

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
CITY OF HAMPTON, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of City of Hampton, 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 **Ruppert Sargent Building 1 Franklin Street, Hampton, Virginia 23669**, on **May 23, 2024**, at **11:00 AM. in the Hampton Veterans Conference Room**

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 Dudley Resources (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	RPC No.	TACS No.	Property Description
J1	George Patton Nichols REDEEMED	12005996 REDEEMED	730495 REDEEMED	306 Darby Ave Hampton REDEEMED
J2	George Patton Nichols REDEEMED	8003265 REDEEMED	730495 REDEEMED	477 Cedar Dr. Hampton REDEEMED
J3	Gertrude Newby REDEEMED	12002685 REDEEMED	730537 REDEEMED	613 Old Buckroe Rd. Hampton REDEEMED
J4	Samuel E. Fowlkes	1003168	839967	2303 Laguard Dr. Hampton – .08 +/- acre Vacant lot
J5	Patricia Melson Christopher	1007059	839961	3721 Ervin St. Hampton - .08 +/- acre Vacant Lot
J6	Michael S. Parker	8002591	839953	32 E. Gilbert St. Hampton
J7	Michael Albert Paige	6000709	839976	68 Tarrant Rd. Hampton - .93 +/- acre Vacant Lot
J8	Hazel M. LLC	12002654	839949	20 Kimberly Ave Hampton – .08 +/- acre Vacant Lot
J9	Antonius Stowes	13002363	839977	548 Greenbriar Ave B Hampton - .14 +/- acre Vacant Lot (property is landlocked)
J10	James Williams	2000858	730515	512 Harvey St. Hampton - .25 +/- acre Vacant Lot
J11	Gwendolyn Carolyn King REDEEMED	2000314 REDEEMED	839947 REDEEMED	216 Parkdale Ave Hampton – .08 +/- acre Vacant Lot REDEEMED
J12	Edgar William Parr Jr.	8002095	730528	211 Roane Dr. Hampton

J13	Lois M. Hunt	2002039	811578	381 W. Queen St. Hampton
J14	Lois M. Hunt	2002040	811578	373 W. Queen St. Hampton
J15	Lois M. Hunt	2002041	811578	363 W. Queen St. Hampton
J16	James Arthur Williams	1003712	730504	540 Greenbriar Ave. Hampton

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.

Credit Card information or other proof of funds will be collected as part of the registration process for deposit purposes. If using a credit card, immediately upon conclusion of the Sale, the

highest bidder's registered credit card will be charged an initial deposit amount of \$2,500.00, or the minimum deposit amount outlined in the terms above, if less than \$2,500.00.

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 <https://www.dudleyresources.auction/>. 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 Dudley Resources, at (804) 709-1954 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 May 30, 2024).** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier's checks and money orders shall be made payable to City of Hampton and forwarded to TACS, at the address shown below. Cash and personal checks will not be accepted. 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 City of Hampton 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 <https://www.dudleyresources.auction/>, by email to info@dudleyresources.com or by phone to , at (804) 709-1954. 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 804-548-4429, or by writing to the address below.

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