

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Hanover County, 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 **7516 County Complex Road, Hanover, Virginia 23069 in the Hanover County Administration Building Board Room, on Monday, January 30, 2023 at 11:00 am.** In the instance of inclement weather, the auction may be conducted online only. In such case, the auction will begin the closing process at 11:00 am.

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, 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.

	Property Owner(s)	Tax Map No.	TACS No.	Property Description
1	Lucile Shaffer	8707-20-4247	690326	10010 Cool Spring Rd +/- 1.04 acres Unimproved parcel
2	Sylvia J Shelton Estate	7788-35-886	303711	10364 Shellie Lee Dr +/- 0.611 acre Dwelling assessed with parcel
3	Kathleen F Smith	8704-37-4907	766249	8332 Elwin Dr +/- 0.574 acre Unimproved parcel; dwelling assessed with parcel was demolished
4	Deborah Sue Stanley	7835-31-8978	766246	18155 Teman Rd +/- 25.068 acres Dwelling assessed with parcel
5	Virginia Investment Associates, Inc	7797-66-4765	493789	Near Topotomoy Trail; Adjoins 7797-66-4950 +/- 1.66 acres Unimproved parcel
6a	Virginia Investment Associates, Inc	7797-66-4950	493789	Near Topotomoy Trail; <i>Sold together with 7797-67-3197</i> +/- 1.7 acres Unimproved parcel

6b	Virginia Investment Associates, Inc	7797-67-3197	493789	Near Topotomoy Trail; <i>Sold together with 7797-66-4950</i> +/- 0.355 acre Unimproved parcel
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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 any information contained in 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 **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 February 6, 2023).** 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 Hanover County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

To qualify as a purchaser at this auction, you may not owe delinquent taxes to Hanover 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 forsaleatauction.biz, by email to jerry@forsaleatauction.biz or by phone to Jerry Bertram, at (804) 229-9271, or the Auction company office at (540) 899-1776. Questions concerning the property subject to sale should be directed to TACS online at www.taxva.com, by email to rcranmer@taxva.com, by phone to 804-293-8608, or by writing to the address below.

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

SAMPLE “In-person bidders ONLY”

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

At that certain real estate tax sale held on [date], 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 Hanover, Virginia. Further, I understand that a 10% buyer’s premium, subject to a minimum of \$150, 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 ([date]). I further understand that in the event I owe delinquent taxes to the County of Hanover 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 ____ day of _____, 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
Lucile Shaffer

Tax Map No. 8707-20-4247 • TACS No. 690326

Account Number:
10171986

GPIN:
8707-20-4247

Assessment Area:
140900

GIS Address:
10010 COOL SPRING ROAD

Summary | Assessments | **Ownership** | Neighborhood Sales | Residential Improvements | Commercial Improvements

Segments and Outbuilding

Owner's Name:
SHAFFER, LUCILE
C/O JAMES D SHAFFER

Mailing Address:
1105 GEORGIA AVENUE
GLEN ALLEN, VA 23060

Legal Description:
HICKS LOT 17

Zoning: R-1
Acreage: 1.04
Utilities: Well & Sewer

Photo Not Available

Assessment Information

Year	Land Value	Land Use Value	Improvement Value	Total Value
2022	\$75,400	\$	\$	\$75,400



REDEEMED

Property #2

Sylvia J Shelton Estate

Tax Map No. 7788-35-0886 • TACS No. 300751

Account Number:
10205085

GPIN:
7788-35-0886

Assessment Area:
060000

GIS Address:
10364 SHELLIE LEE DRIVE

Summary Assessments Ownership Neighborhood Sales Residential Improvements Commercial Improvements
Segments and Outbuilding

Owner's Name:

SHELTON, SYLVIA J ESTATE

Mailing Address:

10364 SHELLIE LEE DRIVE
ASHLAND, VA 23005

Legal Description:

CARTER HEIGHTS LOT 20

Zoning: A-1
Acreage: .611
Utilities: Well & Septic



Assessment Information

Year	Land Value	Land Use Value	Improvement Value	Total Value
2022	\$53,300	\$	\$172,600	\$225,900



Property #3
 Kathleen F Smith
 Tax Map No. 8704-37-4907 • TACS No. 766249

Account Number:
10173402

GPIN:
8704-37-4907

Assessment Area:
180200

GIS Address:
8332 ELWIN DRIVE

Summary Assessments Ownership Neighborhood Sales Residential Improvements Commercial Improvements
 Segments and Outbuilding

Owner's Name:
SMITH, KATHLEEN F

Mailing Address:
8332 ELWIN DRIVE
MECHANICSVILLE, VA 23111-0000

Legal Description:
W OF RT 702

Zoning: R-1
Acreage: .574
Utilities: Water & Sewer



Assessment Information

Year	Land Value	Land Use Value	Improvement Value	Total Value
2022	\$75,000	\$	\$62,900	\$137,900



Property #4
 Deborah Sue Stanley
 Tax Map No. 7835-31-8978 • TACS No. 766246

Account Number:
10174785

GPIN:
7835-31-8978

Assessment Area:
020000

GIS Address:
18155 TEMAN ROAD

- Summary
 - Assessments
 - Ownership
 - Neighborhood Sales
 - Residential Improvements
 - Commercial Improvements
- Segments and Outbuilding

Owner's Name:
STANLEY, DEBORAH SUE

Mailing Address:
18155 TEMAN ROAD
BEAVERDAM, VA 23015-0000

Legal Description:
ADJ W A HALL

Zoning: A-1
Acreage: 25.068
Utilities: Well & Septic



Assessment Information

Year	Land Value	Land Use Value	Improvement Value	Total Value
2022	\$128,200	\$	\$190,400	\$318,600



Property #5

Virginia Investment Associates, Inc.

Tax Map No. 7797-66-4765 • TACS No. 493789

Account Number:
10206246

GPIN:
7797-66-4765

Assessment Area:
140200

GIS Address:

Summary	Assessments	Ownership	Neighborhood Sales	Residential Improvements	Commercial Improvements
Segments and Outbuilding					

Owner's Name:

VIRGINIA INVESTMENT ASSOCIATES,
INC

Mailing Address:

16121 EDGEWOOD DRIVE
CHESTER, VA 23831

Legal Description:

TOTOPOTOMOY TRAIL

Zoning: R-2
Acreage: 1.66
Utilities: No Util. / Vacant



Assessment Information

Year	Land Value	Land Use Value	Improvement Value	Total Value
2022	\$4,900	\$	\$	\$4,900



Property #6a

Virginia Investment Associates, Inc.
Tax Map No. 7797-66-4950 • TACS No. 493789
Sold together with 7797-67-3197

Account Number:
10174364

GPIN:
7797-66-4950

Assessment Area:
140200

GIS Address:

Summary	Assessments	Ownership	Neighborhood Sales	Residential Improvements	Commercial Improvements
Segments and Outbuilding					

Owner's Name:

VIRGINIA INVESTMENT ASSOCIATES,
INC

Mailing Address:

16121 EDGEWOOD DRIVE
CHESTER, VA 23831-0000

Legal Description:

TOTOPOTOMOY TRAIL

Zoning: R-2
Acreage: 1.7
Utilities: No Util. / Vacant



Assessment Information

Year	Land Value	Land Use Value	Improvement Value	Total Value
2022	\$82,500	\$	\$	\$82,500



Property #6b

Virginia Investment Associates, Inc.
Tax Map No. 7797-67-3197 • TACS No. 493789
Sold together with 7797-66-4950

Account Number:
10193062

GPIN:
7797-67-3197

Assessment Area:
140200

GIS Address:

Summary	Assessments	Ownership	Neighborhood Sales	Residential Improvements	Commercial Improvements
Segments and Outbuilding					

Owner's Name:

VIRGINIA INVESTMENT ASSOCIATES,
INC
C/O GEORGE E VIA

Mailing Address:

16121 EDGEWOOD DRIVE
CHESTER, VA 23831-0000

Legal Description:

TOTOPOTOMOY TRAIL

Zoning: R-2
Acreage: .355
Utilities: No Util. / Vacant



Assessment Information

Year	Land Value	Land Use Value	Improvement Value	Total Value
2022	\$200	\$	\$	\$200

