

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Amelia, the undersigned Special Commissioner will offer for sale at an online only public auction the following described real estate on **March 26, 2024 at 2:00 PM EST.**

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 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.	Darryl D. Booker, et ux.	56-50J	513118	Jackston District; 5.00 acres, more or less; 13721 Little Patrick Rd; improved
J2.	John Dickerson El	42-1-5	568711	Giles District; 5.900 acres, more or less; near Poor House Rd; unimproved
J3.	Dr. Ralph Johnson, et al.	59-55	630947	Jackson District; 4.470 acres, more or less; Greenes Rd; unimproved
J4.	Russell S. Lunning, et al.	39-2-5A	726096	Leigh District; 2.870 acres, more or less; 8305 Dash Ln; Singlewide
		39-2-4	726096	Leigh District; 6.860 acres, more or less; Dash Ln; unimproved
J5.	TKT, Inc.	31-150A	726123	Giles District; 0.920 acres, more or less; 15835 Goodes Bridge Rd; Mobile Home Park including Personal Property listed as Fleetwood Mobile Home 1997; Redman Mobile Home 1997 and Oakwood Mobile Home 1978
		31-151	726123	Giles District; 1.907 acres, more or less; Office; improved
		31-150C	726123	Giles District; 0.480 acres, more or less; unimproved
		31-152	726123	Giles District; 6.490 acres, more or less; unimproved
		31-153	726123	Giles District; 0.890 acres, more or less; unimproved

		31-153A	726123	Giles District; 2.000 acres, more or less; 15837 Goodes Bridge Rd; improved
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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.

All interested bidders must register and be approved to bid. Registration and bidding are free of charge and are done at tacssale.com. If any interested bidders do not have access to the internet, please contact TACS at auctions@taxva.com or 804-548-4408 for assistance with creation of an account and placement of bids.

Registered bidders may bid online at any time during which the auction is open. Bidders may enter a maximum bid amount and allow the system to bid in pre-set increments for them, or may manually enter each bid individually, at their preference.

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.

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 April 2, 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 County of Amelia 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 Amelia and you may not be a Defendant in any pending delinquent tax matter. Questions should be directed to TACS online at tacssale.com, by email to auction@taxva.com, by phone to 804-548-4408, by fax to 804-545-2378, or by writing to the address below.

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

****TACS is not responsible for internet connectivity issues, software functionality, bidding application, or system errors which could cause a bid to fail to be recognized. There is no recourse or remedy, implied or offered, to any online bidders in the event of any issues.****

At that certain real estate tax sale which closed on Tuesday, March 26, 2024, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Case Name: County of Amelia 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 Amelia, 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 (March 26, 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 26th day of March 2024, 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

J1. DARRYL D. BOOKER, ET UX.
TAX MAP NO. 56-50J
ACCT NO. 5480
TACS NO. 513118

Account: 5480
Parcel ID (formatted): 56-50J
Tax Map: 56
Lot: 50J
Owner: BOOKER DARRYL D ETUX
3312 OLD COURTHOUSE
NORTH CHESTERFIELD V 23236
Physical Address:
13721 LITTLE PATRICK RD
AMELIA COURT HOUSE
Deed Book: 247
Deed Page: 384
Description 1: 1.5 AC TO 56-50K
Description 2: 2.000 AC T
Description 3: 5.000 AC
Acres: 5
Total Value: \$36,800
Total Improvements Value : \$164,100
Total Value: \$200,900

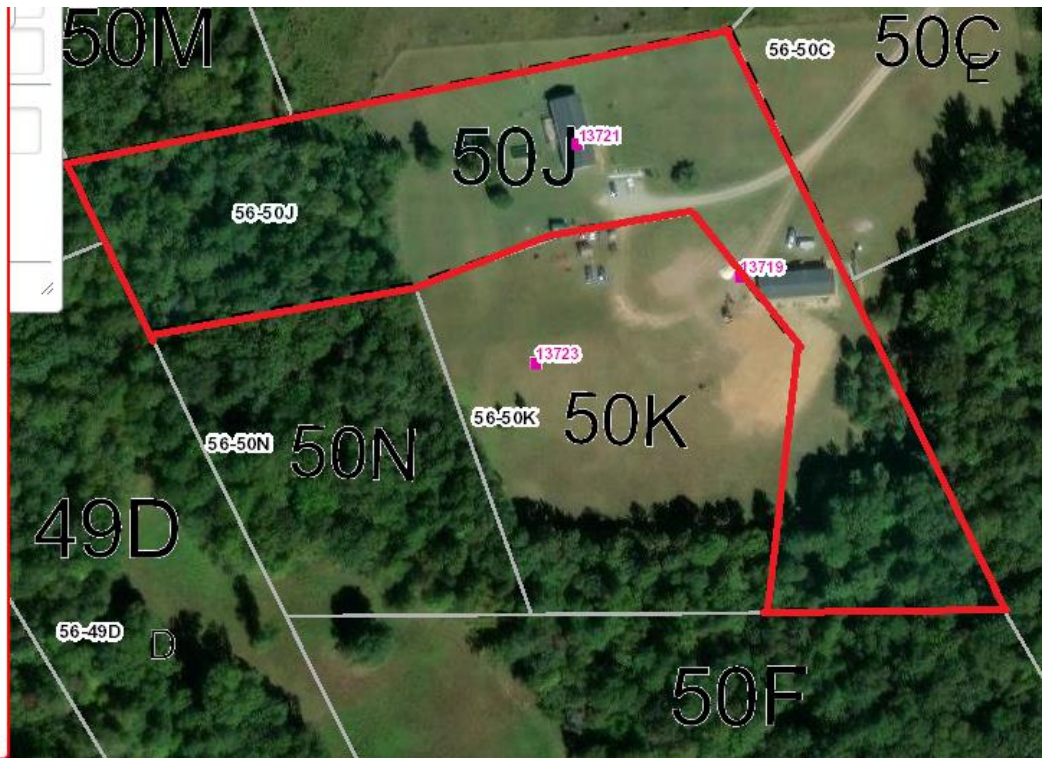
[Property Card](#)

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[Amelia County Census Dashboard](#)

Attributes at point: N: 3622388, E: 11649840
District Boundary 2021
DistName: 3
Emergency Service Network
ESN: 210
FIRE: FIRE CO. 2 -1 -4 -3
Zoning
Zoning: RP-5



This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

J2. JOHN DICKERSON EL
TAX MAP NO. 42-1-5
ACCT NO. 2869
TACS NO. 568711

Account: 2869
Parcel ID (formatted): 42-1-5
Tax Map: 42
Double Circle: 1
Lot: 5
Owner: EL JOHN DICKERSON
C/O DONNA D EL
10484 FAULKNER RIDGE CIR
COLUMBIA MD 21044
Physical Address:
0
Description 3: 5.900 AC
Acres: 5.9
Total Value: \$9,700
Total Value: \$9,700

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Attributes at point: N: 3637764, E: 11633978
District Boundary 2021
DistName: 3
Emergency Service Network
ESN: 202
FIRE: FIRE CO. 1 -3 -2 -4
Zoning
Zoning: RR-3



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J3. DR. RALPH JOHNSON, ET AL.
TAX MAP NO. 59-55
ACCT NO. 7668
TACS NO. 630947

Account: 7668
Parcel ID (formatted): 59-55
Tax Map: 59
Lot: 55
Owner: JOHNSON RALPH DR ETAL
P O BOX 1598
JOHNSTOWN PA 15907
Physical Address:
0
Description 3: 4.470 AC
Acres: 4.47
Total Value: \$37,900
Total Value: \$37,900

[Property Card](#)

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Attributes at point: N: 3630154, E: 11685057
District Boundary 2021
DistName: 5
Emergency Service Network
ESN: 210
FIRE: FIRE CO. 2 -1 -4 -3
Zoning
Zoning: RP-5



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J4. RUSSELL S. LUNNING (2 PARCELS)
TAX MAP NO. 39-2-5A
ACCT NO. 3479
TACS NO. 726096

Account: 3479
Parcel ID (formatted): 39-2-5A
Tax Map: 39
Double Circle: 2
Lot: 5A
Owner: LUNNING RUSSELL S
1905 N 22ND ST
RICHMOND VA 23223
Physical Address:
8305 DASH LN
JETERSVILLE
Deed Book: 215
Deed Page: 312
Description 3: 2.870 AC
Acres: 2.87
Total Value: \$25,800
Total Improvements Value: \$10,000
Total Value: \$35,800

Property Card

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Attributes at point: N: 3643287, E: 11601274

District Boundary 2021

DistName:

Emergency Service Network

ESN: 215

FIRE: FIRE CO. 3 -1 -5 -4

Zoning

Zoning: A-5



TAX MAP NO. 39-2-4
ACCT NO. 1831
TACS NO. 726096

Account: 1831
Parcel ID (formatted): 39-2-4
Tax Map: 39
Double Circle: 2
Lot: 4
Owner: LUNNING RUSSELL S
1905 N 22ND ST
RICHMOND VA 23223
Physical Address:
0
Deed Book: 223
Deed Page: 494
Description 3: 6.860 AC
Acres: 6.86
Total Value: \$33,000
Total Value: \$33,000

Property Card

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Attributes at point: N: 3643055, E: 11600687

District Boundary 2021

DistName: 1

Emergency Service Network

ESN: 215

FIRE: FIRE CO. 3 -1 -5 -4

Zoning

Zoning: A-5



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J5. TKT, INC. (6 PARCELS)

TAX MAP NO. 31-150A

ACCT NO.

TACS NO. 726123

Account: 2289
Parcel ID (formatted): 31-150A
Tax Map: 31
Lot: 150A
Owner: TKT INC
PO BOX 72863
RICHMOND VA 23235
Physical Address:
15835 GOODES BRIDGE RD
AMELIA COURT HOUSE
Deed Book: 226
Deed Page: 392
Description 1: MOBILE HOME PARK
Description 3: .920 AC
Acres: 0.92
Total Value: \$73,600
Total Improvements Value : \$50,000
Total Value: \$123,600

[Property Card](#)

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Attributes at point: N: 3652933, E: 11637676

District Boundary 2021

DistName: 4

Emergency Service Network

ESN: 203

FIRE: FIRE CO. 1 -3 -4 -2

Sanitary District

In District: Yes

Zoning

Zoning: B-1



TAX MAP NO. 31-151
ACCT NO. 335
TACS NO. 726123

Account: 335
Parcel ID (formatted): 31-151
Tax Map: 31
Lot: 151
Owner: TKT INC
PO BOX 72883
RICHMOND VA 23235
Physical Address:
0
Deed Book: 226
Deed Page: 392
Description 3: 1.907 AC
Acres: 1.907
Total Value: \$89,100
Total Improvements Value : \$17,600
Total Value: \$106,700

[Property Card](#)

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Attributes at point: N: 3653163, E: 11637374
District Boundary 2021
DistName: 4
Emergency Service Network
ESN: 203
FIRE: FIRE CO. 1-3 -4 -2
Sanitary District
In District: Yes
Zoning
Zoning: B-1



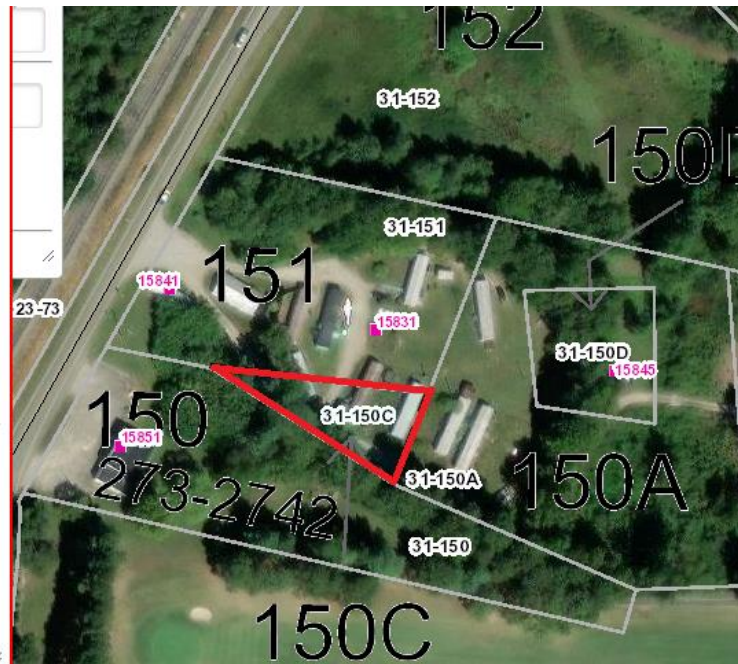
TAX MAP NO. 31-150C
ACCT NO. 519
TACS NO. 726123

Account: 519
Parcel ID (formatted): 31-150C
Tax Map: 31
Lot: 150C
Owner: TKT INC
PO BOX 72883
RICHMOND VA 23235
Physical Address:
0
Deed Book: 226
Deed Page: 392
Description 3: .480 AC
Acres: 0.48
Total Value: \$9,600
Total Value: \$9,600

[Property Card](#)

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Attributes at point: N: 3653012, E: 11637417
District Boundary 2021
DistName: 4
Emergency Service Network
ESN: 203
FIRE: FIRE CO. 1-3 -4 -2
Sanitary District
In District: Yes
Zoning
Zoning: MHS



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TAX MAP NO. 31-152
ACCT NO. 7108
TACS NO. 726123

Account: 7108
Parcel ID (formatted): 31-152
Tax Map: 31
Lot: 152
Owner: TKT INC
PO BOX 72863
RICHMOND VA 23235
Physical Address:
0
Deed Book: 226
Deed Page: 392
Description 3: 6.490 AC
Acres: 6.49
Total Value: \$134,900
Total Value: \$134,900

[Property Card](#)

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Attributes at point: N: 3653372, E: 11637644
District Boundary 2021
DistName: 4
Emergency Service Network
ESN: 203
FIRE: FIRE CO. 1 -3 -4 -2
Sanitary District
In District: Yes
Zoning
Zoning: B-1



TAX MAP NO. 31-153
ACCT NO. 854
TACS NO. 726123

Account: 854
Parcel ID (formatted): 31-153
Tax Map: 31
Lot: 153
Owner: TKT INC
PO BOX 72863
RICHMOND VA 23235
Physical Address:
0
Deed Book: 226
Deed Page: 392
Description 3: .890 AC
Acres: 0.89
Total Value: \$8,900
Total Value: \$8,900

[Property Card](#)

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Attributes at point: N: 3653418, E: 11637972
District Boundary 2021
DistName: 4
Emergency Service Network
ESN: 203
FIRE: FIRE CO. 1 -3 -4 -2
Sanitary District
In District: Yes
Zoning
Zoning: B-1



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TAX MAP NO. 31-153A
ACCT NO.
TACS NO. 726123

Account: 5944
Parcel ID (formatted): 31-153A
Tax Map: 31
Lot: 153A
Owner: TKT INC
PO BOX 72883
RICHMOND VA 23235
Physical Address:
15837 GOODES BRIDGE RD
AMELIA COURT HOUSE
Deed Book: 226
Deed Page: 392
Description 3: 2.000 AC
Acres: 2
Total Value: \$36,700
Total Improvements Value : \$98,000
Total Value: \$134,700

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Attributes at point: N: 3652988, E: 11638029
District Boundary 2021
DistName: 4
Emergency Service Network
ESN: 203
FIRE: FIRE CO. 1 -3 -4 -2
Sanitary District
In District: Yes
Zoning
Zoning: RR-3



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