

**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.659607	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. 659673	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. 1220 TACS No. 659764	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, subject to a minimum of 100, 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 **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 , 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)**. 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 , 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 804-548-4424, 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 online-only Public Auction, 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 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 or \$150, whichever is greater), 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 December 14, 2022**). I agree that the total balance due of _____ shall be paid via certified funds, cashier's check, money order, or wire transfer. I understand that sale of the property is not contingent upon obtaining financing.

Cashier's checks and money orders shall be made out to Powhatan 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 Warranty Deed, will be prepared after payment clearance and that the same will be forwarded to the County of Powhatan 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 4, 2021). I further understand that in the event I owe delinquent taxes to the County of Powhatan, 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]

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 7th day of December 2022.

Taxing Authority Consulting Services, PC
Attn: Litigation Department (mls)
P.O. Box 31800
Henrico, Virginia 23294-1800

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

General Information

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

Site Information

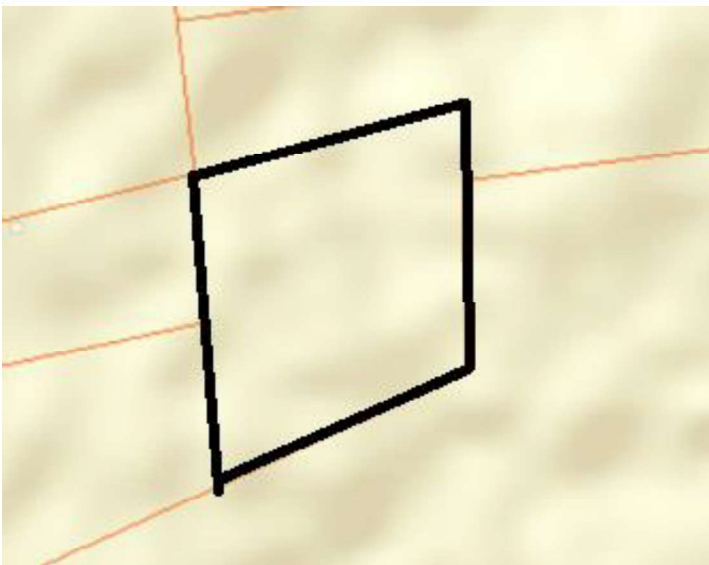
Acres:	10.00
Terrain:	On
Character:	Rolling/Sloping
Right of Way:	Private
Easements:	Dirt

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

Property Owner:	JONES POCAHONTAS FARISS ET AL
Owner Address Address:	0
Property Address:	0
Legal Description:	PETERVILLE CHURCH

Site Information

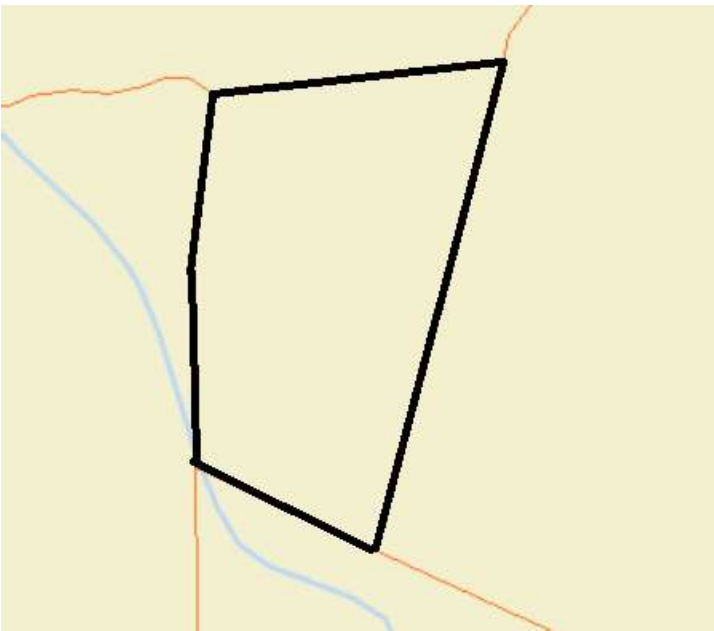
Acres:	29.00
Terrain:	On
Character:	Wooded
Right of Way:	Private
Easements:	Dirt

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

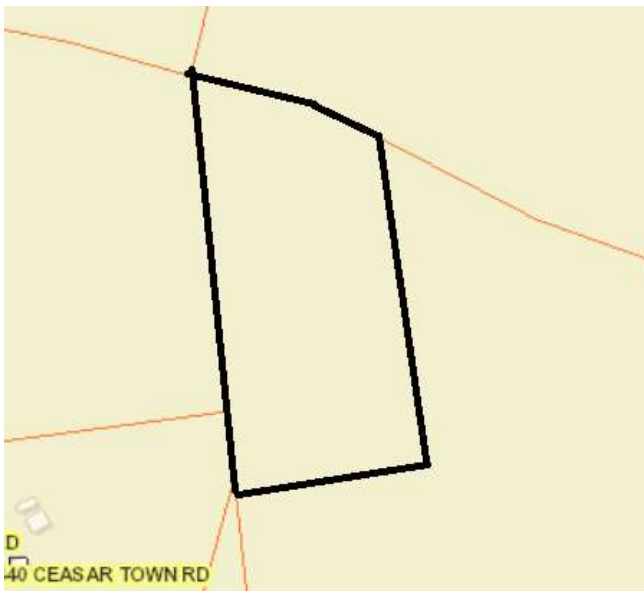
Acres:	3.00
Terrain:	On
Character:	Open
Right of Way:	Private
Easements:	Dirt

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**

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

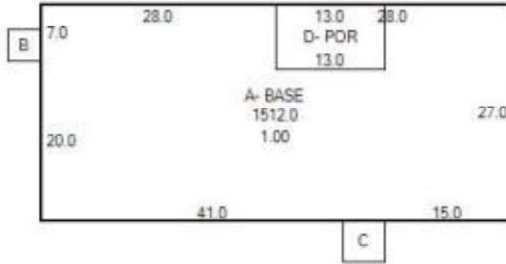
Section	Type	Story	Square Feet	Class
A	BASE	1	1,512	C
B	DECK	1	16	C
C	DECK	1	25	C
D	POR	1	104	C

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**



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**Parcel 6: J.S. Smith, et al.
Tax Map No. 024-45
Account No. 2192**

General Information

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

Site Information

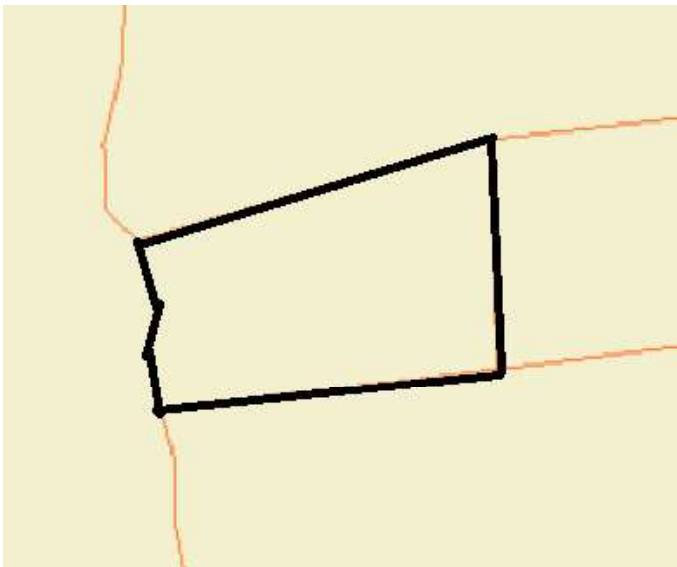
Acres:	12.50
Terrain:	On
Character:	Wooded
Right of Way:	Public
Easements:	Paved

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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