

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF MIDDLESEX, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a simulcast (with online and in person bidding) public auction to be held in the **Historic Courthouse Board Room** located at **865 General Puller Highway, Saluda, Virginia 23149** on **January 31, 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 terms or conditions which may be posted or announced For Sale At Auction, Inc. (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	TACS No.	Property Description
N1	John A. Brewer	30-12-4	601048	Near Masons Cove Ln; Adjoins 30-12-5 +/- 0.5 acres Unimproved parcel
N2	John A. Brewer	30-12-5	601048	Near Masons Cove Ln; Adjoins 30-12-4 +/- 0.5 acres Unimproved parcel
N3	Richard Carter	38-240A	601019	Near Barricks Mill Rd +/- 2.25 acres Unimproved parcel
N4	Lucille Fawcett	37-17	601036	Near General Puller Hwy +/- 6.5 acres Unimproved parcel
N5	Eddie T Russ Estate	19-112A	505114	Unmapped; off Old VA St per Property Card +/- 1 acre Unimproved parcel
N6	Clyde D & Mae Turner	37A-3-53	505118	Off Boxwood Dr Unknown acreage Unimproved parcel

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 pay the high bid in full, along with the buyer's premium and deed recording costs, following the close of the auction. **There will be a 10% buyer's premium, subject to a minimum of \$150.00, added to the winning bid.**

Terms applicable to In-Person Bidders ONLY: The highest bidder shall make payment in full on the day of the auction. All payments must be made in the form of personal check, traveler's 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 full balance due must be received within seven (7) days following the auction closing (no later than February 7, 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 County of Middlesex 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 County of Middlesex 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: County of Middlesex Non-Judicial Sale Auction
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

SAMPLE “Online bidders ONLY”

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

At that certain timed, hybrid (with in-person and online bidding), real estate tax sale which closed on [date], 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, subject to minimum of \$150), 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 [date]**). I agree that the total balance due of _____ shall be paid via certified funds, cashier’s check, money order, or wire transfer. Wire transfers are preferred. I understand that sale of the property is not contingent upon obtaining financing.

Checks and money orders shall be made payable to Middlesex 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 Commissioner’s Deed, will be prepared after payment clearance and that the same will be forwarded to the County of Middlesex 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 [date]). I further understand that in the event I owe delinquent taxes to the County of Middlesex, including being named as a Defendant in any

delinquent tax suit filed by County of Middlesex, 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 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]

Title will be taken in the name of:

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 ____ day of _____, 2022.

Taxing Authority Consulting Services, PC

NOTES

Lined writing area consisting of 28 horizontal lines.

REDEEMED

Property #N1

John A. Brewer

Tax Map No. 30-12-4 • TACS No. 601048

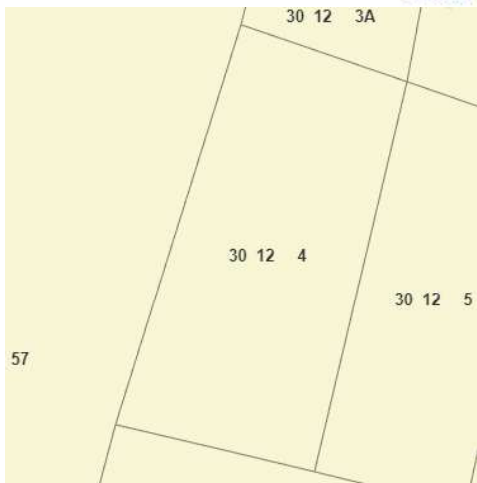
Property Information (Map: 30 12 4)

Owner	Legal Description
BREWER JOHN A	LOCKLIES LOT 4
Owner Address	.50 AC
1101 BLUE JAY LN	D98-272,341-61
RICHMOND, VA 23229	Zoned
Total Land Area	LDR
.50 Acres	Prior Assessment
Property Address	\$2,500
911 ADDRESS NOT ON FILE	Magisterial District
	PINE TOP
	Deed Bk/Pg (Instrument)
	341 / 61
	Remarks
	VACANT -WOODED ADJ OWNER

Assessment Values (Map: 30 12 4)

[Return to Search](#)

No Building	0
Land Value:	\$2,500
Other Improvements:	\$0.00
Total Value:	\$2,500



REDEEMED

Property #N2

John A. Brewer

Tax Map No. 30-12-5 • TACS No. 601048

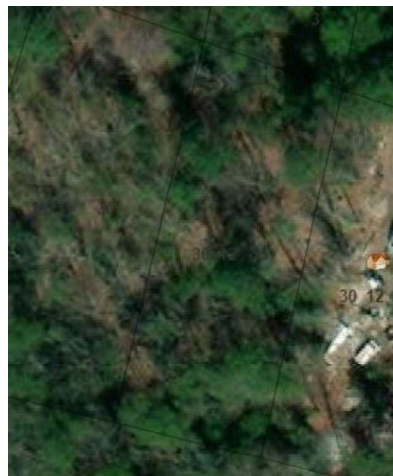
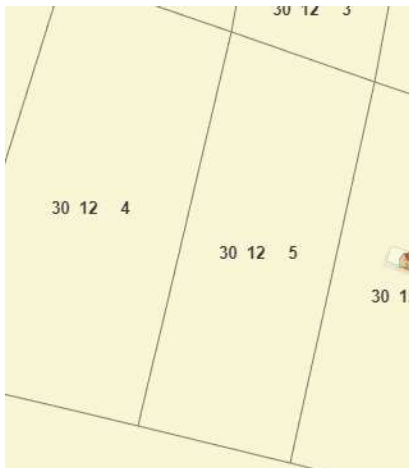
Property Information (Map: 30 12 5)

Owner	Legal Description
BREWER JOHN A	LOCKLIES LOT 5
Owner Address	.50 AC
1101 BLUE JAY LN	D115-206,341-58
RICHMOND, VA 23229	Zoned
Total Land Area	LDR
.50 Acres	Prior Assessment
Property Address	\$20,000
911 ADDRESS NOT ON FILE	Magisterial District
	PINE TOP
	Deed Bk/Pg (Instrument)
	341 / 58
	Remarks
	NEIGHBORS HAVE BEEN DUMPING TRASH ON THIS PROPERTY

Assessment Values (Map: 30 12 5)

[Return to Search](#)

No Building	0
Land Value:	\$20,000
Other Improvements:	\$0.00
Total Value:	\$20,000



Property #N3

Richard Carter

Tax Map No. 38-240A • TACS No. 601019

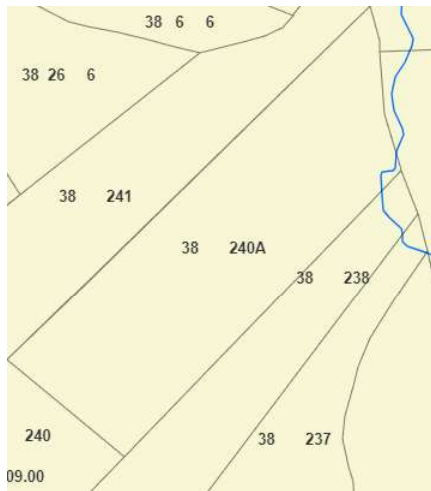
Property Information (Map: 38 240A)

Owner	Legal Description
CARTER RICHARD AND LUCY	LOT 2
C/O HORACE HARRIS	2.25 AC
Owner Address	DB55-201, WB13-223
635 EDGEWOOD ST NE	Zoned
APT 219	LDR
WASHINGTON, DC 20017 4145	Prior Assessment
Total Land Area	\$5,000
2.25 Acres	Magisterial District
Property Address	PINE TOP
911 ADDRESS NOT ON FILE	Will Bk/Pg
	13 / 223
	Remarks
	BACKLAND REMOVED HS NO ROAD ACCESS

Assessment Values (Map: 38 240A)

[Return to Search](#)

No Building	0
Land Value:	\$5,000
Other Improvements:	\$0.00
Total Value:	\$5,000



REDEEMED

Property #N4

Lucille Fawcett

Tax Map No. 37-17 • TACS No. 601036

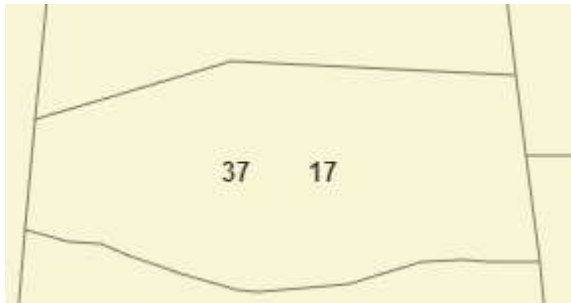
Property Information (Map: 37 17)

Owner	Legal Description
FAWCETT LUCILLE	GRAFTON
C/O LUCILLE WARNER-BROWN	6.50 AC
Owner Address	DB52-183
3939 CONSHOHOCKEN AVE	0000
APT.1017	Zoned
PHILADELPHIA, PA 19131	LDR
Total Land Area	Prior Assessment
6.50 Acres	\$9,800
Property Address	Magisterial District
911 ADDRESS NOT ON FILE	PINE TOP
	Deed Bk/Pg (Instrument)
	52 / 183
	Remarks
	BACK TRACT PINES

Assessment Values (Map: 37 17)

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No Building	0
Land Value:	\$9,800
Other Improvements:	\$0.00
Total Value:	\$9,800



Property #N5
 Eddie T Russ Estate
 Tax Map No. 19-112A • TACS No. 505114

Property Information (Map: 19 112A)

<i>Owner</i>	<i>Legal Description</i>
RUSS EDDIE T EST	HEWICK
C/O VANESSA MORRIS	1.00 AC
<i>Owner Address</i>	<i>Zoned</i>
12 HANNA CT	LDR
BALTIMORE, MD 21244	<i>Prior Assessment</i>
<i>Total Land Area</i>	\$2,000
1.00 Acres	<i>Magisterial District</i>
<i>Property Address</i>	JAMAICA
911 ADDRESS NOT ON FILE	<i>Instrument</i>
	Not On File
	<i>Remarks</i>
	NOT MAPPED/OFF OF OLD VA ST

Assessment Values (Map: 19 112A)

[Return to Search](#)

No Building	0
Land Value:	\$2,000
Other Improvements:	\$0.00
Total Value:	\$2,000

Unmapped

Property #N6
Clyde D & Mae Turner
Tax Map No. 37A-3-53 • TACS No. 505118

Property Information (Map: 37A 3 53)

Owner	Legal Description
TURNER CLYDE D & MAE C/O FRANCIS D TURNER EXEC	P SHORES LOT 53 SEC A
Owner Address	Zoned
2190 COUNTY HWY 68 TORONTO, OH 43964	R
Total Land Area	Prior Assessment
Acres	\$1,200
Property Address	Magisterial District
0 BOXWOOD DR	PINE TOP
	Instrument
	Not On File
	Remarks

Assessment Values (Map: 37A 3 53)
[Return to Search](#)

No Building 0
Land Value: \$1,200
Other Improvements: \$0.00
Total Value: \$1,200

