

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
CUMBERLAND COUNTY, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a public auction at a **Timed-to-Live Simulcast (starts online-only and ends with a simulcast online and in-person) public auction. The online-only bidding will open on Monday June 14, 2021 at 8:00am EST and will transition on Wednesday, July 7, 2021 at 11:00 am EST**, or as soon thereafter as possible, to a simulcast online and in-person bidding session to be held at **Cumberland County Circuit Courthouse**. 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.

| | <u>Owner(s) and TACS No.</u> | <u>Account Nos.</u> | <u>Description</u> |
|------|--|--|---|
| N1. | J. Everett Johnson TACS No. 636981 | Tax Map No. 040-A-23 Account No. 12950 | Madison District; Vacant +/- 1.00 Acre |
| N2. | Tucker J. & Annie M. Johnson TACS No. 639443 | Tax Map No. 097-A-126 Account No. 3304 | Randolph District; Vacant +/- 0.750 Acre |
| N3. | Ardell Lee TACS No. 597714 | Tax Map No. 026-A-17-B Account No. 4283 | Hamilton District; Vacant +/- 1.00 Acre |
| N4. | R. Garnett & Katherine D. Mansfield TACS No. 597715 | Tax Map No. 016A11-140-B Account No. 3177 | Hamilton District; Vacant |
| N5. | R. Garnett & Katherine D. Mansfield TACS No. 597715 | Tax Map No. 016A11-164-B Account No. 3178 | Hamilton District; Vacant |
| N6. | R. Garnett & Katherine D. Mansfield TACS No. 597715 | Tax Map No. 016A11-165-B Account No. 3179 | Hamilton District; Vacant |
| N7. | Cephus Mosby TACS No. 492670 | Tax Map No. 041-A-9-A Account No. 19092 | Madison District; Vacant +/- 1.00 Acre |
| N8. | Robert C. & Lynley R. Ritchie TACS No. 508677 | Tax Map No. 016A11-436-C Account No. 881 | Hamilton District; Vacant |
| N9. | Reubin T. Sims TACS No. 656746 | Tax Map No. 065A2A-16 Account No. 6821 | Madison District; Vacant +/- 3.241 Acres |
| N10. | Sam & Gloria Smith TACS No. 568821 | Tax Map No. 029-A-18 Account No. 1528 | Hamilton District +/- 1.00 Acre |

GENERAL TERMS OF SALE: 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, at their own cost, 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.

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. Subsequent taxes will be prorated from the time of contract (the auction closing date of July 7, 2021) and the highest bidder will be responsible for taxes from that date forward. The Treasurer 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.

There will be a **buyer's premium of 10% of the highest bid or \$150.00, whichever is greater**, added to the winning bid, and deed recordation costs, as determined by the Cumberland County Circuit Court, added to the winning bid to determine the "final contract price". Please consider the buyer's premium and recordation costs when placing bids.

Terms applicable to In-Person Bidders ONLY: The highest bidder shall make payment in full of the final contract price on the day of the auction. All payments must be made in the form of personal check, traveler's 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 at <https://www.forsaleatauction.biz/>. 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 final contract price must be **received** in full by **July 12, 2021**. Time is of the essence. 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 Cumberland County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS: 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.

Please be advised that in order to qualify as a purchaser at this auction, you may not owe delinquent taxes to Cumberland County and you may not be a Defendant in any delinquent tax suit. Questions concerning the registration and bidding process should be directed to the Auctioneer at <https://www.forsaleatauction.biz/>, or by phone to (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) 223-8449, or by writing to the address below.

Taxing Authority Consulting Services, PC
Re: Cumberland County Nonjudicial Auction
P.O. Box 31800
Henrico, Virginia 23294