

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Charlotte, 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 **145 David Bruce Ave, Charlotte Court House, Virginia 23923**, on **June 17, 2024 at 12:00 PM**.

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 (“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	Clayton C. Bryant, Sr. Revocable Trust & Others	12-A-8A	327189	Vacant; Midway Road, Phenix 23959
2	Jennifer M. Bunn or Adam W. Roark	63A4-A-101	641669	Formerly 4880 and 4882 Drakes Main Street, Drakes Branch 23937
3	Janice Strum	7-A-48B	624922	477 Locust Grove Lane, Red House 23963
4	Ida N. Newcomb	66-3-3B; 66-3-3; and, 66-3-3A	804355	450 and 454 Old Kings Road, Drakes Branch 23937

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 (\$20,000.00) 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 <https://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 For Sale At Auction, 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 June 24, 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 County of Charlotte 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 the County of Charlotte 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.forsaleatauction.biz/>, by email to inquiry@forsaleatauction.biz or by phone at (540) 899-1776. 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) 612-0629, or by writing to the address below.

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

**PURCHASER'S ACKNOWLEDGEMENT AND
CONTRACT OF SALE**

At that certain Special Commissioner's sale held on Monday June 17, 2024 in the cause styled County of Charlotte v. _____ (Case No. _____), the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____, and a buyer's premium of \$ _____.

Tax Map No. _____

Account No. _____

I understand that a deposit of \$ _____ (25% of the purchase price or \$1,000.00, whichever is more, or the entire purchase price if less than \$1,000.00, or \$20,000.00 if purchase price is more than \$80,000.00) is required to be deposited today with the Special Commissioner and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Charlotte, Virginia. Further, I understand that a buyer's premium is required in this auction and have agreed to pay \$ _____ as a buyer's premium.

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 Court intends 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 (auction date). I further understand that in the event I owe delinquent taxes to the County of Charlotte or if I am named as a Defendant in any delinquent tax suit filed by the County of Charlotte, Virginia, that this contract may be made null and void 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.

If the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit the deposit and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount. I further understand that if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, that this real estate may be resold and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

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

Print Name:

Address:

Phone:

Email:

Title will be taken in the name of:

Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

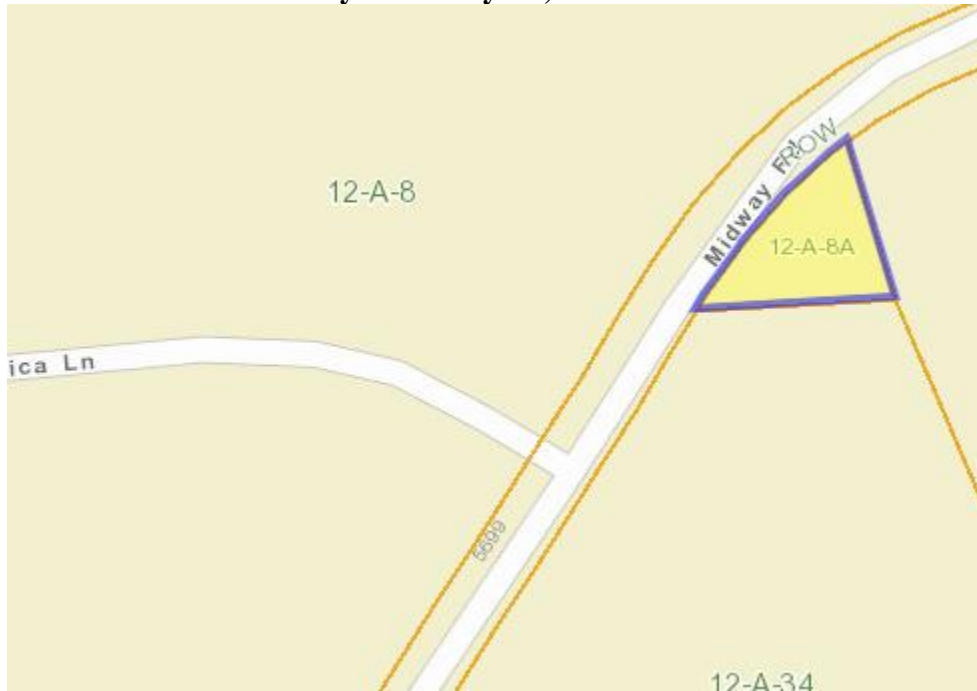
CERTIFICATION

It is hereby certified that the above-referenced purchaser has on this 17th day of June 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,

Property 1

Clayton C. Bryant, Sr. Revocable Trust & Others



Owner Name:	BRYANT CLAYTON C SR RELOC TRUST & OTHERS
Owner Address:	PO BOX 702
City	APPOMATTOX
State	VA
Zip Code	24522
Legal Description	WB 46/790 DB 355/709 PARCEL 4
Land Value:	\$312
Improvement Value:	\$0
Acres:	No Data
Record Number:	1059
Deed Book/Page:	355 709

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.

Property 2

Jennifer M. Bunn or Adam W. Roark



Owner Name:	BUNN JENNIFER M OR ADAM W ROARK
Owner Address:	8567 TROTTINRIDGE RD
City	SKIPWITH
State	VA
Zip Code	23968
Legal Description	DB 436/644 DB 414/661 DB 246/205
Land Value:	\$4,500
Improvement Value:	\$4,801
Acres:	No Data
Record Number:	9671
Deed Book/Page:	436 644

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Property 3

Janice Strum



Owner Name:	STRUM JANICE
Owner Address:	C/O THEODORE RIVERS 2081 LANGHORNE RD.
City	LYNCHBURG
State	VA
Zip Code	24501
Legal Description	DB 395/563
Land Value:	\$29,648
Improvement Value:	\$3,000
Acres:	12
Record Number:	454
Deed Book/Page:	395 563

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Property 4

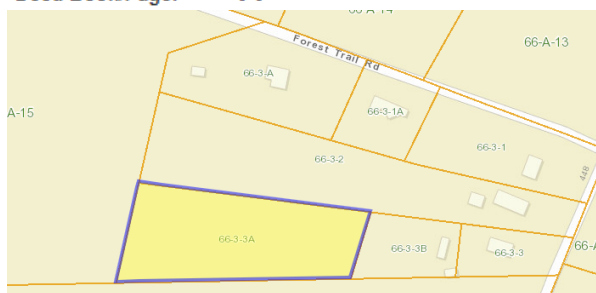
Ida N. Newcomb



Owner Name: NEWCOMB IDA N
Owner Address: C/O IDA NEWCOMB O'QUINN
 450 OLD KINGS RD
City DRAKES BRANCH
State VA
Zip Code 23937
Legal Description DB 215/673 NR ONTARIO LOT 2
Land Value: \$4,877
Improvement Value: \$3,120
Acres: No Data
Record Number: 10174
Deed Book/Page: 0 0



Owner Name: NEWCOMB IDA N
Owner Address: C/O IDA NEWCOMB O'QUINN
 450 OLD KINGS RD
City DRAKES BRANCH
State VA
Zip Code 23937
Legal Description DB 232/179 NR ONTARIO LOT 1
Land Value: \$3,448
Improvement Value: \$38,593
Acres: No Data
Record Number: 10172
Deed Book/Page: 0 0



Owner Name: NEWCOMB IDA N
Owner Address: C/O IDA NEWCOMB O'QUINN
 450 OLD KINGS RD
City DRAKES BRANCH
State VA
Zip Code 23937
Legal Description DB 232/179 NR ONTARIO LOT 3
Land Value: \$4,658
Improvement Value: \$0
Acres: 1
Record Number: 10173
Deed Book/Page: 0 0

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