

**NOTICE OF DELINQUENT TAXES
AND TREASURER'S SALE OF REAL PROPERTY
LOUISA COUNTY, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a Timed-to-Live Simulcast (with online and in person bidding) public auction, which will commence 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 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
N1	J. F. Jackson	97-10	8275	13089	near Cross Country Road and Gammon Town Road, 3.67 acres +/-, Parcel B, Jackson Magisterial District
N2	Hiram J. Kennon	43B1-1150-4	9077	207362	near Kennon Road, Lot 4 in Block 150, Town of Mineral
N3	Orvil Lee Roesberry, et al.	43B2-2120-5	8792	38364	on or near Mineral Avenue, Lots 5 and 19 in Block 120, Town of Mineral
N4	Mamie G. Porter, et al.	43B1-1118-18	12795	62301	near Piedmont Avenue, West 6th Street, and West 7th Street; Lot No. 18 in Block No. 118, Town of Mineral
N5	Amos B. Panky	43B2-262-12	12057	13628	near Richmond Avenue, Lot No. 12 in Block No. 62, Town of Mineral
N6	G. R. Luck	43B2-262-2	10151	107591	near Richmond Avenue, Lot No. 2 in Block No. 62, Town of Mineral
N7	Mrs. G. R. Luck	43B2-243-8	10155	320339	near Richmond Avenue, Lot No. 8 in Block No. 43, Town of Mineral

N8	G. J. Knapp	43B2-241-3	9257	13321	on Louisa Avenue, Lot No. 3 in Block 41, Town of Mineral
N9	Ann R. Goodwin	43B2-242-8	6090	156477	on Louisa Avenue, Lot No. 8 in Block No. 42, Town of Mineral
N10	Elizabeth Nicole Barlow, et al.	96A-1-A-7	3237	107205	on New Line Road, 0.25 acre +/-, Lot 7 in Block A of Orchid Lake Estate, Cuckoo Magisterial District
N11	Elizabeth Nicole Barlow, et al.	96A-1-A-9	11035	107205	on New Line Road, 0.42 acre +/-, Lot 9 and 11 in Block A of Orchid Lake Estate, Cuckoo Magisterial District
N12	Elizabeth Nicole Barlow, et al.	96A-1-A-10	3239	107205	on Pike Street, 0.16 acre +/-, Lot 10 in Block A of Orchid Lake Estate, Cuckoo Magisterial District
N13	Elizabeth Nicole Barlow, et al.	96A-1-A-13	5789	107205	on New Line Road, Lot 13 in Block A of Orchid Lake Estate, Cuckoo Magisterial District
N14	Clyde J. Barrett	74-6	885	14938	near Garland Town Road and Little River, 5.00 acres +/-, Cuckoo Magisterial District
N15	Carol Latney-Solomon	91-18	18355	13338	on or near Jackson Road, 1/4th acre +/-, Jackson Magisterial District
N16	Henry Thomas, et al.	97-20	15757	206692	near US-522 and Gammon Town Road, 2.00 acres +/-, near Shelfar Post Office, Jackson Magisterial District

N17	Mary A. Burruss	75-50	2311	12509	near Bumpass and Belsches Road, 3/5th of an acre +/-, Lot No. 3, Jackson Magisterial District
N18	William Edward Brown	13A5-5-636	13241	206834	on Ellis Drive, Lot No. 636, Green Springs Magisterial District
N19	Minor Ellis	23-27	5148	107220	on or near South Spotswood Trail and Louisa Road, 8.00 acres +/-

GENERAL TERMS OF SALE: The Treasurer has the right to reject any bids determined to be unreasonable in relation to 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 remit payment in full at the time of the auction. **There will be a 10% buyer's premium or a \$150 flat fee, whichever is greater, added to the final bid.** Recording costs for deed recordation will also be the responsibility of the successful bidder and are due at the time of the auction.

Terms applicable to In-Person Bidders ONLY: The total balance is due from the highest bidder at the conclusion 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, 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 full balance due must be received 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: To qualify as a purchaser at this auction you may not owe delinquent taxes to Louisa County. 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 properties subject to sale should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to 804-548-4418, or by writing to the address below.

Re: Louisa County Non-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 real estate tax sale held on Monday, November 14, 2022, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Property Owner: _____

Tax Map Number: _____

Account Number: _____

I understand that payment in full for my bid, stated above, a 10% buyer's premium in the amount of \$_____ (10% or \$150, whichever is greater), and recordation costs in the amount of \$_____ are to be paid today. I understand that in the event my payment is returned or is otherwise not made within twenty (20) days, 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 specific guarantee of covenants of title 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 within fifteen (15) days of payment clearance and that the same will be forwarded to the County of Louisa Circuit Court Clerk's Office for recordation. I understand that I will receive the entered 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 (auction date). I further understand that in the event I owe delinquent taxes to County of Louisa, including being named as a Defendant in any delinquent tax suit filed by County of Louisa, 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 if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, that the bid amount and buyer's premium paid hereunder will be forfeited, and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

Name (please print)

Signature

Address

City, State, Zip

Telephone

Email Address

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 N1* - J. F. Jackson

Tax Map Number: 97-10

Account Number: 8276

Acres: 3.67 +/-

Description: Harrison & Ware

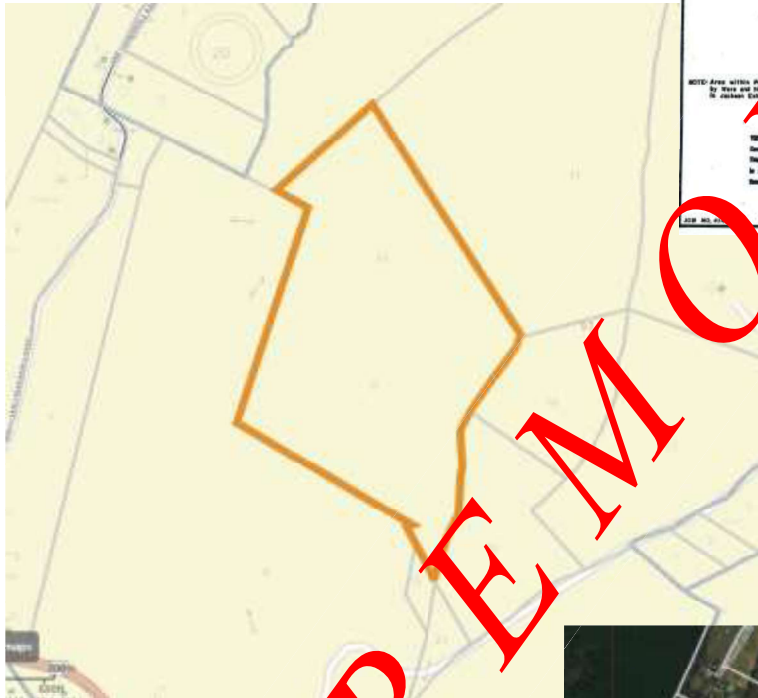
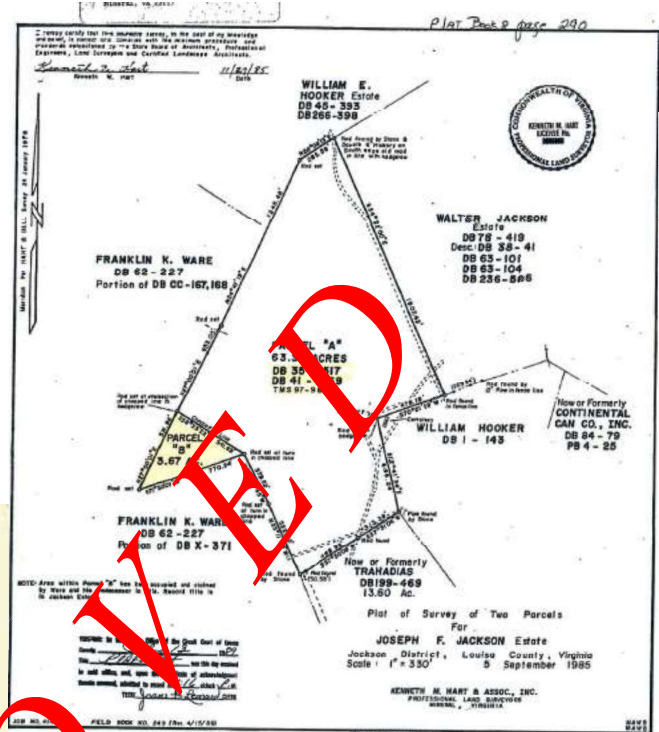
Occupancy Description:

VACANT LAND

Land Value: \$5,500

Improvement Value: \$0

Total Value: \$5,500



Property N2* - Hiram J. Kennon

Tax Map Number: 43B1-1150-4

Account Number: 9077

Acres: Null

Description: Lot 4 Block 150 (Town of Mineral)

Occupancy Description: VACANT LAND

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



Property N3* - Orvil Lee Roesberry, et al.

Tax Map Number: 43B2-2120-5

Account Number: 8792

Acres: Null

Description: 1/2 of Lot 5 & PT of Lot 19, Block 120
(Town of Mineral)

Occupancy Description: VACANT LAND

Land Value: \$2,000 Improvement Value: \$0 Total Value: \$2,000



Property N4* - Mamie G. Porter, et al.

Tax Map Number: 43B1-1118-18

Account Number: 12795

Acres: Null

Description: Lot 18 Block 118 (Town of Mineral)

Occupancy Description: VACANT LAND

Land Value: \$1,200 Improvement Value: \$0 Total Value: \$1,200



Property N5* - Amos B. Panky

Tax Map Number: 43B2-262-12

Account Number: 12057

Acres: Null

Description: Lot 12 Block 62 (Town of Mineral)

Occupancy Description: VACANT LAND

Land Value: \$1,200 Improvement Value: \$0 Total Value: \$1,200



Property N6* - G. R. Luck

Tax Map Number: 43B2-262-2

Account Number: 10151

Acres: Null

Description: Lot 2 Block 62

Occupancy Description: VACANT LAND

Land Value: \$1,200 Improvement Value: \$0 Total Value: \$1,200



Property N7* - Mrs. G. R. Luck

Tax Map Number: 43B2-243-8

Account Number: 10155

Acres: Null

Description: Lot 8 Block 43 (Town of Mineral)

Occupancy Description: VACANT LAND

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



Property N8* - G. J. Knapp

Tax Map Number: 43B2-241-3

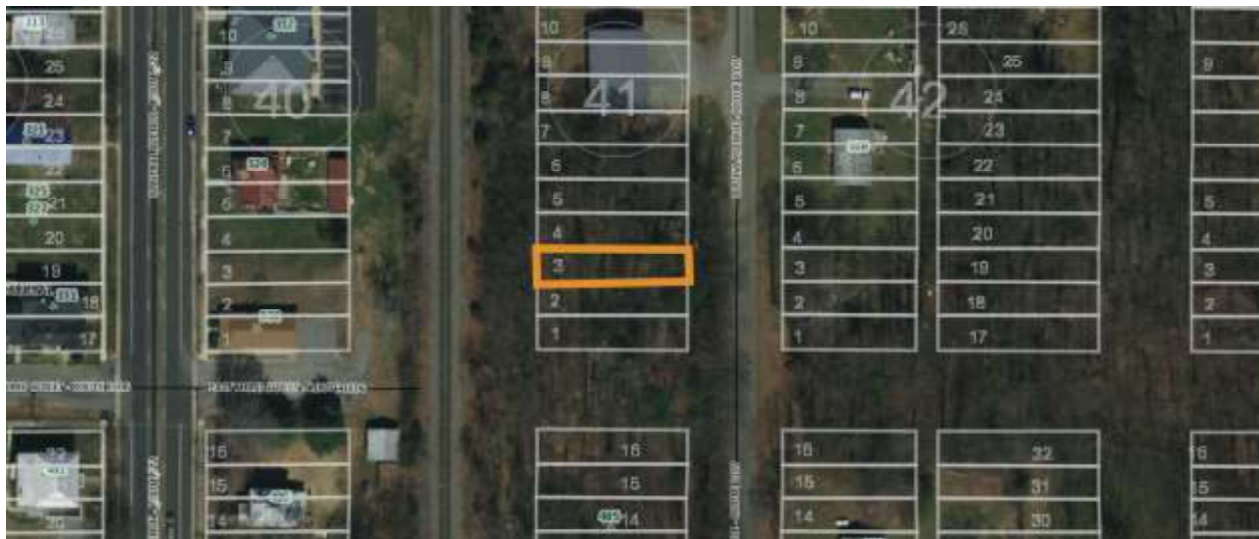
Account Number: 9257

Acres: Null

Description: Lot 3 Block 41 (Town of Mineral)

Occupancy Description: VACANT LAND

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



Property N9* - Ann R. Goodwin

Tax Map Number: 43B2-242-8

Account Number: 6090

Acres: Null

Description: Lot 8 Block 42 (Town of Mineral)

Occupancy Description: VACANT LAND

Land Value: \$1,200 Improvement Value: \$0 Total Value: \$1,200



Property N10* - Elizabeth Nicole Barlow, et al.

Tax Map Number: 96A-1-A-7

Account Number: 3227

Acres: 0.25 +/-

Description: Orchid Lake Estates Block A Lot 7

Occupancy Description: VACANT LAND

Land Value: \$2,000 Improvement Value: \$0 Total Value: \$2,000



Property N11* - Elizabeth Nicole Barlow, et al.

Tax Map Number: 96A-1-A-9

Account Number: 11035

Acres: 0.42 +/-

Description: Orchid Lake Estates Block A Lots 9 & 11

Occupancy Description: VACANT LAND

Land Value: \$2,000 Improvement Value: \$0 Total Value: \$2,000



Property N12* - Elizabeth Nicole Barlow, et al.

Tax Map Number: 96A-1-A-10

Account Number: 3239

Acres: 0.16 +/-

Description: Block A Lot 10

Occupancy Description: VACANT LAND

Land Value: \$2,000 Improvement Value: \$0 Total Value: \$2,000



Property N13* - Elizabeth Nicole Barlow, et al.

Tax Map Number: 96A-1-A-13

Account Number: 5789

Acres: Null

Description: Orchid Lake Estates Block A Lot 13

Occupancy Description: VACANT LAND

Land Value: \$2,000 Improvement Value: \$0 Total Value: \$2,000



Property N14* - Clyde J. Barrett

Tax Map Number: 74-6

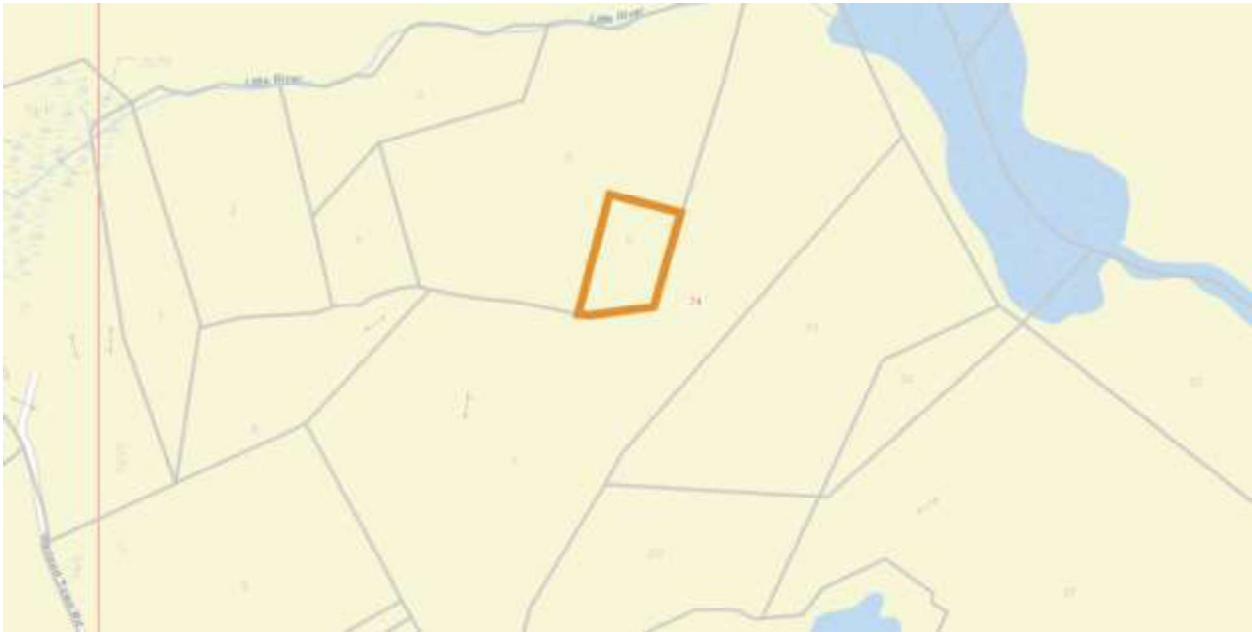
Account Number: 885

Acres: 5.00 +/-

Description: Little River & Goodman

Occupancy Description: VACANT LAND

Land Value: \$6,100 Improvement Value: \$0 Total Value: \$6,100



Property N15* - Carol Latney-Solomon

Tax Map Number: 91-18

Account Number: 18355

Acres: 0.25 +/-

Description: Cooke

Occupancy Description: VACANT LAND

Land Value: \$1,300 Improvement Value: \$0 Total Value: \$1,300



Property N16* - Henry Thomas, et al.

Tax Map Number: 97-20

Account Number: 15757

Acres: 2.00 +/-

Description: Old Mt Rd & Ware

Occupancy Description: VACANT LAND

Land Value: \$3,000 Improvement Value: \$0 Total Value: \$3,000



Property N17* - Mary A. Burruss

Tax Map Number: 75-50

Account Number: 2311

Acres: 0.60 +/-

Description: C & O Rwy & Jones

Occupancy Description: VACANT LAND

Land Value: \$2,400 Improvement Value: \$0 Total Value: \$2,400



Property N18* - William Edward Brown

Tax Map Number: 13A5-5-636

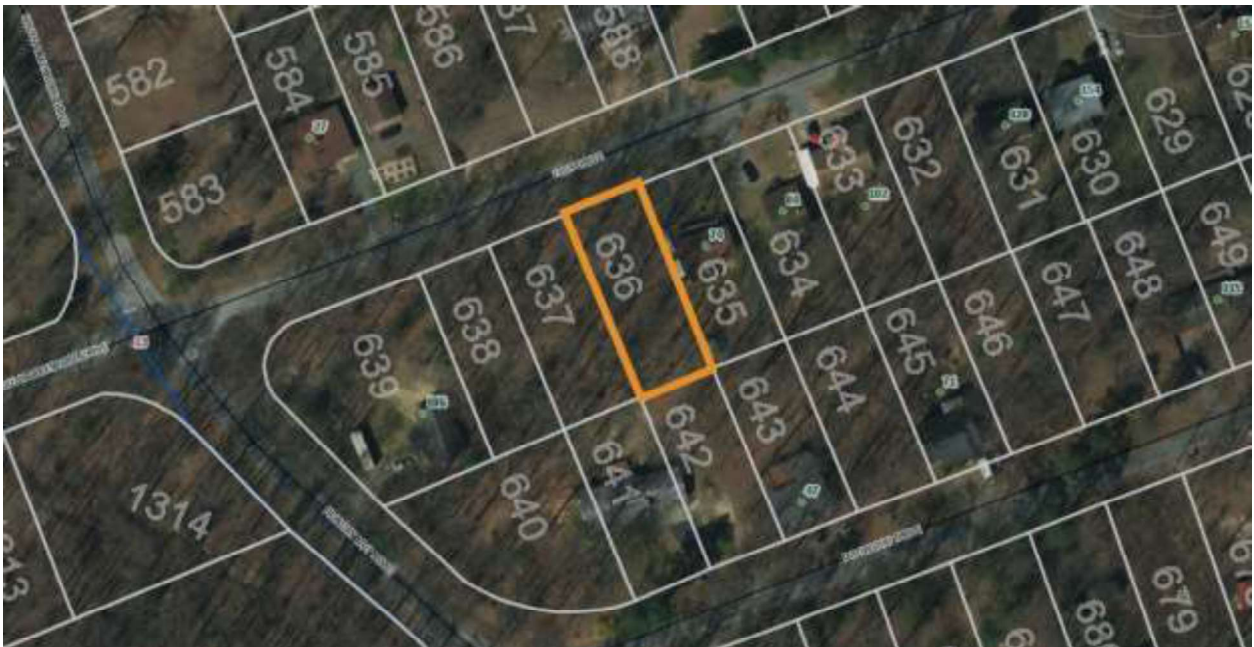
Account Number: 13241

Acres: Null

Description: Lot 636

Occupancy Description: VACANT LAND

Land Value: \$2,000 Improvement Value: \$0 Total Value: \$2,000



Property N19* - Minor Ellis

Tax Map Number: 23-27

Account Number: 5148

Acres: 8.00 +/-

Description: CO Road

Occupancy Description: VACANT LAND

Land Value: \$9,800 Improvement Value: \$0 Total Value: \$9,800

