

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of James City, 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 **November 19, 2024 at 11:00am**, 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.**

	Property Owner(s)	Parcel ID	TACS No.	Property Description
J1	Cascade Properties, LLC	4740300027	598376	1 Brandon Circle, Williamsburg, 0.64 acre +/-
J2	Milton M. Jones	5230200050	562580	107 Church Street, Williamsburg, 0.29 acre +/-
J3	The Mill Associates	3842100001A	598389	Common area at 3926 Vass Lane, Williamsburg 5.7 acres +/-

**GENERAL TERMS OF SALE:** All sales are subject to confirmation by the Circuit Court of the County of James City. 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 James City County 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 at (804) 548-4408 or 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 November 26, 2024.** Cashier's checks and money orders shall be made payable to James City County 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 [auctions@taxva.com](mailto:auctions@taxva.com).

Please be advised that in order to qualify as a purchaser at this auction, you may not owe delinquent taxes to James City County, and you may not be a Defendant in any pending delinquent tax matter. Questions should be directed to TACS at [www.tacssale.com](http://www.tacssale.com), by email to [auctions@taxva.com](mailto:auctions@taxva.com), by phone to (804) 548-4408, or by writing to the address below.

Taxing Authority Consulting Services, PC  
Attn: James City County Tax Sale  
P.O. Box 31800  
Henrico, Virginia 23294-1800

# J1: Cascade Properties, LLC

Property Class: 502 Single Family - Urban  
Zoning: R1 Limited Residential

Property Address:  
1 Brandon Circle, Williamsburg VA 23185



Legal Acreage: 0.64

Property Description: L-27 S-2 MARL HILLS

Valuation as of:	January 1, 2024
Land Value	\$73,000
Improvement Value	\$295,600
Total Value	\$368,600

## J2: Milton M. Jones

Property Class: 502 Single Family - Urban  
Zoning: R2 General Residential

Property Address:  
107 Church Street, Williamsburg VA 23185



Legal Acreage: 0.29

Property Description: L-50 HARWOOD SUB

<b>Valuation as of:</b>	<b>January 1, 2024</b>
<b>Land Value</b>	\$57,600
<b>Improvement Value</b>	\$49,600
<b>Total Value</b>	\$107,200

### J3: The Mill Associates

Property Class: 501 Single Family - Suburban  
Zoning: R2 General Residential

Property Address:  
3926 Vass Lane, Williamsburg VA 23188



Legal Acreage: 5.7

Property Description: COMMON AREA VASS MEADOWS

Valuation as of:	January 1, 2024
Land Value	\$11,400
Improvement Value	\$0
Total Value	\$11,400