

**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
N1	The Digges Brothers, Inc.	4810100057A	497301	Unimproved parcel 2864 A Hidden Lake Drive, Williamsburg, +/- 1.4 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 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.

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. If any interested bidders do not have access to the internet, please contact TACS at (804) 548-4408 or email at 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 pay the high bid in full, along with the buyer's premium and deed recording costs, following the close of the auction. **There will be a 10% buyer's premium, subject to a minimum of \$150.00, added to the winning bid.**

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 full balance due must be received no later than November 26, 2024.** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier' checks and money orders shall be made payable to County of James City and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request. Cash and personal checks **will not** be accepted.

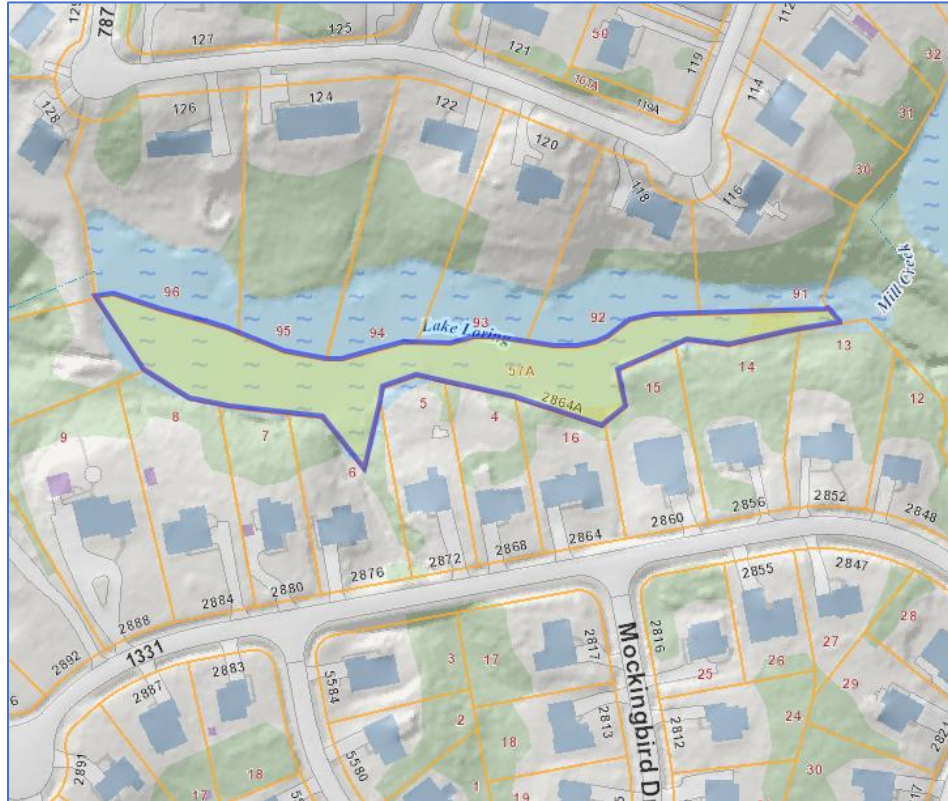
Please be advised that in order to qualify as a purchaser at this auction, you may not owe delinquent taxes to James City County, and you may not be a Defendant in any pending delinquent tax matter. Questions should be directed to TACS at www.tacssale.com, by email to auctions@taxva.com, by phone to (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

N1: The Digges Brothers, Inc.

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

Property Address:
2864 A Hidden Lake Drive, Williamsburg VA 23185



Legal Acreage: 1.4

Property Description: S. portion of Lake Loring

Valuation as of:	January 1, 2024
Land Value	\$2,800
Improvement Value	\$0
Total Value	\$2,800