

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of the County of Henry, the undersigned Special Commissioner will offer for sale at a live public auction the following described real estate at **Summerlin Board Room of the Henry County Administration Building at 3300 Kings Mountain Road, Martinsville, Virginia 24112, on March 1, 2023 at 1:00 PM.**

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 Williams Auction Company ("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.	Account No.	TACS No.	Property Description
1	Carl W. Lamb	16.5(027)001 /065 and 16.5(027)001 /066-67-68	209560000	31944	575 Jessteen Lane and Plenty Wood Drive, Bassett
2	Carl W. Lamb	16.5(027)001 /066-67-68	209560000	31944	Vacant; Plenty Wood Drive, Bassett
3	Douglas Maddy	73.2(000)000 /091A	148260006	184702	1614 Odell Road, Ridgeway
4	Bouldercrest Inc	41.2(005)000Z/021	066270000	31645	205 Erwin Street, Martinsville
5	Bouldercrest Inc	41.2(005)000Z/005A,5B	209710004	31645	1602-04 Stultz Road, Martinsville
6	Bouldercrest Inc	41.2(005)000Z/006A,6B	209710005	31645	1590-92 Stultz Road, Martinsville
7	Bouldercrest Inc	41.2(005)000Z/012A,12B	209710011	31645	178-180 Erwin Street, Martinsville
8	Bouldercrest Inc	41.2(005)000Z/013A,13B	209710012	31645	190-192 Erwin Street, Martinsville

9	Bouldercrec Inc	41.2(005)000Z/022X	209710023	31645	21 Dexter Street, Martinsville
10	Bouldercrec Inc	41.2(005)000Z/023	209710024	31645	Vacant; Off Dexter Street
11	Bouldercrec Inc	41.2(005)000Z/014A,14B	035360000	31645	202-204 Erwin Street, Martinsville
12	Bobbie Clare W. & Fred Ross	34.8(003)000 /006 and 34.8(003)000 /005	191960000 and 191960001	185955	Vacant; Off Nowhere Road, Axton
13	Trudy Rumley, et als	15.7(000)000 /190,X	082720000	33728	134 Carson Drive, Bassett

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. We do not provide, and do not assist with obtaining title insurance or title to personal property.

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 \$100.00, 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. All payments must be made in the form of personal check, cashier's check or money order. **No cash will be accepted.**

To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Henry and you may not be a Defendant in any pending delinquent tax matter. 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 804-612-0629, or by writing to the address below.

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