

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of the City of Fredericksburg, the undersigned Special Commissioner will offer for sale at an online-only public auction the following described real estate. Pre-bidding is available now, and bidding will begin to close **on Monday, August 5, 2024 at 11:00am EST** or as soon thereafter as may be affected.

**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 posts or announcements take precedence over any prior written or verbal terms of sale.**

<u>No.</u>	<u>Property Owners</u>	<u>GPIN Number</u>	<u>TACS No.</u>	<u>Property Description</u>
J1	Vernon Keeve Jr. Estate Monet Keeve	7788-18-8971	464197	McKinney Street; Mayfield; Lots 60-63; 10,500 Square Feet, More or Less
J2	Vernon Keeve, Jr. Estate Monet Keeve	7789-01-0845	64276	822 LaFayette Boulevard; Fairview; Lot 44; 0.1427 Acre, More or Less

**GENERAL TERMS OF SALE:** All sales are subject to confirmation by the Circuit Court of the City of Fredericksburg. 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 City of Fredericksburg GIS system or public information 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 by TACS to bid. Registration and bidding are free of charge and are done at [www.tacssale.com](http://www.tacssale.com). If any interested bidders do not have access to the internet, please contact TACS by phone at (804) 548-4408 or by email at [auctions@taxva.com](mailto:auctions@taxva.com) 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 of the property.

**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 ten percent (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. Please allow up to twenty-four (24) hours for the same. The contract shall immediately be executed and returned to TACS. **The deposit and buyer's premium must be received no later than August 12, 2024.** Cashier's checks and money orders shall be made payable to the City of Fredericksburg and forwarded to TACS at the address shown below. Cash and personal checks **will not** be accepted. Wire transfers are preferred and instructions will be provided to the highest bidder upon email request to Cat Bertram at [cbertram@taxva.com](mailto:cbertram@taxva.com).

Please be advised that in order to qualify as a purchaser at this auction, you may not owe delinquent taxes to the City of Fredericksburg and you may not be a Defendant in any pending delinquent tax matter. Questions should be directed to TACS online at [www.tacssale.com](http://www.tacssale.com), by email to [auctions@taxva.com](mailto:auctions@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: City of Fredericksburg Tax Sale  
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.\*\***

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

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

Case Name _____	Buyer's Premium: \$ _____
Tax Map No. _____	Bid Deposit: \$ _____
Account No. _____	Credit Card Hold: \$(_____)
TACS No. _____	<b>Total Due Now:</b> \$ _____

I understand that the above-referenced "Total Due Now" is required to be received by TACS no later than \_\_\_\_\_ and that the balance and the deed recordation cost will be due within fifteen days after confirmation of this sale by the Circuit Court of the \_\_\_\_\_, Virginia.

Certified funds shall be made payable to \_\_\_\_\_ and forwarded to TACS at the address below. Wire transfer instructions will be provided on request. All payments must reference the Tax Map No. of the parcel. I understand that cash and personal checks will not be accepted. I understand that in the event my payment is returned, improperly tendered, or is otherwise not made, I may be liable for damages, the contract of sale may be voided, 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 auction closing date. I 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 also understand that my electronic signature shall be considered true and accurate for the purposes of this transaction.

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.

\_\_\_\_\_  
High Bidder Electronic Signature

Date: \_\_\_\_\_

Bidder Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Title will be taken in the name of:

\_\_\_\_\_  
Type of Interest:    Tenants in Common    Tenants by Entirety with ROS    Joint Tenants with ROS    N/A

If purchaser contact information is different from bidder contact information, please provide it below.

\_\_\_\_\_  
\_\_\_\_\_

**CERTIFICATION**

It is hereby certified that TACS has received this Purchaser's Acknowledgment and Contract of Sale, signed and dated by the above-referenced bidder, on \_\_\_\_\_.

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

TACS No.  
Parcel No.

**PROPERTY J1 – VERNON KEEVE, JR. ESTATE AND/OR MONET KEEVE  
 GPIN NO. 7788-18-8971  
 TACS NO. 464197**

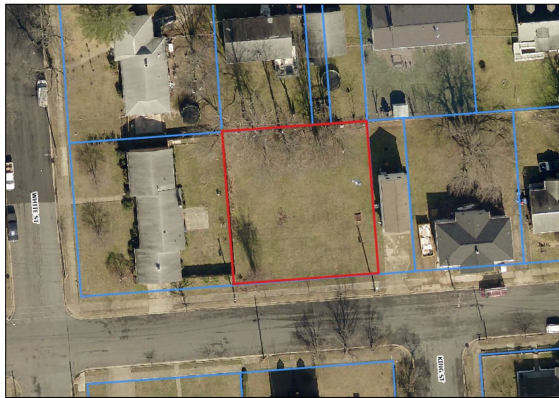
**GPIN:** 7788-18-8971  
**Owner's Name:** KEEVE MONET  
**Mailing Address:** 311 WOLFE ST  
**Mailing Address 2:** FREDERICKSBURG VA 22401  
**Property Address:** 0 MCKINNEY ST  
**Tax Map:** 178 38 L63  
**Living Units:** N/A  
**Neighborhood:** MAYFIELD RESIDENTIAL  
**Legal 1:** LTS 60-63 BL 178-38-L63  
**Legal 2:** N/A  
**Legal 3:** MCKINNEY ST  
**Legal 4:** N/A

**Record #:** 3290  
**Deeded Acres:** 0.241  
**Zoning:** R4 - RESIDENTIAL 4  
**Flood Zone:** No  
**Terrain Character:** LEVEL  
**Road Type:** PUBLIC  
**Road Surface:** PAVED  
**Parking Type:** None  
**Historic District:** N  
**Conditional Zoning:** N/A  
**Overlay District:** NEIGHBORHOOD COMMERCIAL USE  
**Planned Development Zoning District:** N/A

**Assessment Year:** 2021  
**Building Value:** N/A  
**Total Other Improvements:** N/A  
**Total Land Value:** \$120,000  
**Total Assessed Value:** \$120,000

Land Information Details

Description:	Size:	Lump Sum/Per Acre:	Adj.:	Land Value:
Site Value	0.241 AC	N/A	0%	\$120,000
<b>Total Land Value:</b>				<b>\$120,000</b>



**Legal disclaimer:** Under Virginia State law, these records are public information. Display of this information on the internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the Va. State Code to read the pertinent enabling statute. While the City of Fredericksburg has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics, the City of Fredericksburg makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. The City of Fredericksburg does not assume any liability associated with the use or misuse of this data.

**PROPERTY J2 – VERNON KEEVE, JR. ESTATE AND/OR MONET KEEVE  
GPIN NO. 7789-01-0845  
TACS NO. 64276**

**GPIN:** 7789-01-0845  
**Owner's Name:** KEEVE MONET  
**Mailing Address:** 9605 BECKER CT  
**Mailing Address 2:** FREDERICKSBURG VA 22408  
**Property Address:** 822 LAFAYETTE BLVD  
**Tax Map:** 130 822  
**Living Units:** 1  
**Neighborhood:** FAIRVIEW  
**Legal 1:** LT 44 BL 130-822  
**Legal 2:** N/A  
**Legal 3:** 822 LAFAYETTE BLVD  
**Legal 4:** 0.142

**Year Built:** 1929  
**Size in Sq. Ft:** 1,418  
**Dwelling Value:** \$91,095

Exterior Information

**Style:** TWO STORY  
**Foundation:** BRICK  
**# of Stories:** 2.00  
**Ext. Walls:** Vinyl Siding  
**Roofing Material:** COMP SHINGLE  
**Roof Type:** HIP  
**Garage - # of Cars:** N/A  
**Basement Garage:** N/A

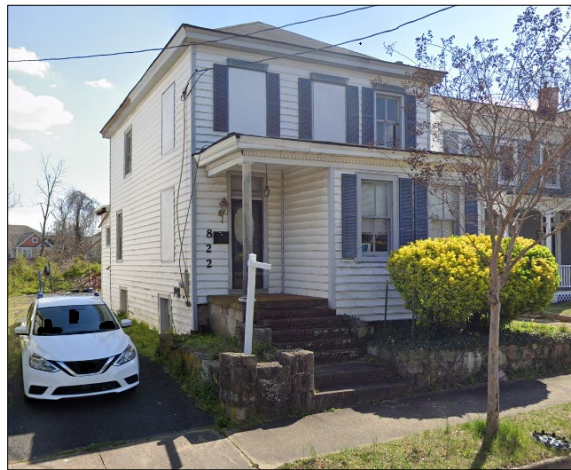
Utilities

**Water:** PUBLIC  
**Sewer:** PUBLIC  
**Electric:** YES  
**Gas:** YES  
**Heat Fuel:** ELECTRIC

**Record #:** 1942  
**Deeded Acres:** 0.1427  
**Zoning:** CT - COMM/OFF TRANSITIONL  
**Flood Zone:** No  
**Terrain Character:** LEVEL  
**Road Type:** PUBLIC  
**Road Surface:** PAVED  
**Parking Type:** On Street/Permit  
**Historic District:** N  
**Conditional Zoning:** N/A  
**Overlay District:** LAFAYETTE BOULEVARD - DOWNTOWN DISTRICT  
**Planned Development Zoning District:** N/A

Interior Information

**# of Rooms:** 5  
**# of Bedrooms:** 3  
**Full Bathrooms:** 1  
**Half Bathrooms:** 1  
**Floor Type:** SOLID WOOD  
**Fireplaces:** N/A  
**Stacked Fireplaces:** N/A  
**Metal Flues:** N/A  
**Inoperable Flues/Fireplaces:** N/A  
**Gas Log Fireplaces:** N/A  
**Basement Type:** NONE  
**Basement Size:** N/A  
**Interior Walls:** PLASTER  
**Heating Type:** Heat Pump  
**A/C:** FULL  
  
**Assessment Year:** 2021  
**Building Value:** \$91,100  
**Total Other Improvements:** \$1,200  
**Total Land Value:** \$137,000  
**Total Assessed Value:** \$229,300



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