

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Cumberland, 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 **Cumberland County Courthouse** located at **1 Courthouse Circle, Cumberland, Virginia 23040**, on **March 27, 2024 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.

	Property Owner(s)	Tax Map No.	TACS No.	Property Description
1	Andy Boatwright, et al.	034-2-3	811549	Near Jenkins Church Rd; no known road access +/- 3 acres Unimproved parcel
2	Sarah E. Faggins, et al.	104A-3-3	811544	27 Spillman Rd +/- 1.051 acres Dwelling in fair condition assessed with parcel
3	Claudia Henry, et al.	111-A-29	636982	Near Travelers Way +/- 8.110 acres Unimproved parcel
4	John Lavare, et al.	105-A-10	811539	Near Jamestown Rd +/- 59 acres Unimproved parcel
5	George Marable, et al.	044-A-12	811059	No known road access +/- 25 acres Unimproved parcel
6	Gerald E. Matney, Jr., et al.	006-A-18	636995	Near Boston Hill Road +/- 47.120 acres Unimproved parcel

7a	Abners Nash, et al.	050-A-22	755565	Adjoins 050-A-23 Near Cartersville Rd +/- 2 acres Unimproved parcel
7b	Abners Nash, et al.	050-A-23	755565	Adjoins 050-A-22 Off Cartersville Rd +/- 4.440 acres Unimproved parcel
8	Merlee Catherine Taylor Roberson Holcomb, et al.	080-A-23	811548	Unmapped +/- 6 acres Unimproved parcel
9	Christopher L. Taylor REDEEMED	074-A-115-A	755544 REDEEMED	Off Putney Road +/- 2 acres Unimproved parcel

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 \$150.00, 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 **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 Ken Sebastian, at (540) 841-2085 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 April 3, 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 Cumberland 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 Cumberland 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 Auction Coordinator, Ken Sebastian, online at www.ForSaleAtAuction.biz, by email to Ken@ForSaleAuction.biz or by phone to (540) 841-2085. 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
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 [DATE], the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Case Name: County of Cumberland 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 Cumberland, 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. 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 Cumberland v. Andy Boatwright, et al.
Owner of Record: Andy Boatwright, c/o Norman Boatwright, Jr.
Tax Map No. 034-2-3 • Account No. 17999

Property Address	Owner Name/Address	
	BOATWRIGHT, ANDY C/O NORMAN BOATWRIGHT, JR. 4704 BELL ROAD	
Map ID: 034 2 3	POWHATAN, VA 23139	
Acct No: 17999-1		
Legal Description: (DB99-229) 3.000 AC		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: SNGL FAMILY SUBURBAN	Acreage: 3.000	
Effective Date: Invalid Date	Year Built:	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 38 HAMILTON DISTRICT CH	Year Effective:	Total Land: \$13,050
MH/Type:	On Site Date: 01/05/2023	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$13,050



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 Cumberland 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 Cumberland County records for official information.

Property #J2

County of Cumberland v. Sarah E. Faggins, et al.
Owner of Record: Sarah E. Faggins, c/o Freddie O. Gilliam
Tax Map No. 104A-3-3 • Account No. 2705

Property Address	Owner Name/Address	
27 SPILLMAN ROAD	FAGGINS, SARAH E.	
FARMVILLE, VA	C/O FREDDIE O. GILLIAM	
	27 SPILLMAN ROAD	
Map ID: 104A 3 3	FARMVILLE, VA 23901	
Acct No: 2705-1		
Legal Description: (DB 133-344) - LOT 3 1.051 AC	AUSTIN SUBD.	
Instrument: 00 00		
Occupancy: DWELLING		
Dwelling Type: CONV		
Use/Class: RESIDENTIAL / SNGL FAMILY SUBURBAN	Acreage: 1.051	
Effective Date: Invalid Date	Year Built: 1975	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 39 RANDOLPH DISTRICT CR	Year Effective: 1975	Total Land: \$22,910
MH/Type:	On Site Date: 12/07/2022	Total Improvements: \$38,190
Condition: FAIR	Review Date:	Total Value: \$61,100



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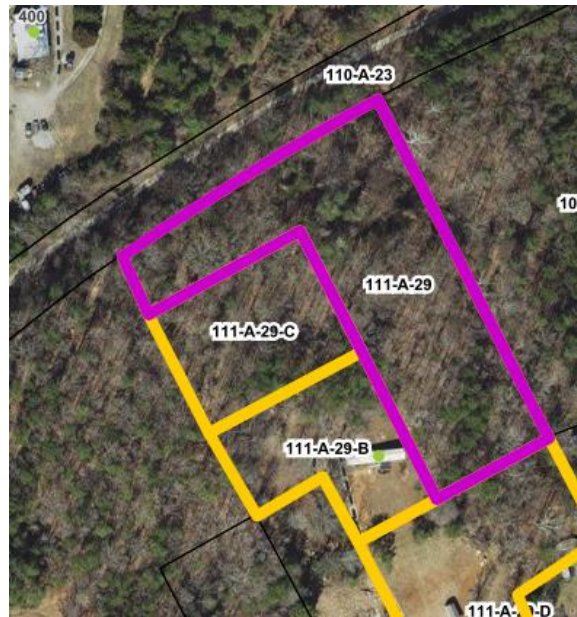
Property #J3

County of Cumberland v. Claudia Henry, et al.

Owner of Record: Claudia Henry

Tax Map No. 111-A-29 • Account No. 3887

Property Address	Owner Name/Address	
	HENRY, CLAUDIA	
	5713 MORAVIA ROAD	
	BALTIMORE, MD 21206	
Map ID: 111 A 29		
Acct No: 3887-1		
Legal Description: WB.20040039 8.11 AC		
Instrument: 00		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: RESIDENTIAL / SNGL FAMILY SUBURBAN	Acreage: 8.110	
Effective Date: Invalid Date	Year Built:	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 39 RANDOLPH DISTRICT CR	Year Effective:	Total Land: \$47,740
MH/Type:	On Site Date: 12/20/2022	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$47,740



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Property #J4

County of Cumberland v. John Lavare, et al.
Owner of Record: John Lavare Estate, c/o Freddie Munford
Tax Map No. 105-A-10 • Account No. 1453

Property Address	Owner Name/Address	
	LAVARE, JOHN ESTATE C/O FREDDIE MUNFORD 8805 JUNALUSKA TER. CLINTON, MD 20735	
Map ID: 105 A 10	Acct No: 1453-1	
Legal Description: DB30-386,238-480 59.00 AC INST20110666		
Instrument: 00		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: AG 20-100 AC	Acreage: 59.000	
Effective Date: Invalid Date	Year Built:	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 39 RANDOLPH DISTRICT CR	Year Effective:	Total Land: \$75,230
MH/Type:	On Site Date: 02/27/2019	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$75,230



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Property #J5

County of Cumberland v. George Marable, et al.
Owner of Record: George Marable, c/o Adrienne D. Grist
Tax Map No. 044-A-12 • Account No. 6329

Property Address	Owner Name/Address	
	MARABLE, GEORGE C/O ADRIENNE D. GRIST 531 MAIN ST APT #411	
Map ID: 044 A 12 NEW YORK, NY 10044		
Acct No: 6329-1		
Legal Description: (DB 47-140) 25.000 AC		
Instrument: 00		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: AG 20-100 AC	Acreage: 25.000	
Effective Date: Invalid Date	Year Built:	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 38 HAMILTON DISTRICT CH	Year Effective:	Total Land: \$38,130
MH/Type:	On Site Date: 06/25/2019	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$38,130



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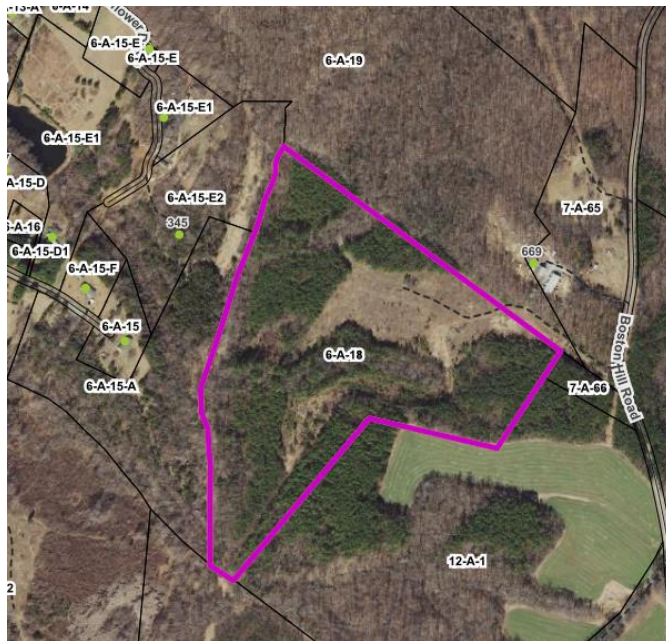
Property #J6

County of Cumberland v. Gerald E. Matney, Jr., et al.

Owner of Record: Gerald E. Matney, Jr. & Roula S. Lee, c/o Roula Saba

Tax Map No. 006-A-18 • Account No. 8563

Property Address	Owner Name/Address	
	MATNEY, GERALD E.,JR.&LEE, ROULA S. C/O ROULA SABA 2733 DAPHNE LANE	
Map ID: 006 A 18 POWHATAN, VA 23139		
Acct No: 8563-1		
Legal Description: INST.20050921 47.120 AC		
Instrument: 00		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: AG 20-100 AC	Acreage: 47.120	
Effective Date: Invalid Date	Year Built:	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 38 HAMILTON DISTRICT CH	Year Effective:	Total Land: \$82,460
MH/Type:	On Site Date: 11/25/2018	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$82,460



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Property #J7a

County of Cumberland v. Abners Nash, et al.
Owner of Record: Abners Nash Heirs, c/o Roosevelt Nash
Tax Map No. 050-A-22 • Account No. 2198
Adjoins Property J7b

Property Address	Owner Name/Address	
	NASH, ABNERS HEIRS C/O ROOSEVELT NASH PO BOX 5327	
	Map ID: 050 A 22 POCONO SUMMIT, PA 18346	
	Acct No: 2198-1	
Legal Description: DB 70-127 2.000 AC		
Instrument: 00		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: SNGL FAMILY SUBURBAN	Acreage: 2.000	
Effective Date: Invalid Date	Year Built:	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 34 MADISON DISTRICT CM	Year Effective:	Total Land: \$7,000
MH/Type:	On Site Date: 08/08/2019	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$7,000

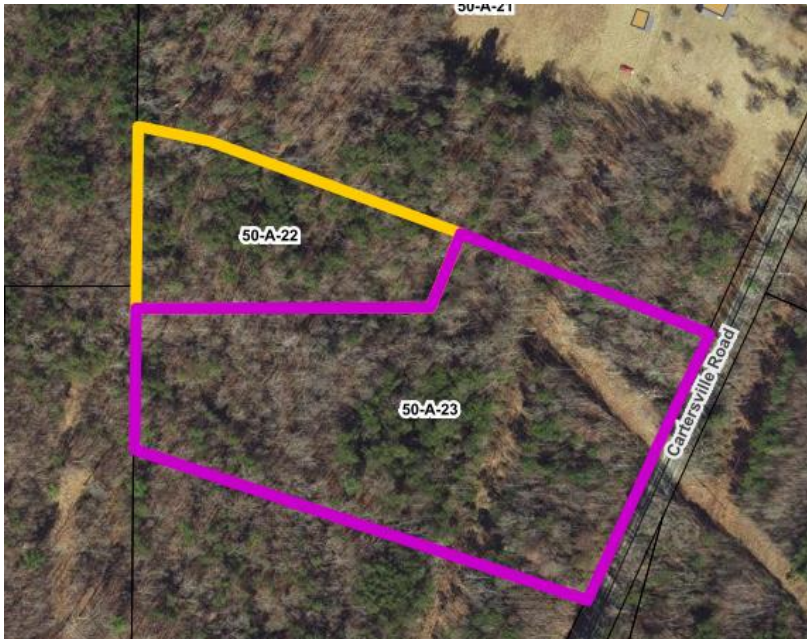


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Property #J7b

County of Cumberland v. Abners Nash, et al.
Owner of Record: Abners Nash Heirs, c/o Roosevelt Nash
Tax Map No. 050-A-23 • Account No. 2199
Adjoins Property J7a

Property Address	Owner Name/Address		
	NASH, ABNERS HEIRS C/O ROOSEVELT NASH PO BOX 532		
	Map ID: 050 A 23 POCONO SUMMIT, PA 18346		
	Acct No: 2199-1		
Legal Description:	DB 69-131 4.440 AC		
Instrument:	00		
Occupancy:	VACANT		
Dwelling Type:			
Use/Class:	SNGL FAMILY SUBURBAN	Acreage: 4.440	
Effective Date:	Invalid Date	Year Built:	Land Use:
Zoning:	AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District:	34 MADISON DISTRICT CM	Year Effective:	Total Land: \$26,640
MH/Type:		On Site Date: 06/27/2019	Total Improvements: \$0
Condition:		Review Date:	Total Value: \$26,640



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Property #J8

County of Cumberland v. Merlee Catherine Taylor Roberson Holcomb, et al.

Owner of Record: Merlee Robeson Estate, et al., c/o Wendell P. Roberson

Tax Map No. 080-A-23 • Account No. 2970

Property Address	Owner Name/Address	
	ROBESON, MERLEE, ET ALS. ESTATE	
	C/O WENDELL P. ROBESON	
	PO BOX 663	
	Map ID: 080 A 23 PINEHURST, NC 28374	
	Acct No: 2970-1	
Legal Description:	WB 30-161 6.000 AC	
Instrument:	00	
Occupancy:	VACANT	
Dwelling Type:		
Use/Class:	SNGL FAMILY SUBURBAN	Acreage: 6.000
Effective Date:	Invalid Date	Year Built:
Zoning:	AGRICULTURAL	Year Remodeled:
District:	39 RANDOLPH DISTRICT CR	Year Effective:
MH/Type:		On Site Date: 07/30/2019
Condition:		Review Date:
		Land Use:
		Total Mineral: \$0
		Total Land: \$18,000
		Total Improvements: \$0
		Total Value: \$18,000

Unmapped

REDEEMED

Property #J9

County of Cumberland v. Christopher L. Taylor

Owner of Record: Christopher L. Taylor

Tax Map No. 074-A-15-A • Account No. 17247

Property Address	Owner Name/Address	
	TAYLOR, CHRISTOPHER L. 38 OLD BUCKINGHAM ROAD CUMBERLAND, VA 23040-2405	
Map ID: 074 A 15 A		
Acct No: 17247-1		
Legal Description: (DB207-214) 2.000 AC		
Deed Book/Page: 207 / 214		
Instrument: 00		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: SNGL FAMILY SUBURBAN	Acreage: 2.000	
Effective Date: Invalid Date	Year Built:	Land Use:
Zoning: AGRICULTURAL	Year Remodeled:	Total Mineral: \$0
District: 34 MADISON DISTRICT CM	Year Effective:	Total Land: \$12,000
MH/Type:	On Site Date: 02/15/2019	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$12,000

