

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Louisa County, the undersigned Special Commissioner will offer for sale at a Timed-to-Live Simulcast (with online and in person bidding) public auction, the following described real estate at the **Public Meeting Room of the Louisa County Administration Building**, located at **1 Woolfolk Avenue, 1st Floor, Louisa, Virginia 23093** on **Monday, November 14, 2022 at 1:30pm** or as soon thereafter as may be affected. The sale of such property is subject to the terms and conditions below, any conditions which may be subsequently posted by For Sale At Auction ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS"), and any such terms and conditions which may be announced on the day of the auction. 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
1	Emil E. LaLonde, Jr., et al.	83-95	9547	13332	near Jefferson Highway and Bucker Road, 8.29 acres +/-, Cuckoo Magisterial District
2	Patience R. Brooks	73-4A	1935	12451	on Jefferson Highway, 1.00 acre +/-, Cuckoo Magisterial District
3	Robert A. Foley, et al.	11-6-3	3765	25021	4186 South Spotswood Trail, 3.51 acres +/-, Lot No. 3, Green Springs Magisterial District
4	Ronald Daniel White	20-18-2	1378	14351	on Louisa Road, 4.251 acres +/-, Parcel 2, Green Springs Magisterial District
5	Ronald Daniel White <i>*The sale of this parcel is contingent upon the sale results of Property #4.</i>	20-18-1	1377	14351	9035 Louisa Road, 5.251 acres +/-, Parcel 1, Green Springs Magisterial District
6	Berma L. Stahl	67-14-C	15106	393614	753 Grace Johnson Road, 5.03 acres +/-, Parcel "C", Louisa Magisterial District

7	John Quarles Estate	13-2	13145	13752	on or near Vawter Corner Road, 5.00 acres +/-, Green Springs Magisterial District
8	Robert N. McIver, Sr.	82-10-23	10862	13424	on Meadowview Lane, 5.017 acres +/-, Lot 23, Meadowview Estates, Cuckoo Magisterial District
9	Judy Jackson Estate	28-50	8301	13115	on or near Thomas Morris Lane, 4.00 acres +/-, Mineral Magisterial District
10	J. H. Anderson	59-14	222	61407	on or near Bridge Road, 35 acres +/-, Mineral Magisterial District

**GENERAL TERMS OF SALE:** All sales are subject to confirmation by the County of Louisa 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.

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, subject to a minimum buyer's premium of \$150, added to the final bid on the day of the auction.** Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full at the time of the auction. The deposit and buyer's premium together determine the "Final Contract Price". 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 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.

**Terms applicable to In-Person Bidders ONLY:** 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 **[www.forsaleatauction.biz](http://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 21, 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 Louisa County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

**General Terms of Sale:** To qualify as a purchaser at this auction, you may not owe delinquent taxes to Louisa County 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 **[www.forsaleatauction.biz](http://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) 548-4418, or by writing to the address below.

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

***\*SAMPLE\****

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

At that certain Special Commissioner's sale held on Monday, November 14, 2022 in the cause styled County of Louisa 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 Louisa, 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 Louisa or if I am named as a Defendant in any delinquent tax suit filed by the County of Louisa, 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.

Bidder Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

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

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

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 14th 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\* - Emil E. LaLonde, Jr., et al.**

Tax Map Number: 83-95

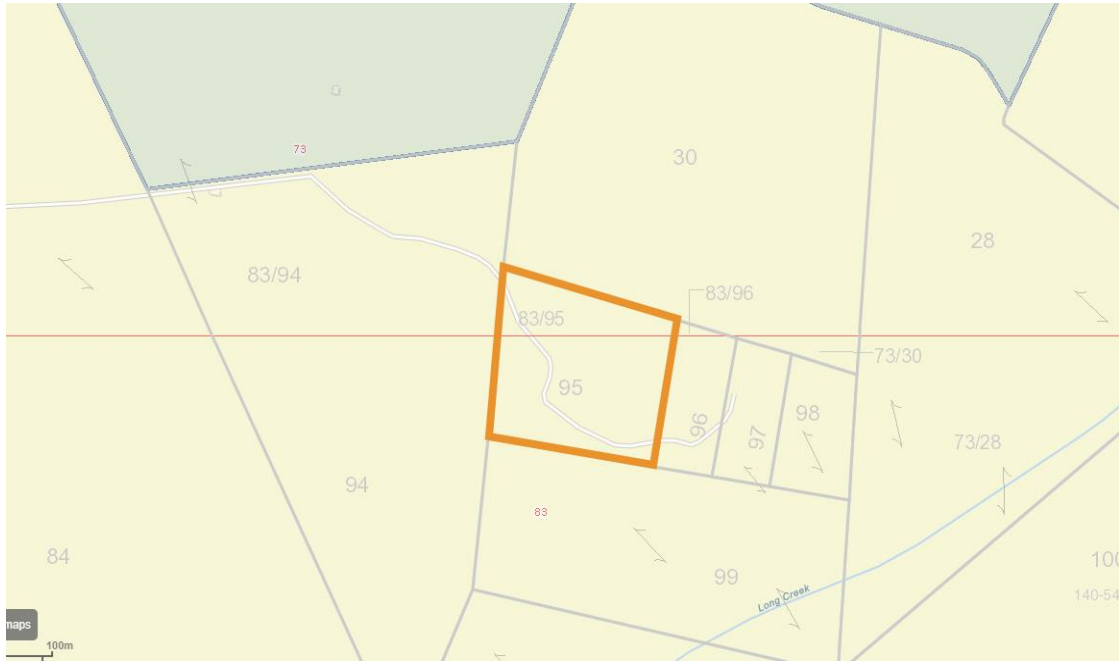
Account Number: 9547

Acres: 8.29 +/-

Description: Long Creek

Occupancy Description: VACANT LAND

Land Value: \$10,100 Improvement Value: \$0 Total Value: \$10,100





**Property 2\* - Patience R. Brooks**

Tax Map Number: 73-4A

Account Number: 1935

Acres: 1.00 +/-

Description: CO Road & Harris

Occupancy Description: VACANT LAND

Land Value: \$22,000 Improvement Value: \$0 Total Value: \$22,000



**Property 3\* - Robert A. Foley, et al.**

Tax Map Number: 11-6-3

Account Number: 3765

Acres: 3.51 +/-

Description: C&O RR & Johnson, Lot 3

Occupancy Description: DWELLING

Property Description: 4186 Spotswood Trail, Gordonsville

Land Value: \$40,100 Improvement Value: \$51,300 Total Value: \$91,400





**Property 4\* - Ronald Daniel White**

Tax Map Number: 20-18-2

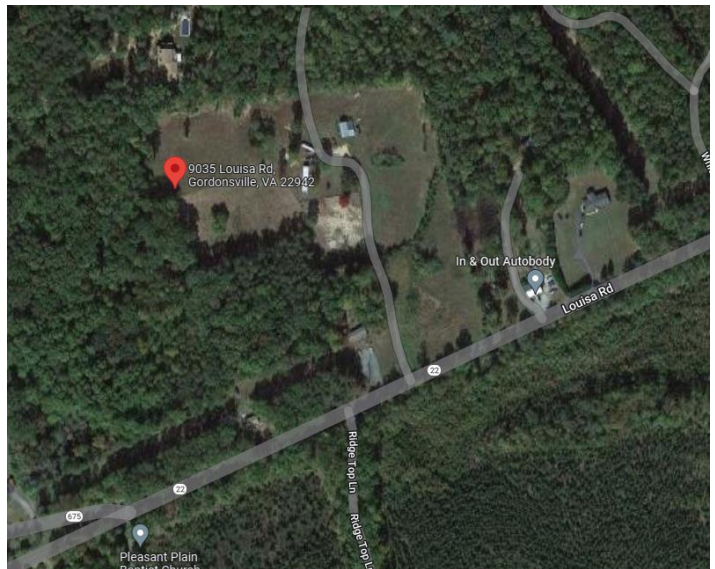
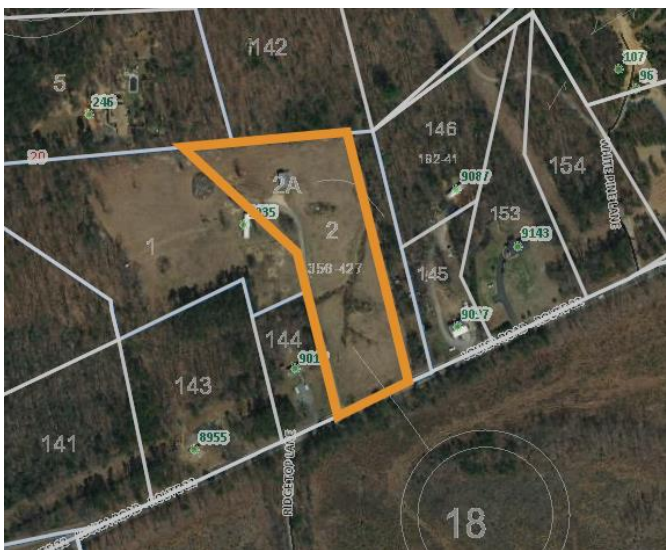
Account Number: 1378

Acres: 4.251 +/-

Description: CO Road & Overton, Lot 2

Occupancy Description: VACANT LAND

Land Value: \$44,900 Improvement Value: \$0 Total Value: \$44,900



**Property 5\* - Ronald Daniel White**

Tax Map Number: 20-18-1

Account Number: 1377

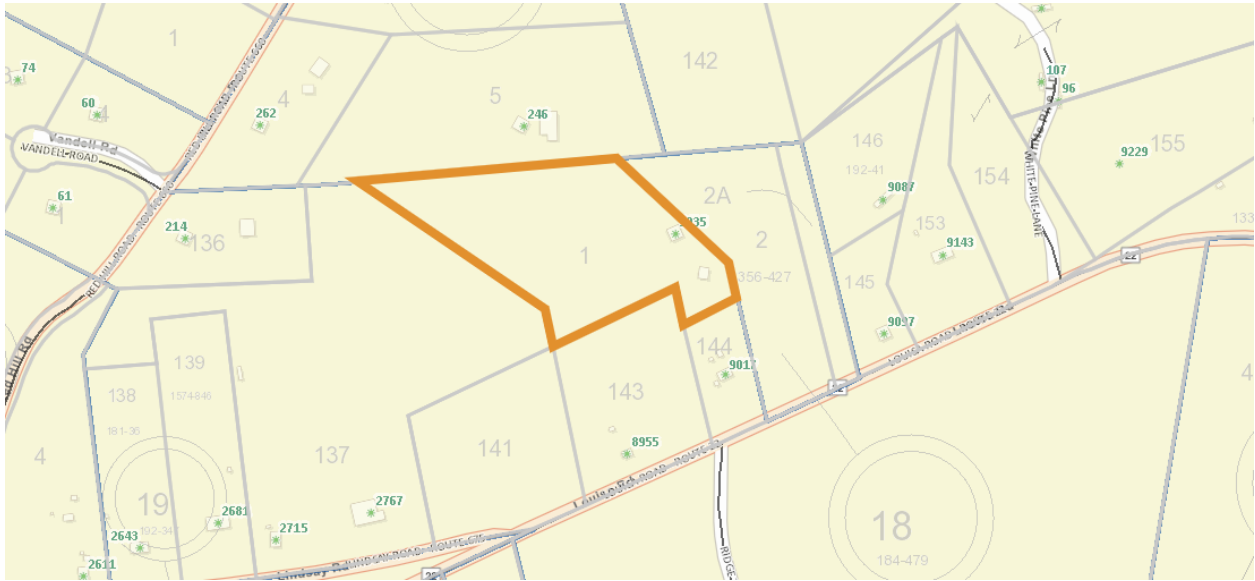
Acres: 5.251 +/-

Description: CO Road & Overton, Lot 1

Occupancy Description: VACANT – W/MOB Home

Property Description: 9035 Louisa Road, Gordonsville

Land Value: \$45,800 Improvement Value: \$0 Total Value: \$45,800





**Property 6\* - Berma L. Stahl**

Tax Map Number: 67-14-C

Account Number: 15106

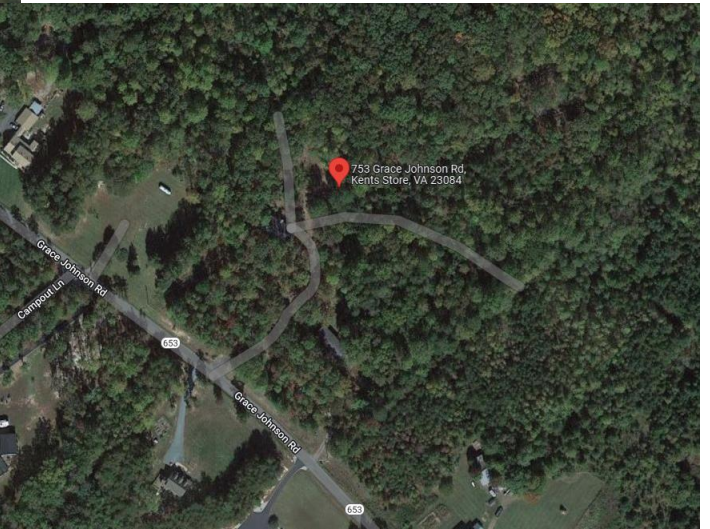
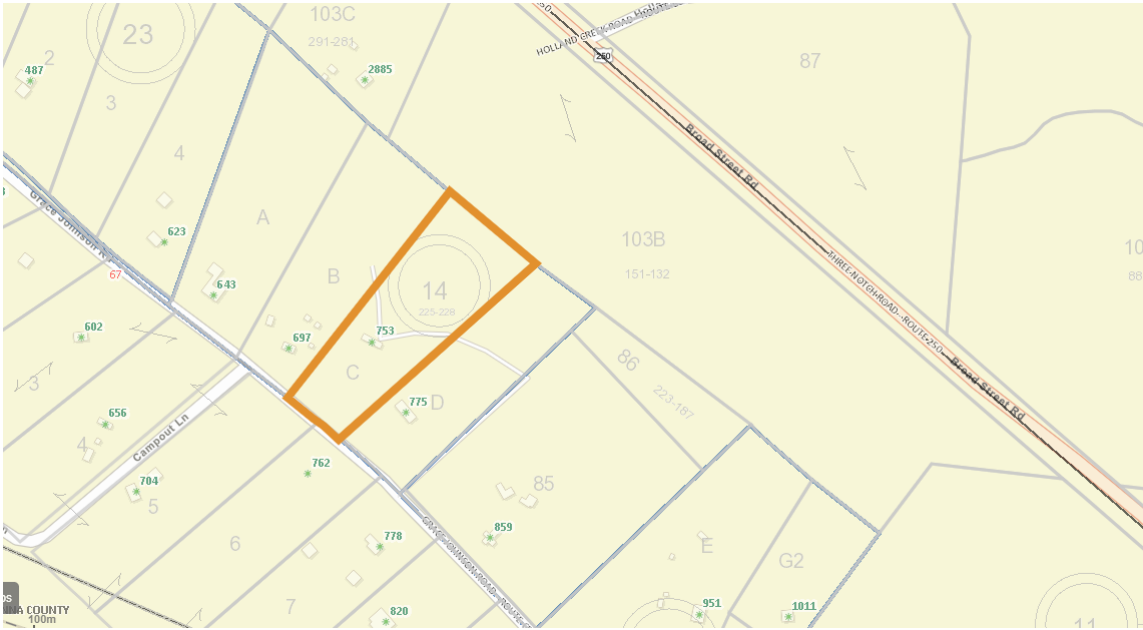
Acres: 5.03 +/-

Description: Roundabout, Lot C

Occupancy Description: DWELLING

Property Description: 753 Grace Johnson Road, Kents Store

Land Value: \$49,600 Improvement Value: \$186,800 Total Value: \$236,400



**Property 7\* - John Quarles Estate**

Tax Map Number: 13-2

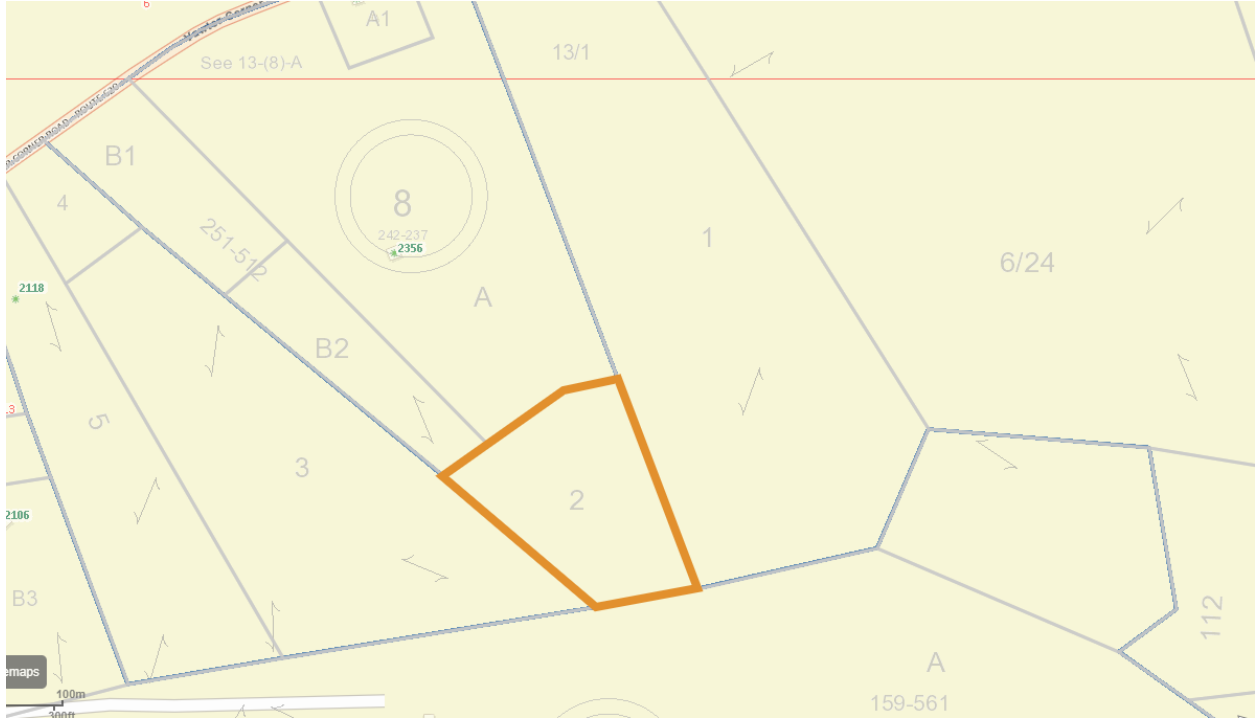
Account Number: 13145

Acres: 4.90 +/-

Description: Dr Rd & Jones

Occupancy Description: VACANT LAND

Land Value: \$35,000 Improvement Value: \$0 Total Value: \$35,000





**Property 8\* - Robert N. McIver, Sr.**

Tax Map Number: 82-10-23

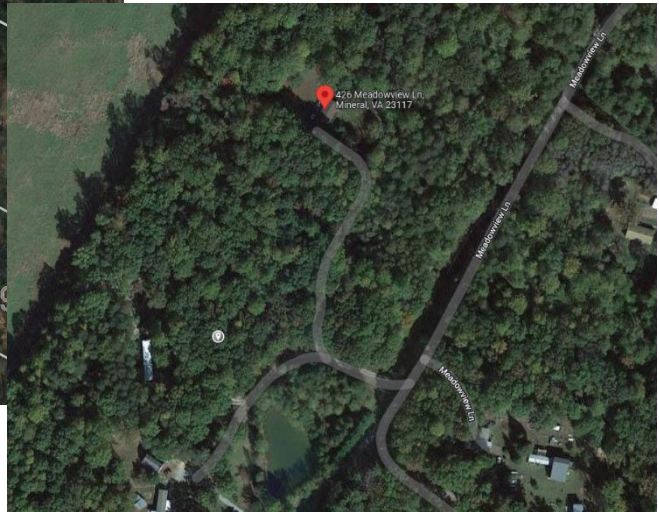
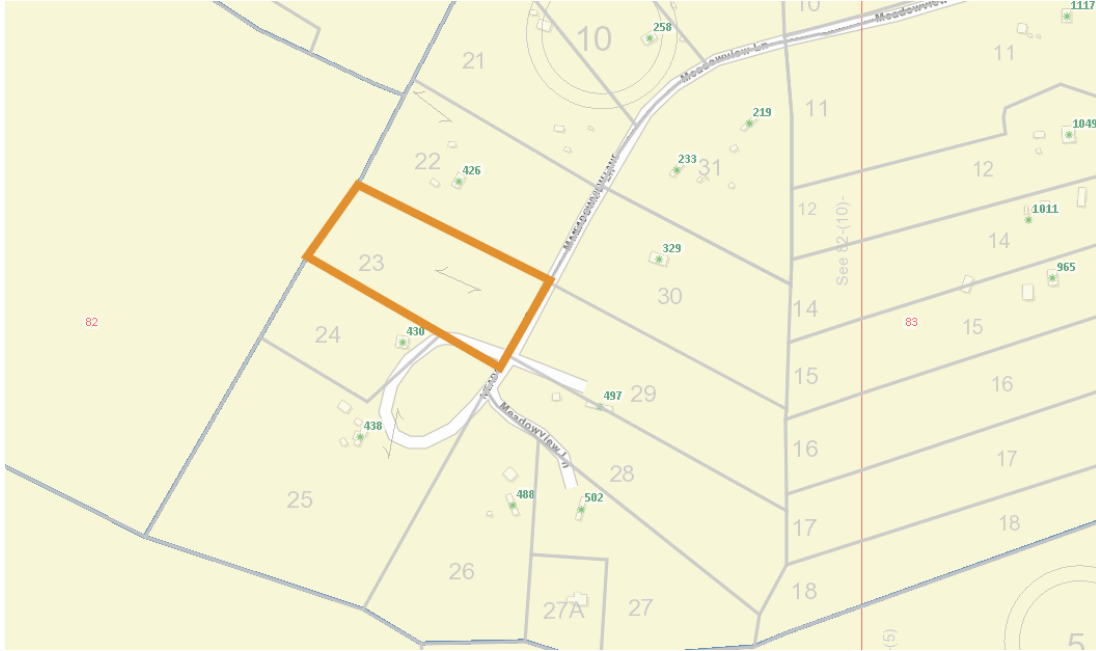
Account Number: 10862

Acres: 5.017 +/-

Description: Meadowview Est Subd, Lot 23

Occupancy Description: VACANT LAND

Land Value: \$47,400 Improvement Value: \$0 Total Value: \$47,400





**Property 9\* - Judy Jackson Estate**

Tax Map Number: 28-50

Account Number: 8301

Acres: 4.00 +/-

Description: Chris Run & Daniel

Occupancy Description: VACANT LAND

Land Value: \$38,100 Improvement Value: \$0 Total Value: \$38,100



**Property 10\* - J. H. Anderson**

Tax Map Number: 59-14

Account Number: 222

Acres: 35.00 +/-

Description: Pendleton & Thomas

Occupancy Description: VACANT LAND

Land Value: \$110,600 Improvement Value: \$0 Total Value: \$110,600

