

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Powhatan, 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 **3910 Old Buckingham Rd, Powhatan, Virginia 23139, in the Village Building Auditorium on December 7, 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 By 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 Owner(s)</u>	<u>Account Numbers</u>	<u>Description</u>
1.	Jordan Coy, et al.	Tax Map No. 036-82 Account No. 5795 TACS No. 659507	Macon District; Michaux; unimproved; wooded; near Old Tavern Rd; 10.0 Acres +/-
2.	L. W. Drake, et al. (Pocahontas Fariss Jones, et al.)	Tax Map No. 025-52 Account No. 2293 TACS No. 659573	Macon District; Peterville Church; unimproved; Wooded; 29.0 Acres +/-
3.	Peter F. Jenkins, et al.	Tax Map No. 017-28 Account No. 1370 TACS No. 659595	Spencer District; Ceasar Town; unimproved; 3.0 Acres +/-
4.	Agatha E. Michael, et al.	Tax Map No. 004-76 Account No. 100 TACS No. 659720	Macon District; Cartersville Rd; Stratton; wooded; 6.0 Acres +/-
5.	Jack Sayles, et al.	Tax Map No. 016-17 Account No. 1120 TACS No. 659564	Spencer District; 3408 Jefferson Landing Rd; Hening; improved; 0.5 Acres +/-
6.	J.S. Smith, et al.	Tax Map No. 024-45 Account No. 2192 TACS No. 659568	Macon District; near Old Tavern Rd; Mt. Rose; wooded; unimproved; unknown acreage

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 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 **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, 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 December 14, 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 Powhatan 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 Powhatan 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, by email to 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, by email to taxsales@taxva.com, by phone to 804-548-4424, or by writing to the address below.

Re: County of Powhatan 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 real estate tax sale held on Wednesday, December 7, 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 Powhatan, 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 (auction date). I further understand that in the event I owe delinquent taxes to the County of Powhatan 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 7th day of December, 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

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Parcel 1: Jordan Coy, et al.
Tax Map No. 036-82
Account No. 5795

REMOVED

General Information

Property Owner:	COY JORDAN
Owner Address Address:	2171 OLD TAVERN ROAD POWHATAN VA 23139
Property Address:	0
Legal Description:	MICHAUX

Site Information

Acres:	10.00
Terrain:	On
Character:	Rolling/Sloping
Right of Way:	Private
Easements:	Dirt

Building Description

Section	Type	Story	Square Feet	Class
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Assessment Information

Assessment Year	2014	2016	2018	2020	2022
Building Value	\$0	\$0	\$0	\$0	\$0
Other Improvement	\$0	\$0	\$0	\$0	\$0
Rounded Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$84,000	\$84,000	\$84,000	\$89,000	\$94,000
Rounded Taxable Value	\$84,000	\$84,000	\$84,000	\$89,000	\$94,000

Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While Powhatan County has worked to ensure that the assessment data contained herein is accurate, the County assumes no liability for any errors, omissions, or inaccuracies in the information provided for any reliance on any maps or data provided herein. Please consult County records for official information.

Parcel 2: L.W. Drake, et al.
Tax Map No. 025-52
Account No. 2293

General Information

Site Information

Property Owner:	JONES POCAHONTAS FARMS LLC
Owner Address Address:	0
Property Address:	0
Legal Description:	PETERVILLE CHURCH

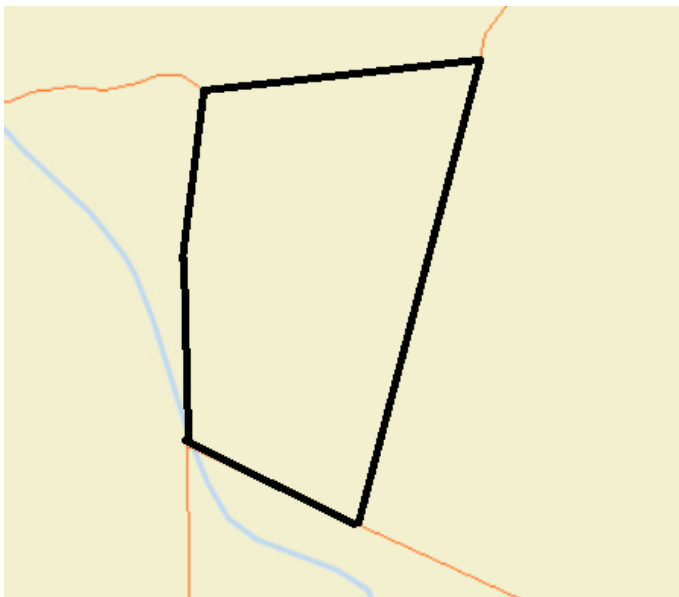
Acres:	29.00
Terrain:	On
Character:	Wooded
Right of Way:	Private
Easements:	Dirt

Building Description

Section	Type	Story	Square Feet	Class
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Assessment Information

Assessment Year	2014	2016	2018	2020	2022
Building Value	\$0	\$0	\$0	\$0	\$0
Other Improvement	\$0	\$0	\$0	\$0	\$0
Rounded Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$72,500	\$72,500	\$72,500	\$72,500	\$72,500
Rounded Taxable Value	\$72,500	\$72,500	\$72,500	\$72,500	\$72,500



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Parcel 3: Peter F. Jenkins, et al.
Tax Map No. 017-28
Account No. 1370

General Information

Property Owner:	JENKINS PETER F
Owner Address Address:	C/O HELEN JENKINS BALTIMORE MD 21200
Property Address:	0
Legal Description:	CEASAR TOWN

Site Information

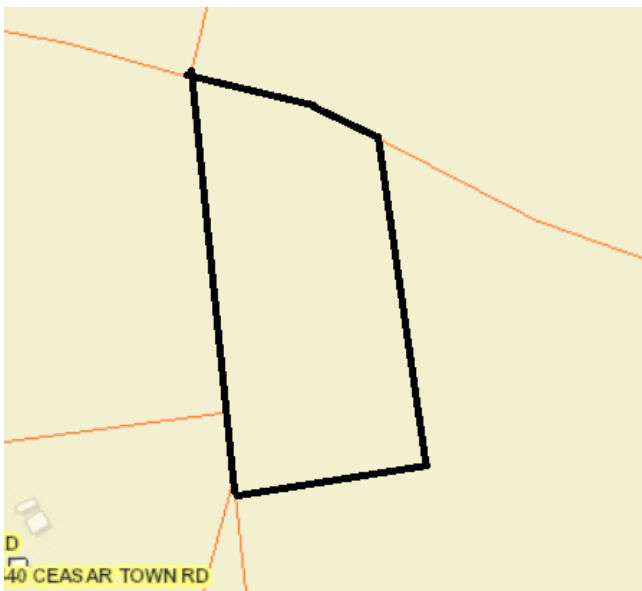
Acres:	3.00
Terrain:	On
Character:	Open
Right of Way:	Private
Easements:	Dirt

Building Description

Section	Type	Story	Square Feet	Class
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Assessment Information

Assessment Year	2014	2016	2018	2020	2022
Building Value	\$0	\$0	\$0	\$0	\$0
Other Improvement	\$0	\$0	\$0	\$0	\$0
Rounded Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Rounded Taxable Value	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000



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Parcel 4: Agatha E. Michael, et al.
Tax Map No. 004-76
Account No. 100

General Information

Property Owner:	MICHAEL AGATHA E & JEAN E JENKINS
Owner Address Address:	1785 215TH STREET APT 7F BAYSIDE NY 11360
Property Address:	0 CARTERSVILLE RD
Legal Description:	STRATTON

Site Information

Acres:	6.00
Terrain:	On
Character:	Wooded
Right of Way:	Public
Easements:	Paved

Building Description

Section	Type	Story	Square Feet	Class
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Assessment Information

Assessment Year	2014	2016	2018	2020	2022
Building Value	\$0	\$0	\$0	\$0	\$0
Other Improvement	\$0	\$0	\$0	\$0	\$0
Rounded Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$65,000	\$65,000	\$65,000	\$65,000	\$70,000
Rounded Taxable Value	\$65,000	\$65,000	\$65,000	\$65,000	\$70,000



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Parcel 5: Jack Sayles, et al.
Tax Map No. 016-17
Account No. 1220

REMOVED

General Information

Property Owner:	SAYLES JACK - LIFE ESTATE
Owner Address Address:	C/O PORTIA PACE POWHATAN VA 23139
Property Address:	3408 JEFFERSON LANDING RD
Legal Description:	HENING

Site Information

Acres:	.50
Terrain:	On
Character:	Open
Right of Way:	Public
Easements:	Paved

Building Description

Section	Type	Story	Square Feet	Class
A	BASE	1	1,512	C
B	DECK	1	16	C
C	DECK	1	25	C
D	POR	1	104	C

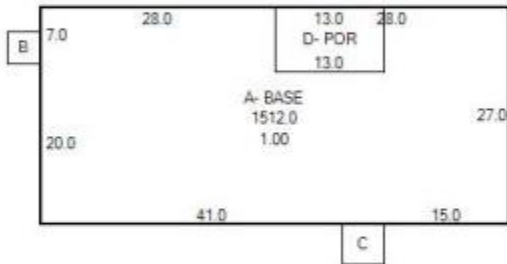
Assessment Information

Assessment Year	2014	2016	2018	2020	2022
Building Value	\$85,696	\$85,949	\$84,468	\$96,420	\$89,077
Other Improvement	\$0	\$0	\$0	\$0	\$0
Rounded Improvement Value	\$85,700	\$85,900	\$84,500	\$96,400	\$89,100
Land Value	\$38,000	\$40,000	\$40,000	\$46,000	\$51,000
Rounded Taxable Value	\$123,700	\$125,900	\$124,500	\$142,400	\$140,100

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Parcel 5: Jack Sayles, et al.
Tax Map No. 016-17
Account No. 1220

REMOVED



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Parcel 6: J.S. Smith, et al.
Tax Map No. 024-45
Account No. 2092

General Information

Property Owner:	SMITH J S
Owner Address Address:	0
Property Address:	0
Legal Description:	MT ROSE

Site Information

Acres:	12.50
Terrain:	On
Character:	Wooded
Right of Way:	Public
Easements:	Paved

Building Description

Section	Type	Story	Square Feet	Class
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Assessment Information

Assessment Year	2014	2016	2018	2020	2022
Building Value	\$0	\$0	\$0	\$0	\$0
Other Improvement	\$0	\$0	\$0	\$0	\$0
Rounded Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$104,000	\$104,000	\$104,000	\$109,000	\$114,000
Rounded Taxable Value	\$104,000	\$104,000	\$104,000	\$109,000	\$114,000

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