

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of the County of Lancaster, 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 the **Board of Supervisors Meeting Room in the Lancaster County Administration Building, located at 8311 Mary Ball Road, Lancaster, Virginia 22503 on Wednesday, April 26, 2023 at 10:00am** or as soon thereafter as may be affected.

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be subsequently posted or announced by Big Red Auctions (“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.	Account No.	TACS No.	Property Description
1	Elsie W. Godette	9-15B	826	438752	39 Willow Hill Road; 2.998 acres +/-; Mantua Magisterial District: <i>USDA soil survey indicates Sloping Sandy Land, Mixed Alluvial Land and Sassafras Fine Sand Loam Soil*</i>
2	Willie Harcum Estate	9-63	935	493663	On or Near Chestnut Grove Lane; 4.705 acres +/-; Willow Hill: <i>USDA soil survey indicates Steep Sandy Land and Sassafras Fine Sand Loam Soil*</i>
3	Ella Louise Hardy	28-20C	8263	135222	1468 Irvington Road; 0.507 acre +/-; Christ Church (formerly White Stone) Magisterial District: <i>USDA soil survey indicates Beltsville Very Fine Sand Loam Soil*</i>
4	Bryan L. Pratz and Kimberly H. Pratz	6-12D	374	493634	2332 River Road; 4.398 acres +/-; White Chapel Magisterial District: <i>USDA soil survey indicates Caroline Very Fine Sand Loam, Kempsville Fine Sandy Loam, Steep Sandy Land, Othello Silt Loam and Woodstown Fine Sandy Loam Soil*</i>

5	William Curtis Pratz	13-22	1139	493604	On Belle Isle Road; 1.0329 acres +/-; White Chapel Magisterial District: <i>USDA soil survey indicates Bertie Silt Loam and Mattapex Silt Loam Soil*</i>
6	Iris L. Smith and Lloyd E. Lee	6-52	446	493639	On Morattico Road; 1.50 acres +/-; Near Nuttsville; White Chapel Magisterial District: <i>USDA soil survey indicates Sassafras Fine Sand Loam and Kempsville Fine Sandy Loam Soil*</i>
7	The Bank of New York Mellon	23-23C	14182	493617	Near Mary Ball Road; 4.457 acres +/-; Parcel A; Mantua Magisterial District: <i>USDA soil survey indicates Steep Sandy Land, Mixed Alluvial Land, Sassafras Fine Sand Loam and Sloping Sandy Loam Soil*</i>

*** No guarantees are made as to percolation rates or suitability of soil for use with septic systems of any kind. Estimates of soil characteristics given above are taken from the United States Department of Agriculture soil survey records and are for informational purposes only. No guarantee is made for the accuracy of soil survey estimates. An independent soil test is suggested in order to determine soil type, characteristics, and suitability for use with septic systems.**

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court. The Special Commissioner of Sale 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, 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 (\$20,000.00) 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 cost 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 <https://bigredauctions.hibid.com/auctions/>. 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 Big Red Auctions, at (804) 577-7449 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 May 3, 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 the County of Lancaster 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 the County of Lancaster 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 <https://bigredauctions.hibid.com/auctions/>, by email to bigredflea@gmail.com or by phone to (804) 577-7449. 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) 548-4418, or by writing to the address below.

Re: County of Lancaster 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 Special Commissioner's sale held on Wednesday, April 26, 2023 in the cause styled County of Lancaster v. _____ (Case No. _____), the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____, and a buyer's premium of \$ _____.

Tax Map No. _____

Account No. _____

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, or \$20,000.00 if purchase price is more than \$80,000.00) 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 Lancaster, Virginia. Further, I understand that a buyer's premium 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 (auction date). I further understand that in the event I owe delinquent taxes to the County of Lancaster or if I am named as a Defendant in any delinquent tax suit filed by the County of Lancaster, Virginia, 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:

Street Address:

City, State, Zip Code:

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 26th day of April, 2023, 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* - Elsie W. Godette

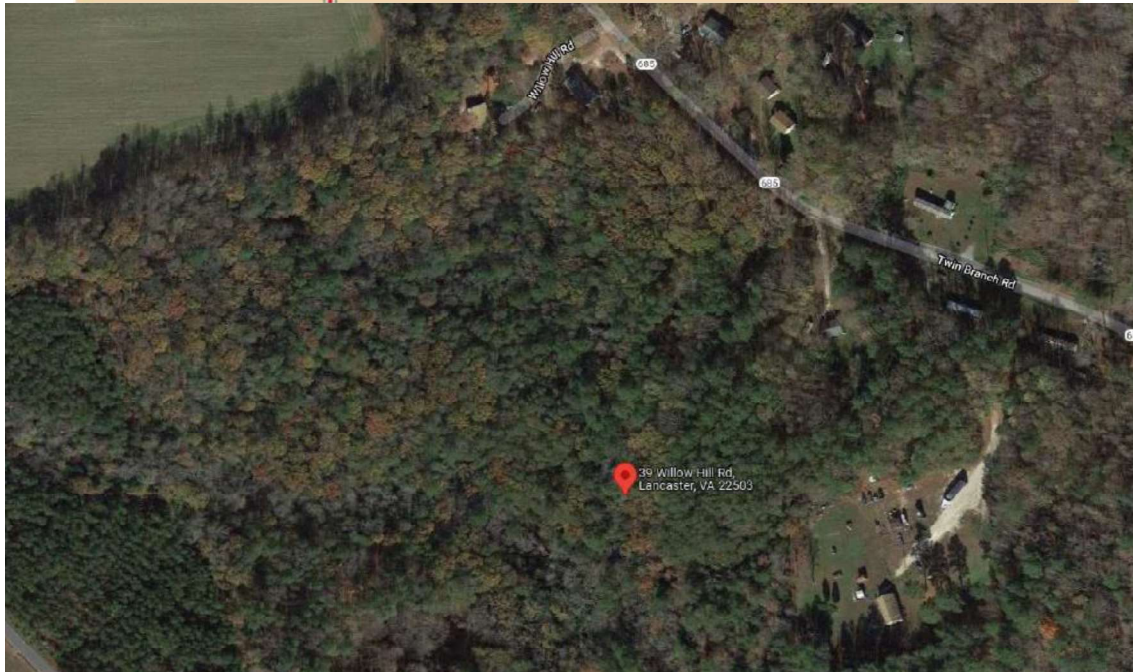
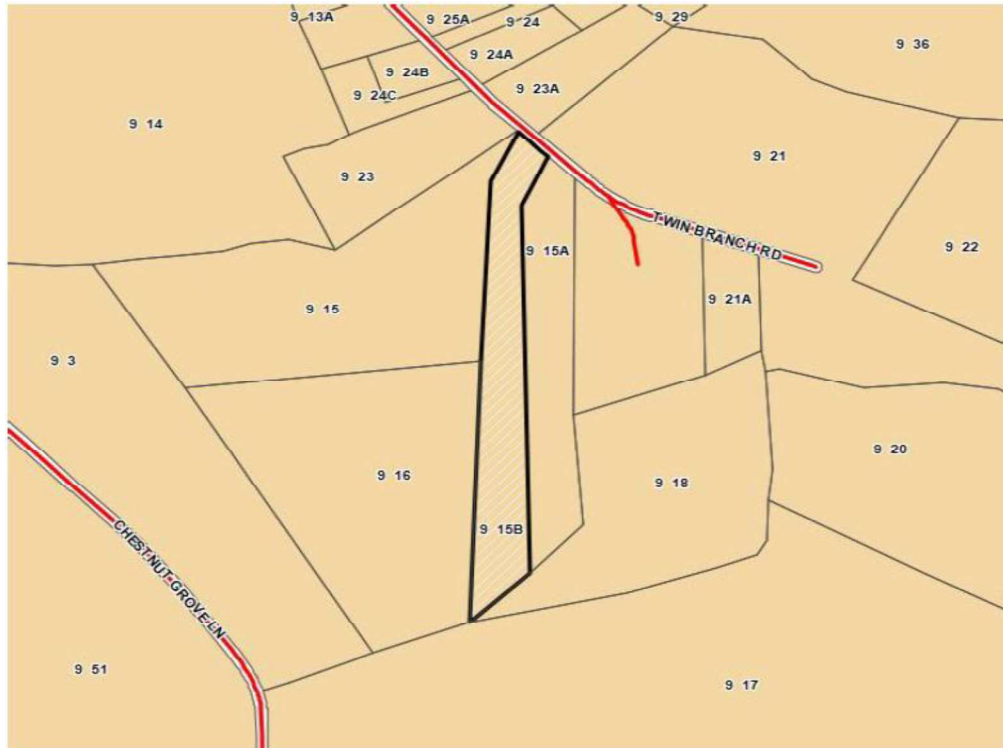
Tax Map Number: 9-15B

Account Number: 826

Description: Chestnut Grove 2.998 Ac

Property Description: 39 Willow Hill Road

Land Value: \$21,000 Improvement Value: \$54,300 Total Value: \$75,300



Property 2* - Willie Harcum Estate

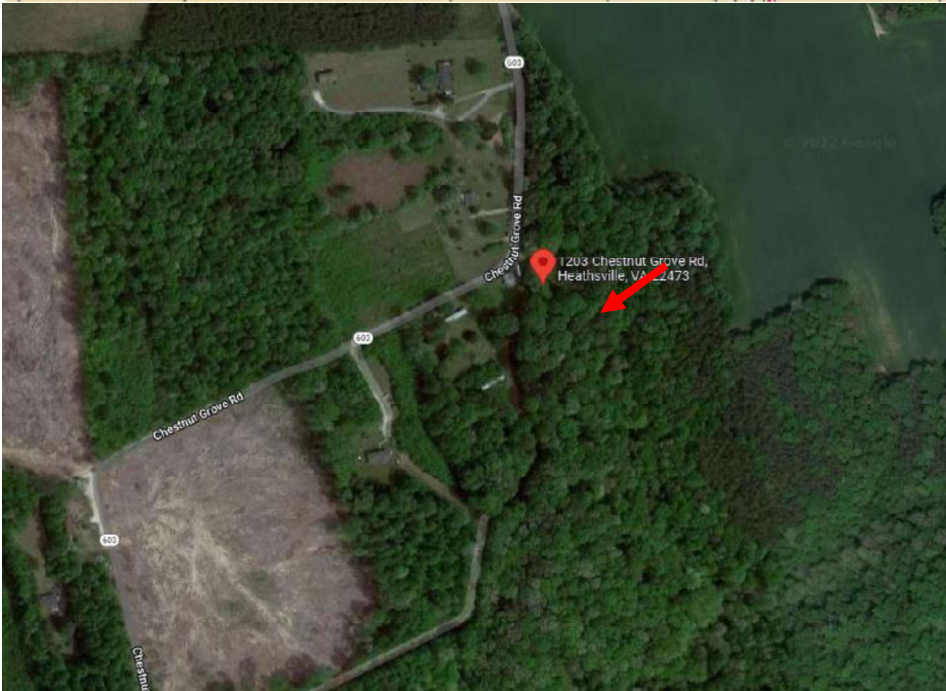
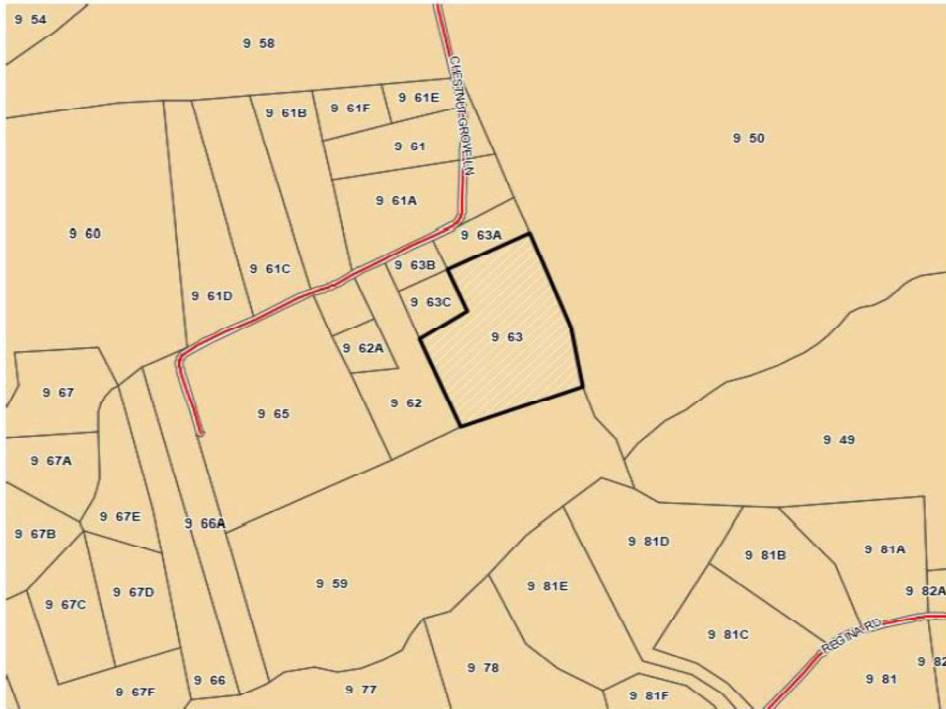
Tax Map Number: 9-63

Account Number: 935

Description: Willow Hill 4.705 Ac

Property Description: on or near Chestnut Grove Lane

Land Value: \$17,600 Improvement Value: \$0 Total Value: \$17,600



Property 3* - Ella Louise Hardy

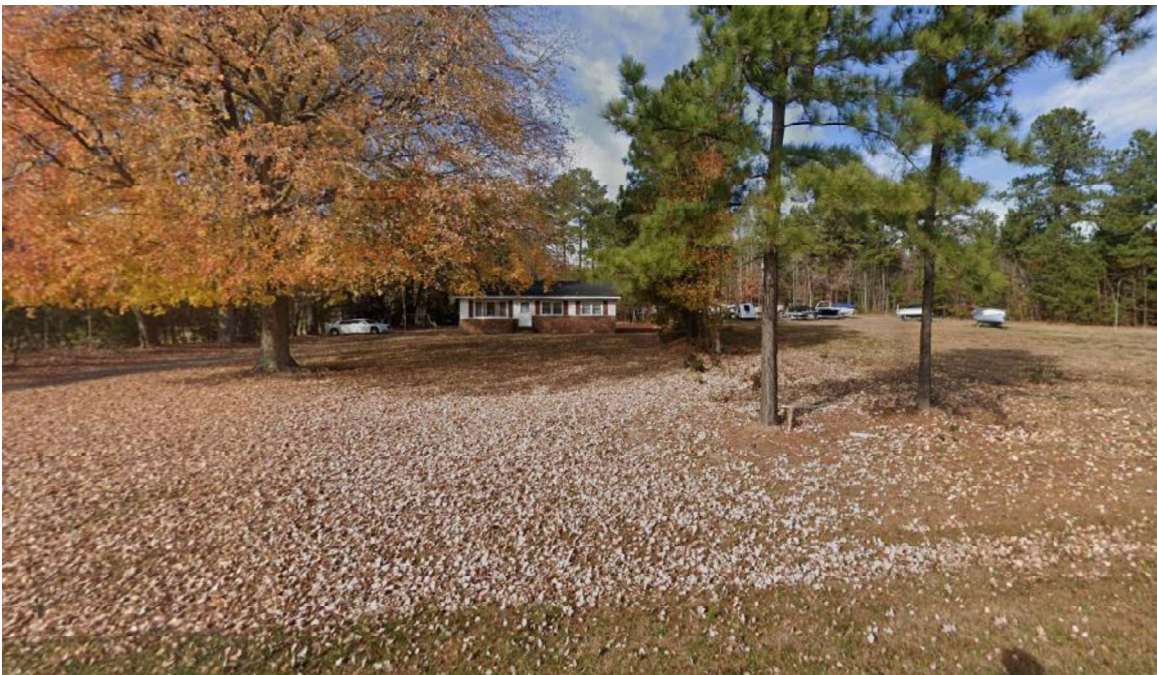
Tax Map Number: 28-20C

Account Number: 8263

Description: Part Glebe .507 Ac

Property Description: 1468 Irvington Road

Land Value: \$10,000 Improvement Value: \$61,600 Total Value: \$71,600



Property 4* - Bryan L. Pratz, et al.

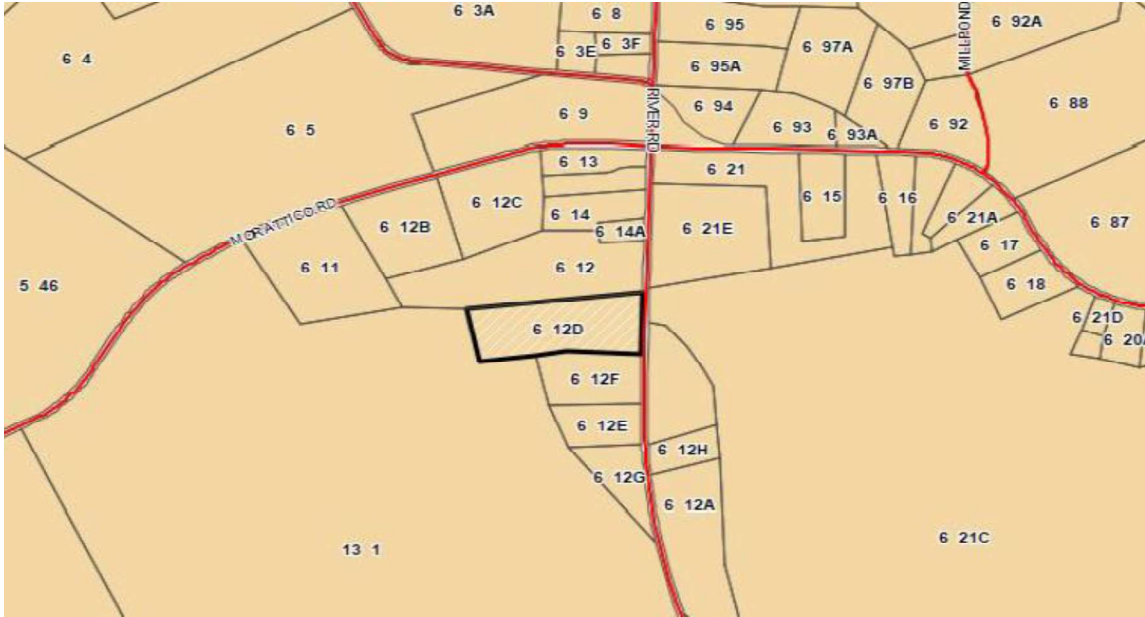
Tax Map Number: 6-12D

Account Number: 374

Description: Litwalton 4.398 Ac

Property Description: 2332 River Road

Land Value: \$27,300 Improvement Value: \$98,700 Total Value: \$126,000



Property 5* - William Curtis Pratz

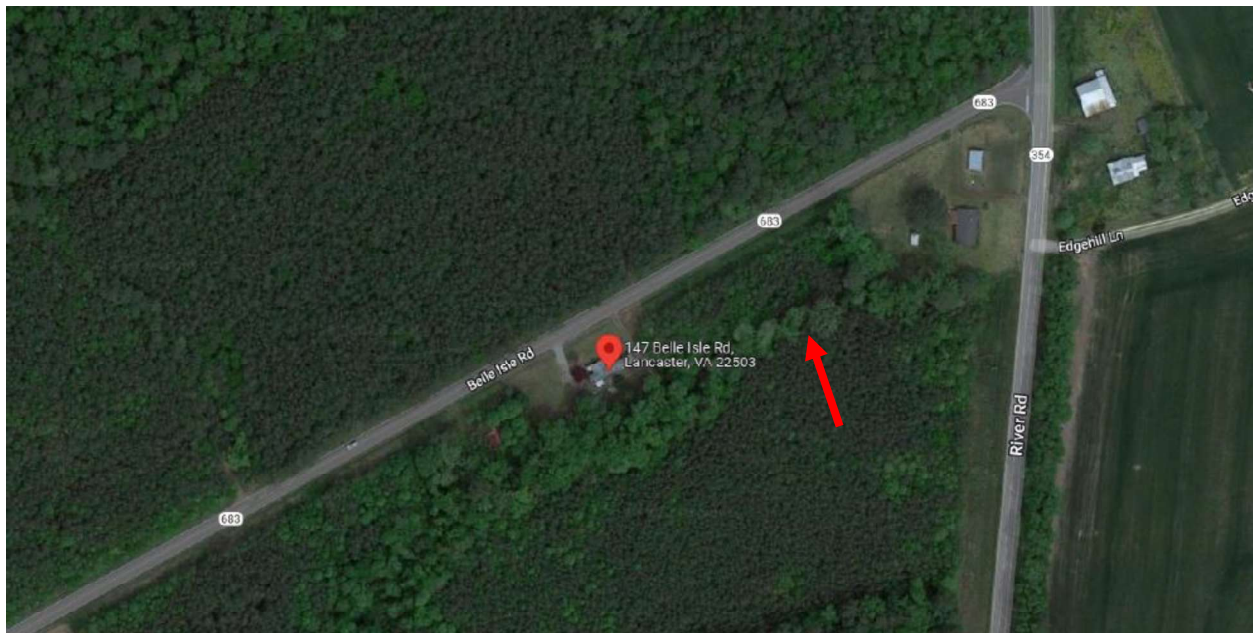
Tax Map Number: 13-22

Account Number: 1139

Description: Somers 1.0329 Ac

Property Description: on Belle Isle Road

Land Value: \$12,100 Improvement Value: \$0 Total Value: \$12,100



Property 6* - Iris L. Smith, et al.

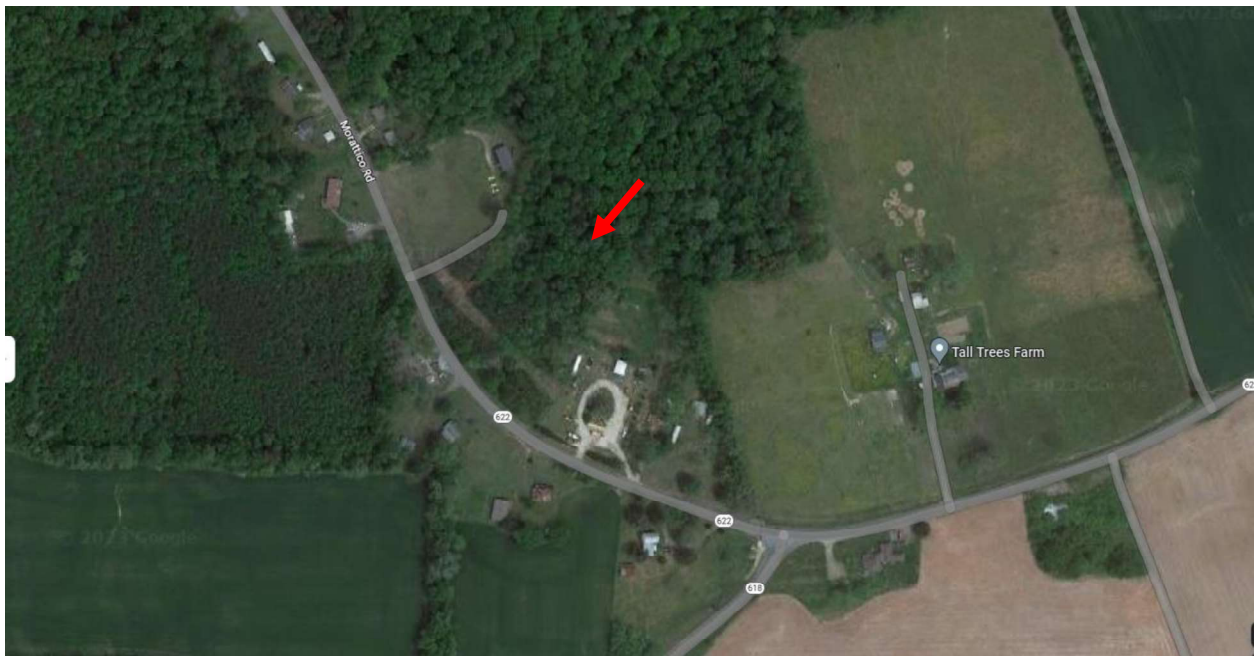
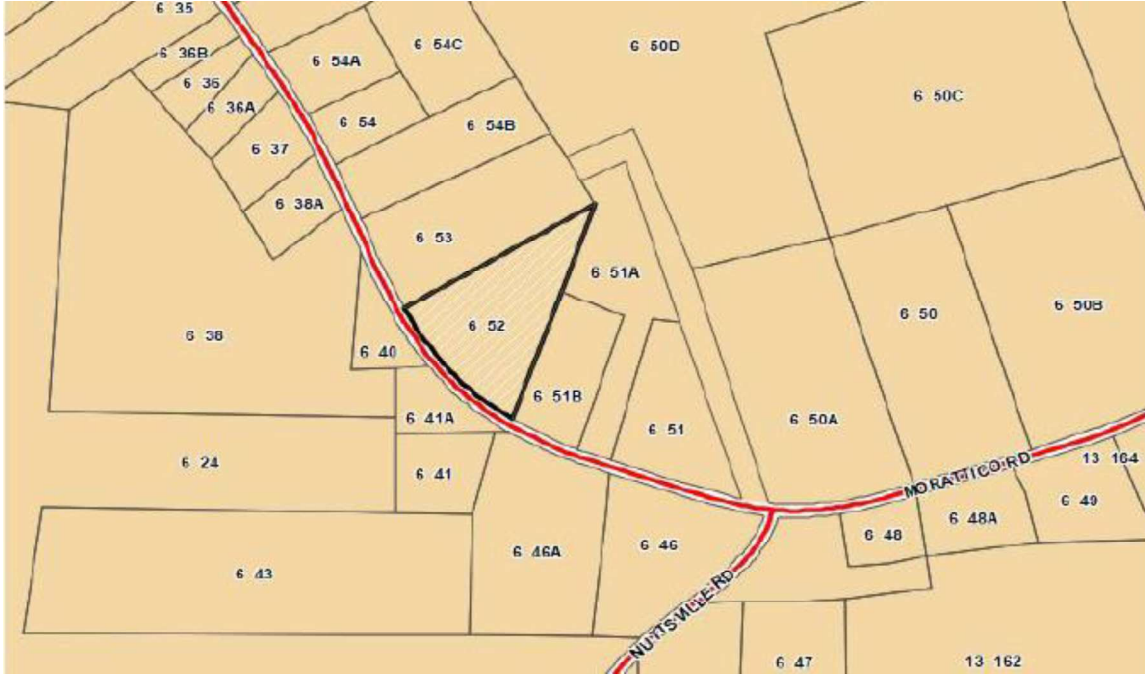
Tax Map Number: 6-52

Account Number: 446

Description: near Nuttsville 1.50 Ac

Property Description: on Morattico Road

Land Value: \$14,300 Improvement Value: \$0 Total Value: \$14,300



Property 4* - The Bank of New York Mellon

Tax Map Number: 23-23C

Account Number: 14182

Description: Saratoga 4.457 Ac Parcel A

Property Description: near Mary Ball Road

Land Value: \$29,100 Improvement Value: \$0 Total Value: \$29,100

