

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Gloucester, 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 **Colonial Courthouse, 6504 Main Street, Gloucester, Virginia 23061, on December 10, 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, Inc. (“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
J1	W. W. Allmond	29-7	880236	Sassafras Landing Rd, Gloucester, VA; 82.03 Acres, +/-
J2	Ella Redmond Scott, Et Al.	04-73A	880295	4847 Glens Rd, Gloucester, VA 23061; 2.5 Acres, +/-
J3	Dahan Brothers, LLC	53-21A	880359	Smiley Rd, Gloucester, VA; Vacant Land, 9.46 Acres, +/-
J4	Dahan Brothers, LLC	48-45A	880359	2935 Guinea Cir, Gloucester, VA 23072; 8.87 Acres, +/-
J5	Nancy S. & Richard A. Lehr	52-456H	880252	Perrin Creek Rd, Gloucester, VA; Vacant Land, 0.25 Acres, +/-

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.

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 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, Inc. 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 December 17, 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 Gloucester 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 County of Gloucester 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 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 804-545-2500, 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**

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E
At that certain Special Commissioner's sale held on Tuesday, December 10, 2024 in the cause styled County of Gloucester 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 Gloucester, 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 (December 10, 2024). I further understand that in the event I owe delinquent taxes to the County of Gloucester or if I am named as a Defendant in any delinquent tax suit filed by the County of Gloucester, 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.

S

Signature

A

Print Name:

M

Address:

P

Phone:

L

Title will be taken in the name of: _____

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

E

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 10th December 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, PC

Property J1

Parcel Informations

Location: SASSAFRAS LANDING RD
Owner: ALLMOND, W W CHILDREN OF
Owner Address: PO BOX 547
GLOUCESTER, VA 23061
Book & Page: 999/999
Instrument: N/A

RPC: 31445
Tax Map #: 29-7
Assessment: \$41,020
Sale Price: N/A
Sale Date: 01/01/1900

Current Value

*NOTICE: Be advised that the GIS is not the official system of record for assessment data. For the most accurate and up-to-date assessment information, visit the Gloucester County Assessment/Vision page following the link below.
[Open Gloucester County Assessment/Vision page.](#)*

Valuation Year	Improvements	Land	Total
2023	N/A	\$41,020	\$41,020

Ownership

Owner: ALLMOND, W W CHILDREN OF
Address:
City, St, Zip:

Certificate:

Land

Land Use
Description: VAC AG RURAL (20-99) STD W/F
Zoning: RC-1
Proffers: [Z-88-05.pdf](#)

Land Line Valuation
Size (Acres): 82.03
Assessed Value: \$41,020



Property J2

Parcel Informations

Location: 4847 GLENNS RD
Owner: SCOTT, ELLA REDMOND & MURRAY, LILLIAM VIRGINIA REDMOND
Owner Address: 4847 GLENNS RD
GLOUCESTER, VA 23061
Book & Page: WB43/606
Instrument: 00

RPC: 29436
Tax Map #: 04-73A
Assessment: \$118,790
Sale Price: N/A
Sale Date: 04/20/1982

Current Value

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[Open Gloucester County Assessment/Vision page.](#)

Valuation Year	Improvements	Land	Total
2023	\$65,910	\$52,880	\$118,790

Ownership

Owner: SCOTT, ELLA REDMOND & MURRAY, LILLIAM VIRGINIA REDMOND
Address:
City, St, Zip:

Certificate:

Land

Land Use

Description: RES SUBURBAN STD
Zoning: RC-1
Proffers:

Land Line Valuation

Size (Acres): 2.5
Assessed Value: \$52,880



Property J3

Parcel Informations

Location: SMILEY RD
Owner: DAHAN BROTHERS LLC
Owner Address: 2425 E 38TH ST
VERNON, CA 90058
Book & Page: ID/2000445
Instrument: 41

RPC: 12787
Tax Map #: 53-21A
Assessment: \$42,590
Sale Price: \$29,200
Sale Date: 01/30/2020

Current Value

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Valuation Year	Improvements	Land	Total
2023	N/A	\$42,590	\$42,590

Ownership

Owner: DAHAN BROTHERS LLC
Address:
City, St, Zip:

Certificate:

Land

Land Use

Description: VAC RES SUBURBAN STD W/I
Zoning: C-2
Proffers:

Land Line Valuation

Size (Acres): 9.46
Assessed Value: \$42,590



Property J4

Parcel Informations

Location: 2935 GUINEA CIR
Owner: DAHAN BROTHERS LLC
Owner Address: 2425 E 38TH ST
VERNON, CA 90058
Book & Page: ID/2000445
Instrument: 41

RPC: 26165
Tax Map #: 48-45A
Assessment: \$38,620
Sale Price: \$29,200
Sale Date: 01/30/2020

Current Value

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[Open Gloucester County Assessment/Vision page.](#)*

Valuation Year	Improvements	Land	Total
2023	\$1,330	\$37,290	\$38,620

Ownership

Owner: DAHAN BROTHERS LLC
Address:
City, St, Zip:

Certificate:

Land

Land Use
Description: VAC RES SUBURBAN STD W/I
Zoning: C-2
Proffers:

Land Line Valuation
Size (Acres): 8.87
Assessed Value: \$37,290



Property J5

Parcel Informations

Location: PERRIN CREEK RD
Owner: LEHR, NANCY S & LEHR, RICHARD A
Owner Address: 763 KLINES RD
ROMNEY, WV 26757
Book & Page: ID/0903059
Instrument: 11

RPC: 29693
Tax Map #: 52-456H
Assessment: \$20,520
Sale Price: \$2,700
Sale Date: 05/27/2009

Current Value

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[Open Gloucester County Assessment/Vision page.](#)

Valuation Year	Improvements	Land	Total
2023	N/A	\$20,520	\$20,520

Ownership

Owner: LEHR, NANCY S & LEHR, RICHARD A
Address:
City, St, Zip:

Certificate:

Land

Land Use

Description: VAC RES SUBURBAN STD
Zoning: C-2
Proffers:

Land Line Valuation

Size (Acres): 0.25
Assessed Value: \$20,520

