

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Sussex, 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 Sussex Courthouse Volunteer Fire Department, **20169 Princeton Rd, Stony Creek, Virginia, on January 25, 2024 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 term or conditions which may be subsequently 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.

<u>No.</u>	<u>Property Owner(s)</u>	<u>Account Numbers</u>	<u>Description</u>
J1.	Queen Ann Barnes, et al.	Tax Map No. 113-A-23 Account No. 5610 TACS No. 585682	16326 Jerusalem Plank Rd; Newville District; Rte 35; 1.994 acres, more or less; unimproved
J2.	George and Easter Claiborne, et al.	Tax Map No. 61A7-A-41 Account No. 3990 TACS No. 585680	N. Side of Bryant Ave; Town of Wakefield; unk acreage; unimproved
J3.	James Linwood Massenburg, et al.	Tax Map No. 28A8-15-D Account No. 2409 TACS No. 585677	E Side Butler St, Lot D; Town of Waverly; unk acreage; unimproved
J4.	Panchal Enterprises, Inc.	Tax Map No. 28A8-8-1 Account No. 10847 TACS No. 585688	S Side E Main St, PCL 1; Town of Waverly; unk acreage; unimproved
	Panchal Enterprises, Inc.	Tax Map No. 28A8-8-2 Account No. 10848 TACS No. 585688	E Side Rte 460, 24ft on Rte 460, PCL 2; Town of Waverly; unk acreage; unimproved
	Panchal Enterprises, Inc.	Tax Map No. 28A8-8-3 Account No. 10849 TACS No. 585688	E Side Rte 460, Triangle 100ft on Rte 460, PCL 3; Town of Waverly, unk acreage; unimproved

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 \$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) 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 **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 deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than February 1, 2024).** 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 Sussex 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 Sussex 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 Bertram at jerry@forsaleatauction.biz or by phone at (804) 229-9271. 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.

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

*****SAMPLE PURCHASER'S AGREEMENT & CONTRACT OF SALE*****

At that certain real estate tax sale which closed on Thursday, January 25, 2024, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Case Name: County of Sussex v. _____ (**Case No.** _____)

Tax Map Number: _____

Account Number: _____

TACS Number: _____

Buyer's Premium: \$ _____

Bid Deposit: \$ _____

Credit Card Hold: \$(_____)

Total Due Now: \$ _____

I understand that the above-referenced "Total Due Now" is required to be deposited today with the Special Commissioner and that the balance of the high bid and the deed recordation cost will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Sussex, Virginia. 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, 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 Special Commissioner intends to ask the Court 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 (January 25, 2024). I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit filed by the above-named locality, that this contract shall be 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 if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, or if the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit all amounts paid and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

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 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	_____ 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 [DATE], 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 #J1

County of Sussex v. Queen Ann Barnes, et al.

Owner of Record: Queen A. Barnes

Tax Map No. 113-A-23 • Account No. 5610

TACS No. 585682

Property Address	Owner Name/Address	
16326 JERUSALEM PLANK RD	BARNES QUEEN A C/O JUDY BARNES 2400 COURTHOUSE ROAD	
Map ID: 113 A 23	HOPEWELL VA 23860	
Acct No: 5610-1		
Legal Description: RT 35-BEN BARNES		
Plat Book/Page: 104 / 686		
Deed Book/Page: 104 / 684		
Will Book/Page: 58 / 249		
Occupancy: OTHER		
Dwelling Type:		
Use/Class: SNGL FAM RES - SUBURBAN	Acreage: 1.994	
Year Assessed: 2022	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 04 NEWVILLE	Year Effective:	Total Land: \$18,700
MH/Type: Y	On Site Date: 07/29/2021	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$18,700



Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While Sussex County has worked to ensure that the assessment data contained herein is accurate, the County assumes no liability for any errors, omissions, or inaccuracies in the information provided for any reliance on any maps or data provided herein. Please consult Sussex County records for official information.

Property #J2

County of Sussex v. Easter Claiborne, et al.
Owner of Record: George & Easter Claiborne
Tax Map No. 61A7-A-41 • Account No. 3990
TACS No. 585680

Property Address	Owner Name/Address	
	CLAIBORNE GEORGE & EASTER C/O WILLIE L CLAIBORNE 146 N FIREROCK COURT	
Map ID: 61A7 A 41 CASA GRANDE AZ 85222		
Acct No: 3990-1		
Legal Description: N SIDE BRYANT AVE		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: SNGL FAM RES - URBAN	Acreage: 0.000	
Year Assessed: 2022	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 10 WAKEFIELD TOWN	Year Effective:	Total Land: \$12,400
MH/Type:	On Site Date: 09/08/2021	Total Improvements: \$0
Condition:	Review Date: 09/08/2021	Total Value: \$12,400



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Property #J3

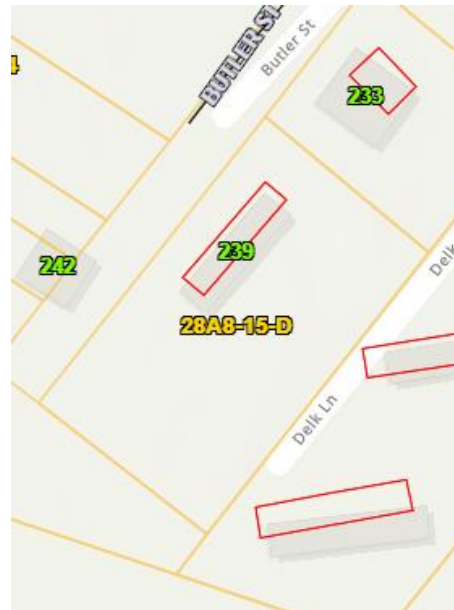
County of Sussex v. James Linwood Massenburg, et al.

Owner of Record: Emma Bailey & Jerry George William, Walter Fred George & Benjamin Brown

Tax Map No. 28A8-15-D • Account No. 2409

TACS No. 585677

Property Address	Owner Name/Address	
	BAILEY EMMA & WILLIAM JERRY GEORGE GEOG WALTER FRED & BENJ BROWN % ANNIE BROWN 738 SPRUCE ST	
	Map ID: 28A815 D HAMPTON VIRGINIA 23661	
	Acct No: 2409-1	
Legal Description: E SIDE BUTLER ST LOT D		
Plat Book/Page: 77 / 260		
Deed Book/Page: 77 / 261		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: SNGL FAM RES - URBAN	Acreage: 0.000	
Year Assessed: 2022	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 09 WAVERLY TOWN	Year Effective:	Total Land: \$11,300
MH/Type:	On Site Date: 02/14/2022	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$11,300



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Property #J4

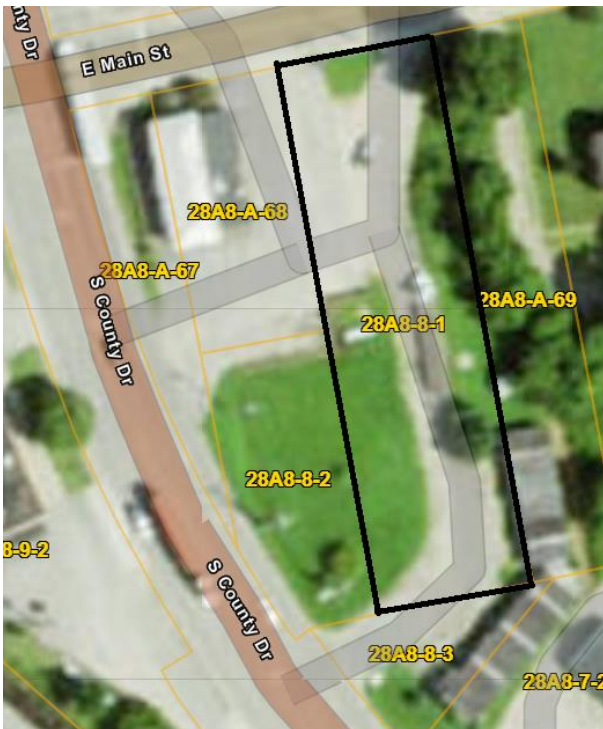
County of Sussex v. Panchal Enterprises, Inc.

Owner of Record: Panchal Enterprises, Inc.

Tax Map No. 28A8-8-1 • Account No. 10847

TACS No. 585688

Property Address	Owner Name/Address	
	PANCHAL ENTERPRISES INC 3445 MONUMENT AVENUE APT 26 RICHMOND VA 23221	
Map ID: 28A8 8 1		
Acct No: 10847-1		
Legal Description: ELLIS PROPERTY S SIDE E MAIN ST PCL 1		
Plat Book/Page: 16 / 5		
Deed Book/Page: 141 / 249		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: COMMERCIAL & INDUSTRIAL	Acres: 0.000	
Year Assessed: 2022	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 09 WAVERLY TOWN	Year Effective:	Total Land: \$70,200
MH/Type:	On Site Date:	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$70,200



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Property #J4 (cont'd)

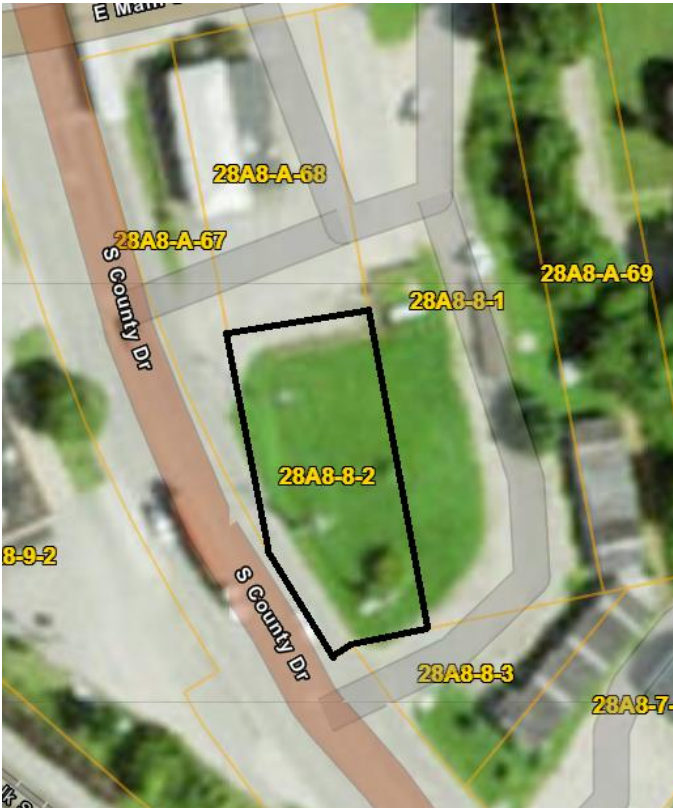
County of Sussex v. Panchal Enterprises, Inc.

Owner of Record: Panchal Enterprises, Inc.

Tax Map No. 28A8-8-2 • Account No. 10848

TACS No. 585688

Property Address	Owner Name/Address	
	PANCHAL ENTERPRISES INC 3445 MONUMENT AVENUE APT 26 RICHMOND VA 23221	
Map ID: 28A8 8 2		
Acct No: 10848-1		
Legal Description: E SIDE RT 460 24 FT ON RT 460 PCL 2		
Plat Book/Page: 16 / 5		
Deed Book/Page: 141 / 249		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: COMMERCIAL & INDUSTRIAL	Acreage: 0.000	
Year Assessed: 2022	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 09 WAVERLY TOWN	Year Effective:	Total Land: \$66,300
MH/Type:	On Site Date: 08/13/2021	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$66,300



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Property #J4 (cont'd)

County of Sussex v. Panchal Enterprises, Inc.

Owner of Record: Panchal Enterprises, Inc.

Tax Map No. 28A8-8-3 • Account No. 10849

TACS No. 585688

Property Address	Owner Name/Address	
107 S COUNTY DRIVE	PANCHAL ENTERPRISES INC 3445 MONUMENT AVENUE APT 26 RICHMOND VA 23221	
Map ID: 28A8 8 3		
Acct No: 10849-1		
Legal Description: E SIDE RT 460 TRIANGLE 100FT ON RT 460 PCL 3 MELODY INN		
Plat Book/Page: 16 / 5		
Deed Book/Page: 141 / 249		
Occupancy: COMMERCIAL		
Dwelling Type: MOTEL		
Use/Class: COMMERCIAL & INDUSTRIAL	Acreage: 0.000	
Year Assessed: 2022	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 09 WAVERLY TOWN	Year Effective: 1958	Total Land: \$43,800
MH/Type:	On Site Date: 08/13/2021	Total Improvements: \$12,400
Condition: POOR	Review Date:	Total Value: \$56,200



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