

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
CITY OF PETERSBURG, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of the City of Petersburg, the undersigned Special Commissioner will offer for sale to the highest bidder at an **online-only** public auction, which will **close Friday, June 4, 2021 at 11:00am EST**. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be subsequently posted by For Sale at Auction, Inc. ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS").

	<u>Owner(s) and TACS No.</u>	<u>Account Nos.</u>	<u>Description</u>
1.	Mary Bishop aka Mary C. Bishop, et al. TACS No. 386046	Parcel ID: 048-010006 Account No. 10369	164 Seaboard Street +/- 0.153 acre
2.	Samuel Campbell TACS No. 386205	Parcel ID: 045-370038 Account No. 9491	1314 Halifax Street +/- 0.297 acre
3.	Margaret H. Caple, et al. TACS No. 386174	Parcel ID: 031-130022 Account No. 6528	515-517 Adams Street +/- 0.162 acre
4.	Circle B, LLC TACS No. 428390	Parcel ID: 023-220012 Account No. 3862	804 Washington Street +/- 0.128 acre
5.	Robert H. Cooley, Jr. TACS No. 386151	Parcel ID: 029-050017 Account No. 5406	1235 Rome Street +/- 0.258 acre
6.	Hugh Epps, et al. & Baron Marshall TACS No. 386170	Parcel ID: 030-170009 Account No. 6048	617 Independence Avenue +/- 0.068 acre
7.	Jason Horst Fellhauer TACS No. 386184	Parcel ID: 032-040019 Account No. 7120	302 Glenwood Court +/- 0.126 acre
8.	Milton R. Johnson, et al. TACS No. 382484	Parcel ID: 045-050010 Account No. 8978	817 Young Avenue +/- 0.199 acre
9.	Keith Jonson, Jr. TACS No. 386181	Parcel ID: 031-350013 Account No. 6969	920 Diamond Street +/- 0.054 acre
10.	Kevin Douglas McCray TACS No. 371452	Parcel ID: 052-100022 Account No. 11179	1815 Clara Drive +/- 0.172 acre
11.	William A. Powell TACS No. 385926	Parcel ID: 024-230802 Account No. 4561	1358 Hinton Street +/- 0.196 acre
12.	Robert A. Reynolds, Jr. TACS No. 386066	Parcel ID: 051-150003 Account No. 11000	1524 Clara Drive +/- 0.126 acre

13.	Stephen Sexton, et al. TACS No. 386146	Parcel ID: 024-180011 Account No. 4440	908-910 Commerce Street +/- 0.061 acre
14.	Stephen Sexton, et al. TACS No. 386146	Parcel ID: 028-120006 Account No. 5046	1814 Randolph Avenue +/- 0.172 acre
15.	David C. Slaybaugh, et al. TACS No. 386150	Parcel ID: 029-030011 Account No. 5374	1409 Oakdale Avenue +/- 0.129 acre
16.	Alice E. Smith, et al. TACS No. 386774	Parcel ID: 031-080009 Account No. 6469	606 Sycamore Street +/- 0.125 acre
17.	Alphanse & Joyce B. Tucker TACS No. 386208	Parcel ID: 046-080002 Account No. 9703	903 Clarke Street +/- 0.132 acre
18.	Charles V. Washington, et al. TACS No. 386201	Parcel ID: 045-350003 Account No. 9434	954 Hillside Drive +/- 0.161 acre

TERMS OF SALE: All interested parties must register and be approved by the Auctioneer. Registration and bidding is free of charge and done through the Auctioneer's website at <https://bid.forsaleatauction.biz/>. If any interested bidders wish to bid on property, but are unable to do so online, please contact Andy Austin, Auction Coordinator, at (434) 294-6093 for assistance. Please be advised that in order to qualify as a purchaser at this auction, you may not owe delinquent taxes to the City of Petersburg and you may not be a Defendant in any delinquent tax suit.

All sales are subject to confirmation by the Circuit Court of the City of Petersburg. 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. Any unsold property will be offered for sale again at the next auction, whenever that may be.

Properties are offered for sale as-is, where 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. 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. The information shown on the GIS system, including maps, is derived from public records that are constantly undergoing change and do not replace a site survey or inspection. 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.

The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher. Bids which are less than One Thousand Dollars (\$1,000.00) shall be required to be paid in full. Bid deposits shall not exceed Twenty Thousand Dollars (\$20,000.00). Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. **There will be a buyer's premium of 10% of the highest bid added to the winning bid. The buyer's premium is due at the time of the auction and will be included within the emailed invoice.**

The highest bidder will receive their purchase contract and deposit and buyers premium 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 five (5) business days following the auction closing**

(no later than Friday June 11, 2021 at 1:00pm EST). All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. **Cash and personal checks will not be accepted.** Checks and money orders shall be made payable to the City of Petersburg and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

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. **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 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. Property will be conveyed free and clear of all liens, including the tax lien. Subsequent taxes will be prorated from the auction closing date of June 4, 2021, and the highest bidder will be responsible for taxes from that date forward.

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.

Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://bid.forsaleatauction.biz/>, by email to inquiry@forsaleatauction.biz or by phone to Andy Austin, Auction Coordinator, at (434) 294-6093. 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) 223-8449, or by writing to the address below.

John A. Rife, Esq.
Re: City of Petersburg Tax Sale
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294