

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Westmoreland, 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 **Board of Supervisors Room, 111 Polk Street, Montross, VA 22520**, on **November 8, 2023 at 11:00am**.

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 Big Red Auctions (“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
J1	Tamarack Development, Inc.	26K2-1-261	572530	Glebe Harbor Lot 261 Section 4
J2	John Jones	44-92	573305	Part Courtney Estate, 5.00 acre +/-
J3	Ly Roane Kallur	44-64	572629	Adj. J. Roane Estate, 20 acres +/- Lot 6
J4	Lester L. Butler	23B-96	572009	Nomini Cliffs Lot 96
J5	Carrie A. Hall & Seth A. Keene	45B-1-44	572064	Greenpoint Landing Lot 44, 2.84 acres +/-
J6	George Jackson	10-86	572362	Leedstown Road, 1.5 acre +/-
J7	Rosie A. Smith	49-25	572048	1393 Tucker Hill Road, 3.93 acres +/-

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: 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, 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 **bigredauctions.hibid.com**. 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 November 15, 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 Westmoreland 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 County of Westmoreland 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 bigredauctions.hibid.com, by email to bigredflea@gmail.com or by phone to Brad Smith, at (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 804-893-5176, or by writing to the address below.

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

J1 Tamarack Development, Inc. 26K2-1-261



Map ID: 26K2 1 261

Acct No: 7315-1

Legal Description: GLEBE HARBOR LOT 261 SEC 4
DB 766 PG 346

Deed Book/Page: 766 / 346

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 0.000

Year Assessed: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 01 COPLE

Year Effective:

Total Land: \$8,500

MH/Type:

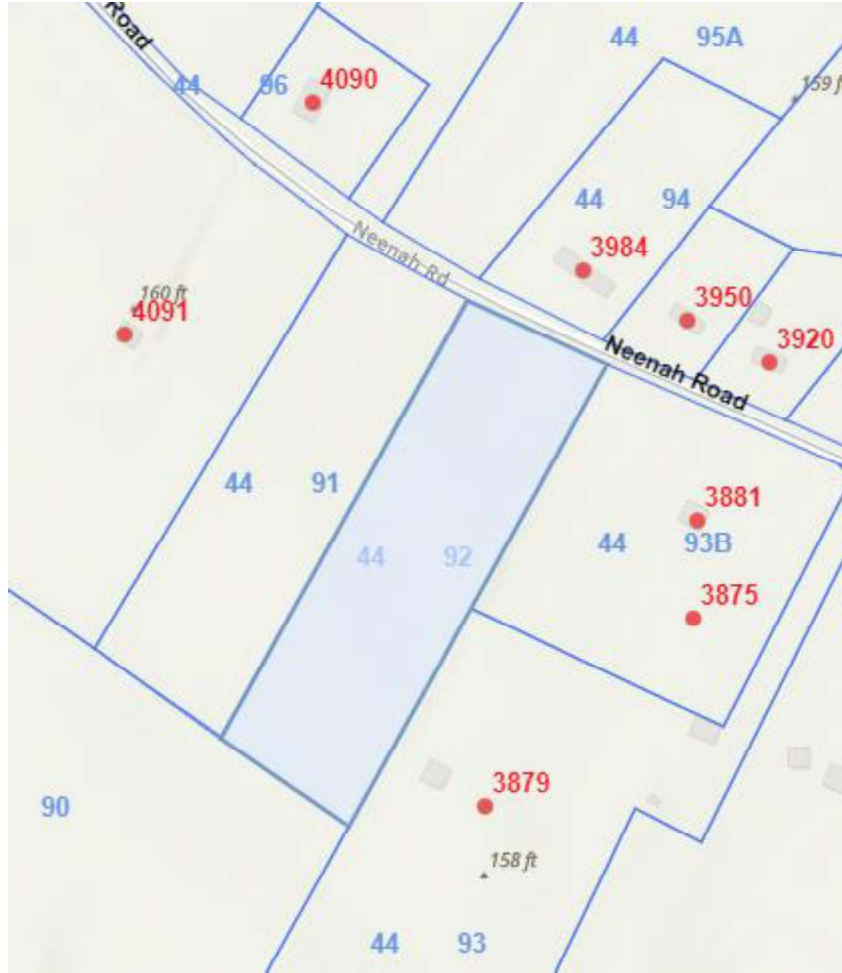
On Site Date: 06/02/2021 **Total Improvements:** \$0

Condition:

Review Date: 12/20/2021

Total Value: \$8,500

J2 John Jones 44-92



Map ID: 44 92

Acct No: 10580-1

Legal Description: PART COURTNEY EST 5 AC

Occupancy:

Dwelling Type:

Use/Class: AGRICULTURAL-20-100 AC

Acreage: 5.000

Year Assessed: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 02 MONTROSS

Year Effective:

Total Land: \$32,800

MH/Type:

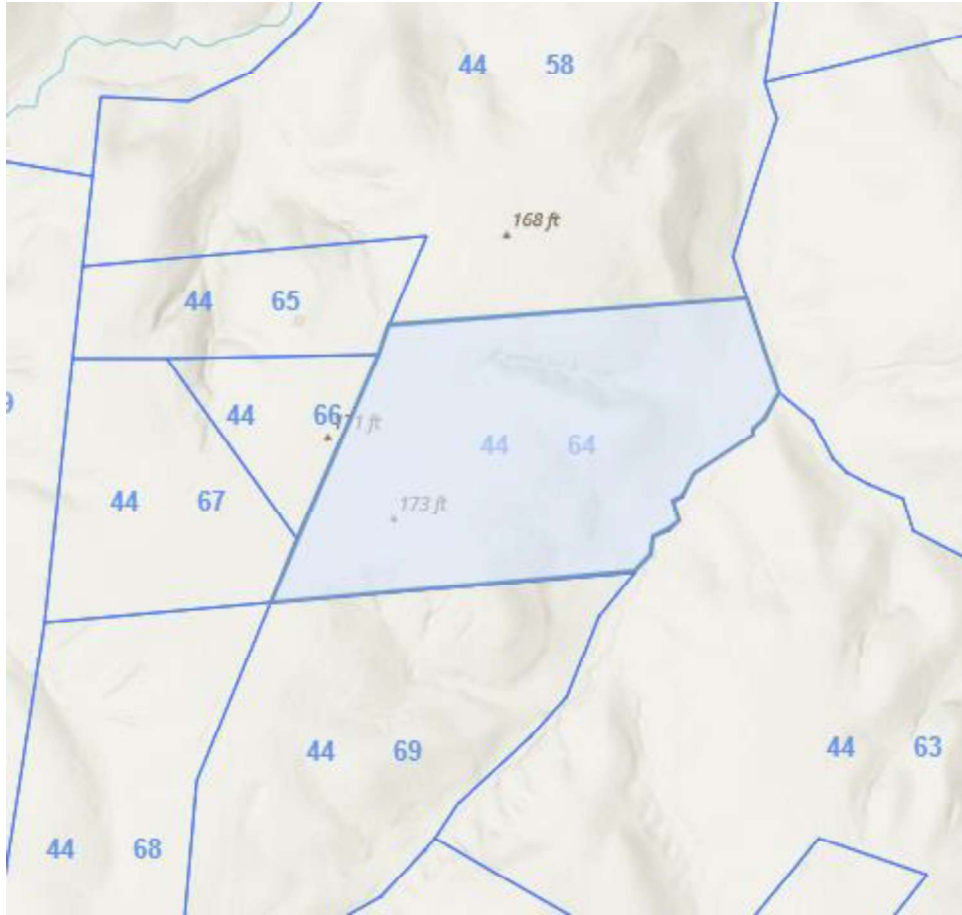
On Site Date: 06/02/2021 **Total Improvements:** \$0

Condition:

Review Date: 12/20/2021

Total Value: \$32,800

J3 Ly Roane Kallur 44-64



Map ID: 44 64

Acct No: 11667-1

Legal Description: ADJ J ROANE EST 20AC LOT 6
DB 383 PG 93 R/S

Deed Book/Page: 383 / 93

Will Book/Page: 896 / 100

Occupancy:

Dwelling Type:

Use/Class: AGRICULTURAL-20-100 AC

Acreage: 20.000

Year Assessed: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 02 MONTROSS

Year Effective:

Total Land: \$30,000

MH/Type:

On Site Date: 06/02/2021 **Total Improvements:** \$0

Condition:

Review Date: 12/20/2021

Total Value: \$30,000

J4 Lester L. Butler 23B-96



Map ID: 23B 96

Acct No: 10730-1

Legal Description: NOMINI CLIFFS LOT 96
DB 671 PG 759

Deed Book/Page: 671 / 759

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 0.000

Year Assessed: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 02 MONTROSS

Year Effective:

Total Land: \$20,800

MH/Type:

On Site Date: 06/02/2021 **Total Improvements:** \$0

Condition:

Review Date: 12/20/2021

Total Value: \$20,800

J5 Carrie A. Hall & Seth A. Keene 45B-1-44



Map ID: 45B 1 44

Acct No: 11950-1

Legal Description: GREENPOINT LANDING SUB LOT 44 2.84AC
DB 665 PG 800 R/S

Deed Book/Page: 665 / 800

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 2.840

Year Assessed: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 02 MONTROSS

Year Effective:

Total Land: \$30,500

MH/Type:

On Site Date: 06/02/2021 **Total Improvements:** \$0

Condition:

Review Date: 12/20/2021

Total Value: \$30,500

J6 George Jackson 10-86



Map ID: 10 86

Acct No: 15884-1

Legal Description: FROM STREETS & GARLAND 1.5 AC

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 1.500

Year Assessed: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 03 WASHINGTON

Year Effective:

Total Land: \$22,300

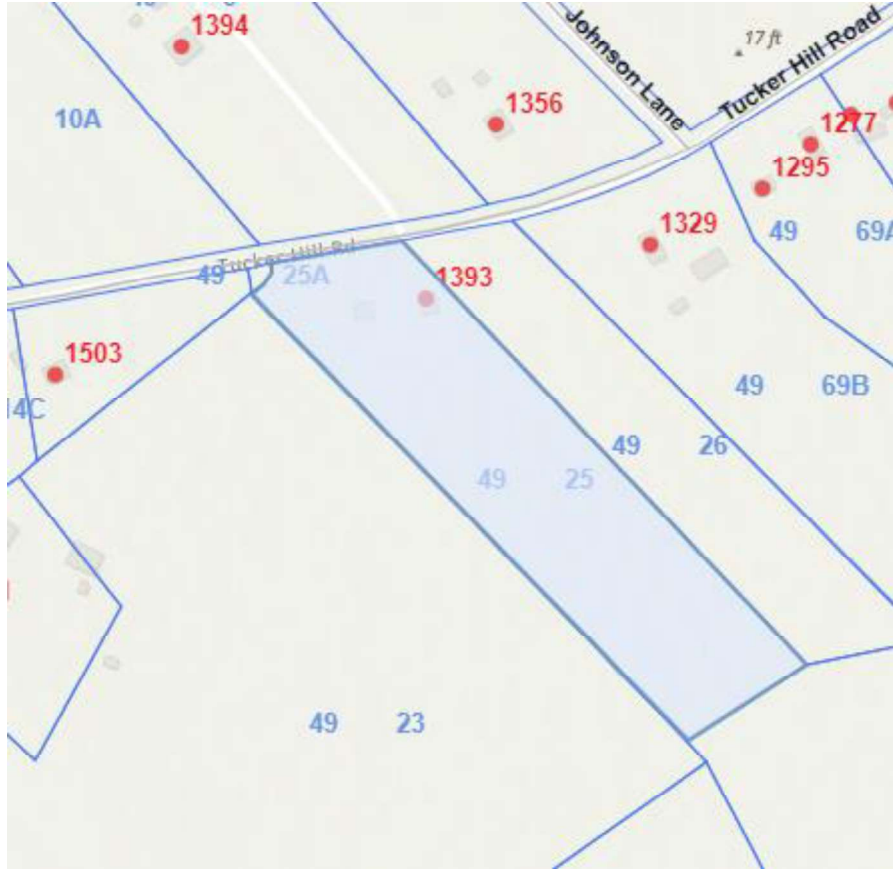
MH/Type:

On Site Date: 06/02/2021 **Total Improvements:** \$0

Condition:

Review Date: 12/20/2021

Total Value: \$22,300



Map ID: 49 25

Acct No: 7294-1

Legal Description: PART RUSSES DB 105 PG 70
3.93 AC

Deed Book/Page: 105 / 70

Occupancy: DWELLING

Dwelling Type: CONV

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 3.930

Year Assessed: 2022

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 01 COPLE

Year Effective:

Total Land: \$17,200

MH/Type:

On Site Date: 06/02/2021

Total Improvements: \$0

Condition: DWELLING-POOR

Review Date: 12/20/2021

Total Value: \$17,200