

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF LOUISA, 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 at the **Public Meeting Room of the Louisa County Administration Building**, located at **1 Woolfolk Avenue, 1st Floor, Louisa, Virginia 23093**, on **October 20, 2023 at 2:30pm**.

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be posted or announced by 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.	Account No.	TACS No.	Property Description
N1	Jefferson Bratcher, et als	23-98	17079	12447	on or near Louisa Rd, 1.00 AC +/-, Green Springs Magisterial District
N2	Mary Thompson	57-47C	12154	38622	on or near Bloomington Ln, 1 AC +/-, Louisa/Mineral Magisterial District
N3	Charles Thompson	57-66	15583	14051	on or near Mt. Airy Rd, 2.00 AC +/-; Louisa/Mineral Magisterial District
N4	Ronald T. & Nerina Shanks	13A5-5-552	15849	13896	on S Lakeshore Dr, Lot No. 552, Blue Ridge Shores, Green Springs Magisterial District
N5	Ernest & Portia Jackson	40C-1-15	14252	38330	on Waldrop Church Rd, 0.7 AC +/-, abt. 1.5 mi W of Town of Louisa
N6	Julie E. (Taylor) Patterson	9-18	8244	15624	on or near Porter Town Rd, 1.00 AC +/-, 1.5 mi S of Town of Gordonsville

N7	Joseph & Nancy Tate	9-22	8276	15844	on or near Porter Town Rd, 3.00 AC +/-, Green Springs Magisterial District
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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. 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: 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, 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 **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 For Sale At Auction, 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 October 27, 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 Louisa 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 the County of Louisa. Questions concerning the registration and bidding process should be directed to the Auctioneer online at www.forsaleatauction.biz, by email to ken@forsaleatauction.biz or by phone to Ken Sebastian, at (540) 841-2085. 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.

Taxing Authority Consulting Services, PC
Attn: Tax Sales
P.O. Box 31800
Henrico, Virginia 23294-1800

****SAMPLE****

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

At that certain real estate tax sale which closed on Friday, October 20, 2023, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

Property Owner: _____

Tax Map Number: _____

Account Number: _____

TACS Number: _____

Bid Amount: \$ _____

Buyer's Premium: \$ _____

Deed Recordation Fee: \$ _____

Credit Card Hold: \$(_____)

Total Due: \$ _____

I understand that the above-referenced "Total Due" is required to be paid today. I understand that in the event my payment is returned or otherwise does not clear within twenty (20) days, this contract of sale may be voided, I may be responsible for damages or costs of resale, and the next highest bidder may be contacted to purchase the property.

I understand that this property is being sold subject to any covenants, easements, agreements, restrictions, reservations, conditions of record, unknown liens, 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 Louisa Circuit Court Clerk's Office for recordation. I understand that I will receive the entered 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 (October 20, 2023). I further understand that in the event I owe delinquent taxes to the above-named locality, that this contract shall become voidable 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 have 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 also understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, I agree to forfeit all amounts paid and pay any charges incurred in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

_____ Signature	_____ Street Address
_____ Name (please print)	_____ City, State, Zip
_____ Telephone	_____ Email Address

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 20th day of October, 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 N1* - Jefferson Bratcher, et als

Tax Map Number: 23-98

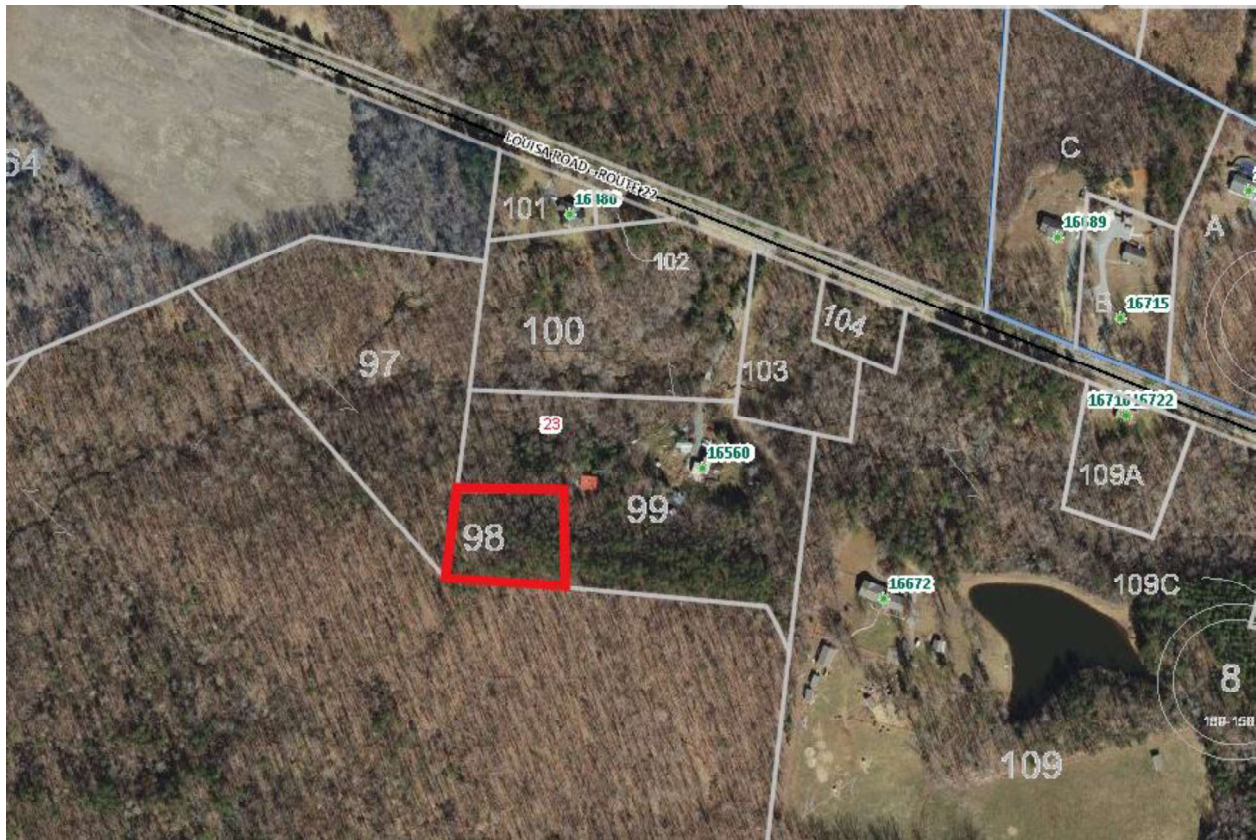
Account Number: 17079

Description: 1.00 AC +/-

Property Description: on or near Louisa Road

Land Value: \$1,200 Improvement Value: \$0.00 Total Value: \$1,200

Land and Value Information			
Parcel No:	23 98	Magisterial:	GREENSPRINGS
Record Number:	17079-1	Legal Description:	TREVILIANS & BRATCHER WB-47/171 1.00 AC .00
Acres:	1.00	Deed Book/Page:	/0
Zoning:		Property Type:	SINGLE FAMILY SUBURBAN
Occupancy:	VACANT LAND		
Addresses		Owner(s):	
Property:	0 , 0	Owner(s):	BRATCHER, JEFFERSON ET ALS C/O JOHN BRATCHER 1600 DUMES STREET APT B4 FREDERICKSBURG , VA 22401



Property N2* - Mary Thompson

Tax Map Number: 57-47C

Account Number: 12154

Description: 1.00 AC +/-

Property Description: on or near Blooming Lane

Land Value: \$1,500 Improvement Value: \$0.00 Total Value: \$1,500

Land and Value Information			
Parcel No:	57 47C	Magisterial:	LOUISA
Record Number:	15876-1	Legal Description:	BEAVER CREEK
Acres:	1.00		1.00 AC
Zoning:		Deed Book/Page:	/0
Occupancy:	VACANT LAND	Property Type:	SINGLE FAMILY SUBURBAN
Addresses			
Property:	0 , 0	Owner(s):	THOMPSON, MARY LOUISA , VA 23093



Property N3* - Charles Thompson

Tax Map Number: 57-66

Account Number: 15583

Description: 2.00 AC +/-

Property Description: on or near Mt. Airy Road

Land Value: \$4,000 Improvement Value: \$0.00 Total Value: \$4,000

Land and Value Information			
Parcel No:	57 66	Magisterial:	MINERAL
Record Number:	15849-1	Legal Description:	POLLARD RD & BROOKS
Acres:	2.00		2.00 AC
Zoning:		Deed Book/Page:	/0
Occupancy:	VACANT LAND	Property Type:	SINGLE FAMILY SUBURBAN
Addresses			
Property:	0 , 0	Owner(s):	THOMPSON, CHARLES C/O AUSTIN ROBINSON 309 ROCK WALL DR LOUISA , VA 23093



Property N4* - Ronald T. & Nerina Shanks

Tax Map Number: 13A5-5-552

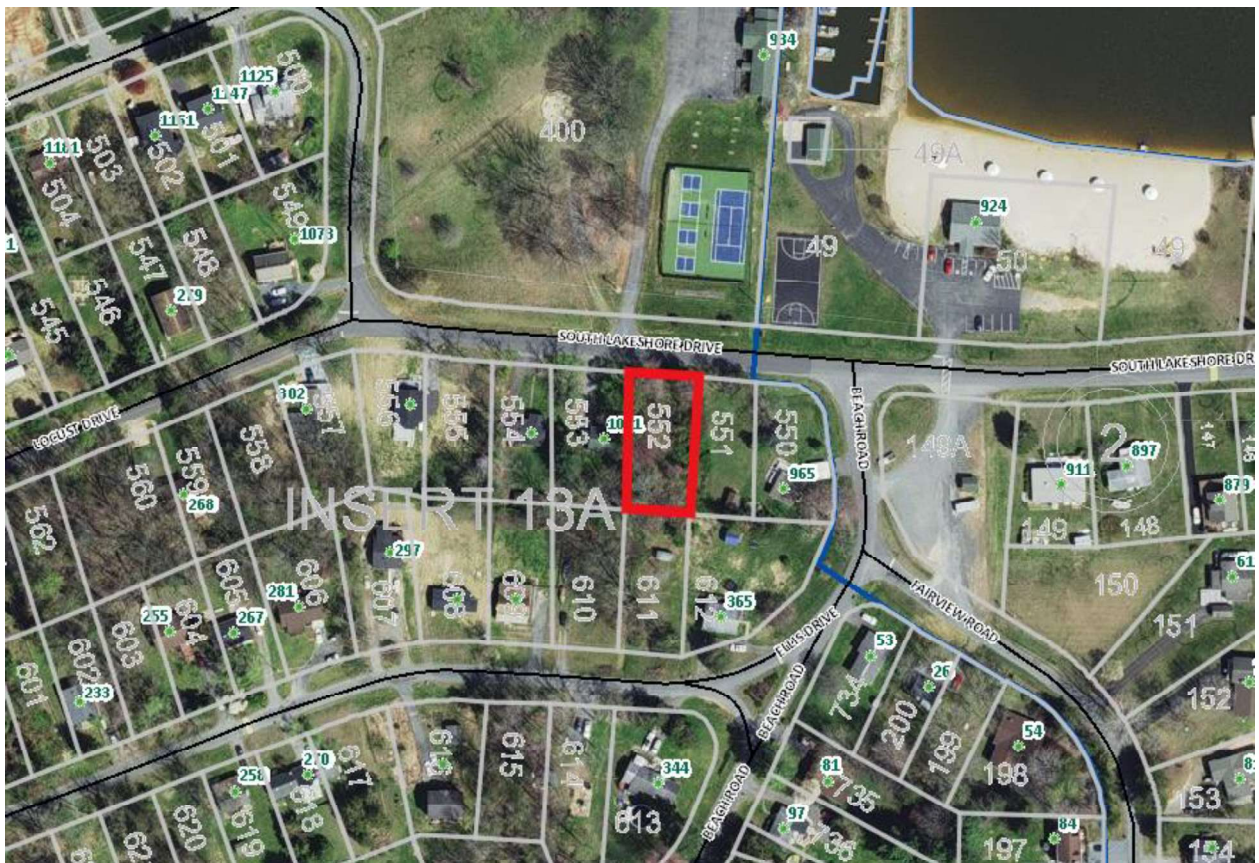
Account Number: 15849

Description: Lot No. 552, Blue Ridge Shores

Property Description: on S Lakeshore Drive

Land Value: \$2,500 Improvement Value: \$0.00 Total Value: \$2,500

Land and Value Information			
Parcel No:	13A5 5 552	Magisterial:	BLUE RIDGE SHORES
Record Number:	14252-1	Legal Description:	LOT 552
Acres:	.00		.00
Zoning:		Deed Book/Page:	/0
Occupancy:	VACANT LAND	Property Type:	SINGLE FAMILY SUBURBAN
Addresses			
Property:	0 , 0	Owner(s):	SHANKS, RONALD T & NERINA LOUISA , VA 23093



Property N5* - Ernest & Portia Jackson

Tax Map Number: 40C-1-15

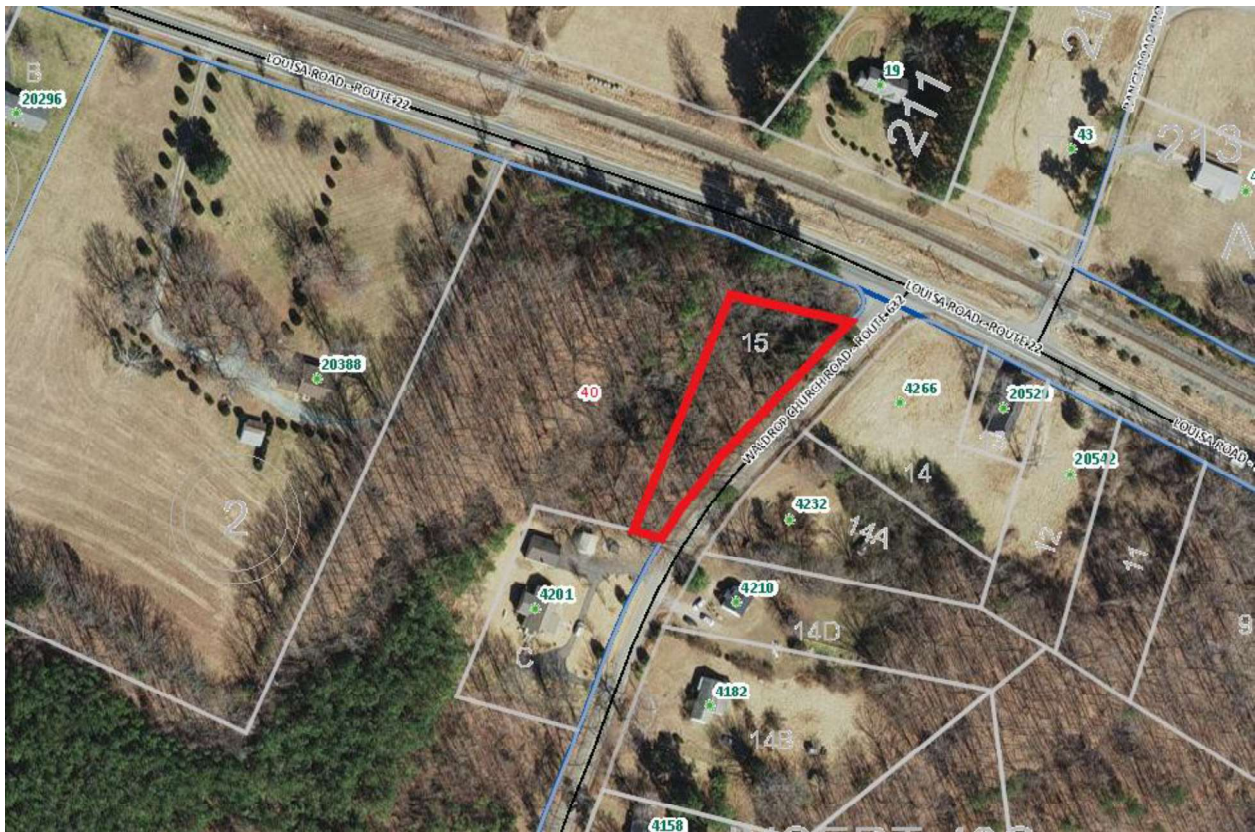
Account Number: 14252

Description: 0.7 AC +/-, abt. 1.5 mi W of Town of Louisa

Property Description: on Waldrop Church Rd

Land Value: \$2,500 Improvement Value: \$0.00 Total Value: \$2,500

Land and Value Information			
Parcel No:	40C 1 15	Magisterial:	LOUISA
Record Number:	8244-1	Legal Description:	NEAR C H
Acres:	.50		.50 AC .00
Zoning:		Deed Book/Page:	/0
Occupancy:	VACANT LAND	Property Type:	SINGLE FAMILY SUBURBAN
Addresses			
Property:	0 ,0	Owner(s):	JACKSON, ERNEST & PORTIA C/O PORTIA T WILLIAMS 488 ROCK SHADOW CT STONE MOUNTAIN , GA 30087



Property N6* - Julie E. (Taylor) Patterson

Tax Map Number: 9-18

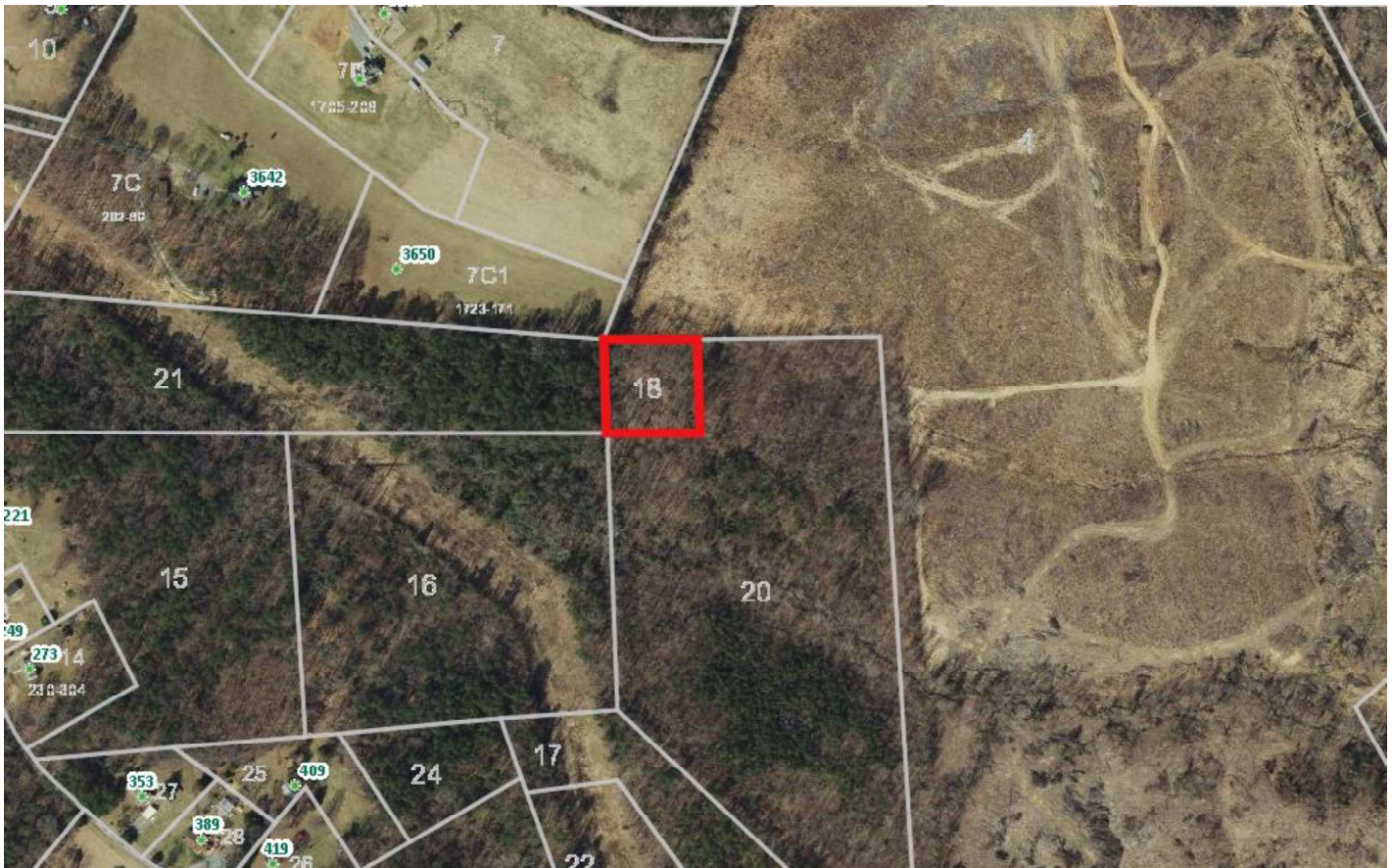
Account Number: 8244

Description: 1.00 AC +/-, 1.5 mi S of Town of Gordonsville

Property Description: on or near Porter Town Road

Land Value: \$1,300 Improvement Value: \$0.00 Total Value: \$1,300

Land and Value Information			
Parcel No:	9 18	Magisterial:	GREENSPRINGS
Record Number:	12154-1	Legal Description:	GORDONSVILLE & PORTER
Acres:	1.00		1.00 AC
Zoning:		Deed Book/Page:	/0
Occupancy:	VACANT LAND	Property Type:	SINGLE FAMILY SUBURBAN
Addresses			
Property:	0 , 0	Owner(s):	PATTERSON, JULIE E (TAYLOR) GORDONSVILLE , VA 22942



Property N7* - Joseph & Nancy Tate

Tax Map Number: 9-22

Account Number: 8276

Description: 3.00 AC +/-

Property Description: on or near Porter Town Road

Land Value: \$4,300 Improvement Value: \$0.00 Total Value: \$4,300

Land and Value Information			
Parcel No:	9 22	Magisterial:	GREENSPRINGS
Record Number:	15583-1	Legal Description:	GORDONSVILLE & VERDIER
Acres:	3.00		3.00 AC
Zoning:		Deed Book/Page:	/0
Occupancy:	VACANT LAND	Property Type:	SINGLE FAMILY SUBURBAN
Addresses			
Property:	0 PORTER TOWN RD GORDONSVILLE , VA 22942	Owner(s):	TATE, JOSEPH & NANCY C/O JOSEPH W TATE III 273 PORTER TOWN RD GORDONSVILLE , VA 22942



