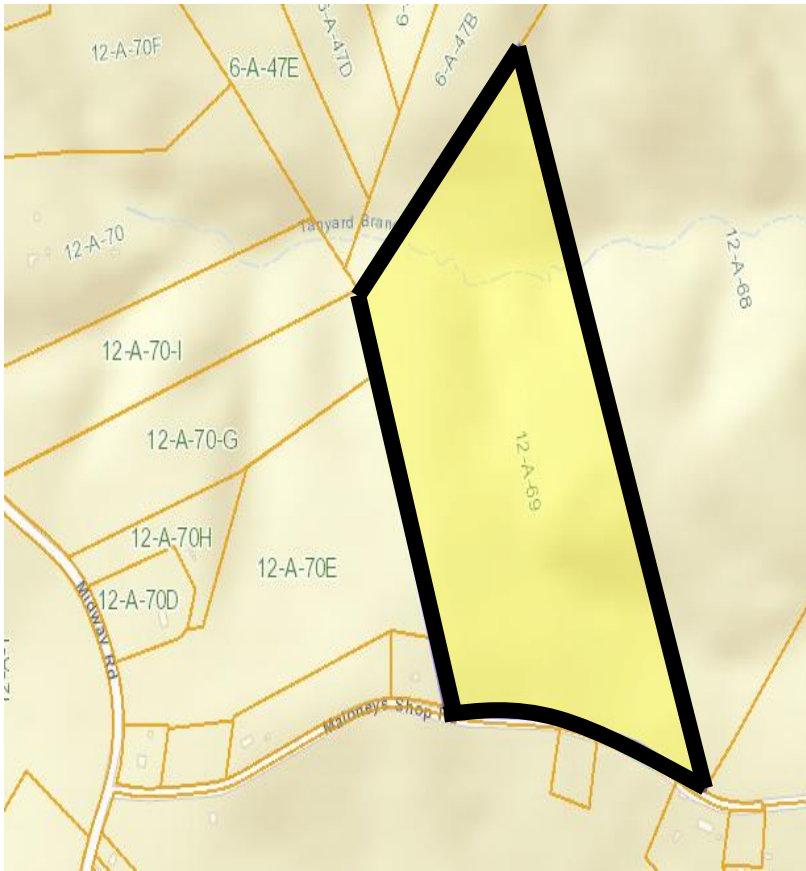
Improvement Value: \$20,000

Total Value: \$73,737

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Property 4

Horace Booker Morton Rev. Living Trust



Current Data

Tax Map No.: 012-A-69

Owner: Horace Booker Morton Rev. Living Trust

Property Address and Description: Vacant, Maloney Shop Road, Phenix

Acreage: ± 50 acres

Land Value: \$82,845

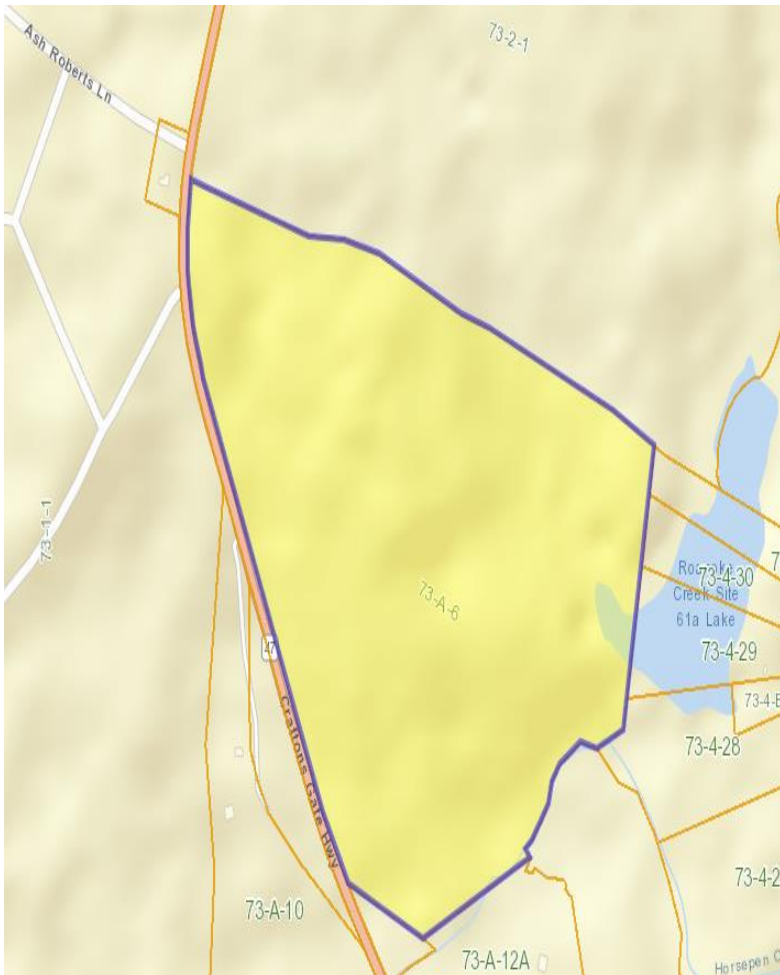
Building Value: n/a

Total Value: \$82,845

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Property 5

Horace Booker Morton Rev. Living Trust



Current Data

Tax Map No.: 073-A-7 and 073-A-6 *073-A-7 NOT MAPPED ON GIS*

Owner: Horace Booker Morton Rev. Living Trust

Property Address and Description: Vacant, Craftons Gate Highway, Drakes Branch

Acreage: ± 86 total

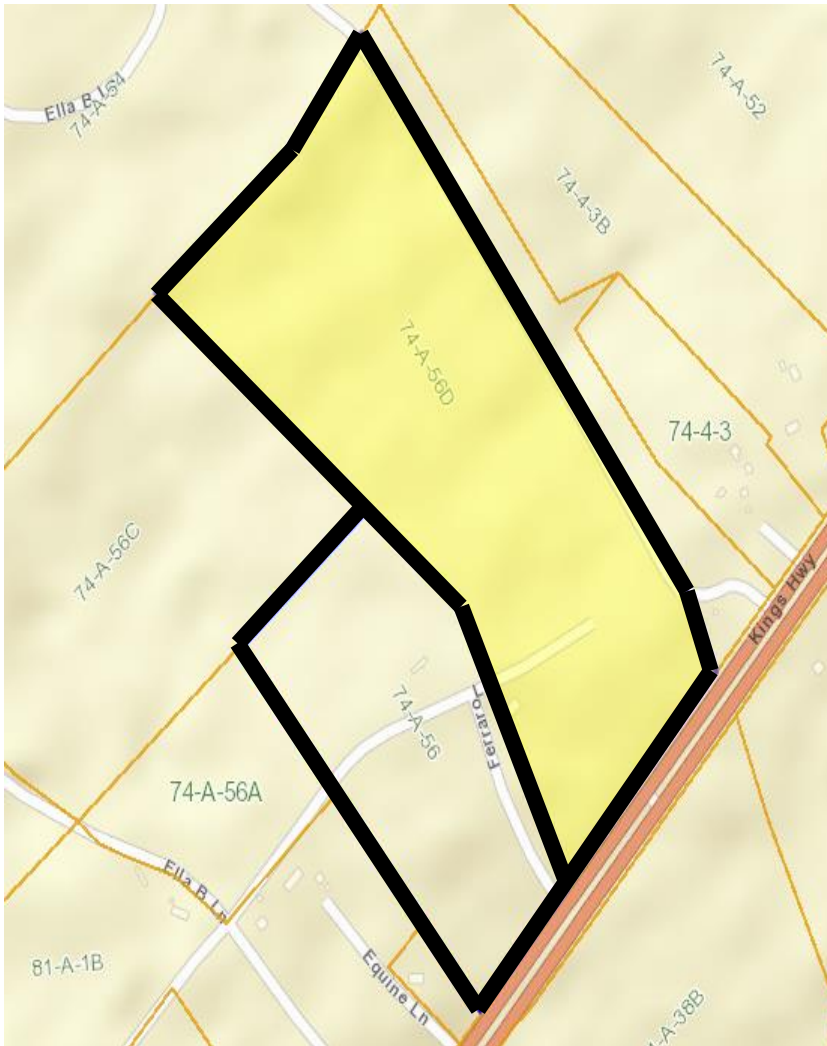
Land Value: \$58,416

Building Value: n/a

Total Value: \$58,416

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Property 6
Patrick E. & Kelly Ferraro



Current Data

Tax Map No.: 74-A-56 and 74-A-56-D

Owner: Patrick E. and Kelly Ferraro

Property Address and Description: 140 and 194 Ferraro Lane, Drakes Branch

Acreage: ± 83.22 total

Land Value: \$161,985

Building Value: \$111,835

Total Value: \$273,820

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