

NOTICE OF PUBLIC AUCTION SPECIAL COMMISSIONER'S SALE OF REAL ESTATE LOUISA COUNTY, VIRGINIA

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Louisa County, the undersigned Special Commissioner will offer for sale at public auction the following described real estate in the Public Meeting Room of the Louisa County Administration Building, located at **1 Woolfolk Avenue, 1st Floor, Louisa, Virginia 23093**, on **Thursday, November 17, 2016 at 2:00pm**, or as soon thereafter as may be effected. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

For additional information, please see the [Information Packet](#).

	<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
1.	Larry W. Bagby, et al.	Tax Map No. 10C2- 1-49 Acct No. 19750 TACS No. 38157	Lot 49, Phase I, of Shenandoah Crossing Country Club; Green Springs Magisterial District; on or near Glen Eagles Drive
2.	Thomas Ray Cook, et al.	Tax Map No. 71-47 Acct No. 3305 TACS No. 38158	4.065 Acres, more or less; Mineral Magisterial District; 18 Mt. Airy Road
3.	Frank Jackson, et al.	Tax Map No. 92-158 Acct No. 8252 TACS No. 13087	22.50 Acres, more or less; Jackson Magisterial District; 3546 Crewsville Road
			41.75 Acres, more

4.	Jordon Jackson, et al.	Tax Map No. 27-116 Acct No. 8297 TACS No. 13114	or less; Louisa and Mineral Magisterial District; on or near Mt. Pleasant Church Road and Thomas Morris Lane
5.	Jordon Jackson, et al.	Tax Map No. 27-117 Acct No. 8296 TACS No. 13114	2.50 Acres, more or less; Louisa and Mineral Magisterial District; on or near Mt. Pleasant Church Road and Thomas Morris Lane
6.	Nabco, Inc., et al.	Tax Map No. 100A- 1-8 Acct No. 11560 TACS No. 24915	Parcel 8; Jackson Magisterial District; on or near Three Chopt Road and Broad Street
7.	Daisy Robertson, et al.	Tax Map No. 53-57 Acct No. 13615 TACS No. 13812	32 2/3 Acres, more or less; Louisa Magisterial District; on or near Woodland Drive
8.	J. A. Saunders, et al.	Tax Map No. 54-90 Acct No. 14038 TACS No. 13880	15.25 Acres, more or less; Louisa Magisterial District; on or near Lakeside Drive
	Benjamin F.	Tax Map No. 85-38	Jackson Magisterial

9.	Tate Estate	Acct No. 15571 TACS No. 62518	District; on or near Bethany Church Road
10.	Watson Taylor, et al.	Tax Map No. 60-91 Acct No. 15645 TACS No. 14040	8.25 Acres, more or less; Cuckoo Magisterial District; on or near Cedar Hill Road
11.	James Turner, et al.	Tax Map No. 72-11- 20 Acct No. 16243 TACS No. 15897	5.00 Acres, more or less; Lot 20; Little River Farms; Cuckoo Magisterial District; on or near Cedar Hill Trail and Cedar Hill Road
12.	Mark S. Vanzeeland, et al.	Tax Map No. 15C-1- 75 Acct No. 20407 TACS No. 14227	1.50 Acres, more or less; Lot 75, Section I of Bien Venue Plantation; Louisa Magisterial District; on or near Paddock Lane
13.	Robert T. Groome, et al.	Tax Map No. 71-75 Acct No. 6383 TACS No. 67221	1.57 Acres, more or less; Mineral Magisterial District; 243 Goodwin Store Road
14.	Cliff Johnson Heirs "Dorothy Marie Price Johnson,	Tax Map No. 69-38 Acct No. 8528 TACS No. 13180	10.00 Acres, more or less; Mineral Magisterial District; on or near

	et al.”		Vigor Road
15.	L. J. McClary, et al.	Tax Map No. 3-12 Acct No. 10595 TACS No. 62156	26.50 Acres, more or less; Green Springs Magisterial District; on or near Hanback Road
16.	Nathaniel Thompson, et al.	Tax Map No. 62-32 Acct No. 15880 TACS No. 14098	33.54 Acres, more or less; Cuckoo Magisterial District; on or near Fredericks Hall Road and Haden Lane; near the C&O Railroad
17.	Grace C. Ragland, et al.	Tax Map No. 51-9-6 Acct No. 13201 TACS No. 13779	1.84 Acres, more or less; Lot 6; Green Springs Magisterial District; 736 Zion Road

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of the County of Louisa. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, at the time of the auction. 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). Such sum shall be held in an account designated by the Circuit Court and credited towards the purchase price following confirmation of the sale. All deposits must be made in the form of personal check, traveler’s check, cashier’s check or money order. No cash will be accepted. The balance of the purchase price shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. 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. **There will be a ten percent (10%) buyer’s premium added to the final bid to determine final contract price which shall also be due with the deposit on the day of the auction.** Recording costs for deed recordation will be the responsibility of the

successful bidder and will be due with the balance of the purchase price within fifteen (15) days of confirmation of sale by the Court.

Properties are offered for sale as-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 prior to bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence prior to the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to the County of Louisa and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, or by phone to (804) 548-4418.

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Special Commissioner

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