

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Hanover County, the undersigned Special Commissioner will offer the following parcels for sale to the highest bidder at a **Simulcast** (online and in-person) public auction to be held at **the Hanover County Administration Building in the Board Room, on Thursday July 29, 2021, at 12:00 pm, EST.**, 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.

	<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
1	David Purcell, et al.	Tax Map No. 8705-66-0678 Acct No. 10172871 TACS No. 300745	15.91 +/- acres fronting Shady Grove Road; back portion of parcel is adjacent to Interstate 295
2	Kira Elizabeth Bazile	Tax Map No. 7777-59-9546 Acct No. 10169769 TACS No. 580836	5.01 +/- acres along Old Washington Highway
3	Noble Ahmed Henderson	Tax Map No. 7855-09-0585 Acct No. 20998 TACS No. 456490	2.0 +/- acres along Verdon Road N/S RT 684 S/S C&O Railway
4	Peggy Goodman, estate c/o Heidi Trala	Tax Map No. 8714-75-9343 Acct No. 1195 TACS No. 456487	7271 Cornfield Court 0.758 +/- acres Walnut Grove Lot 17 Block A Section 1
5	Drucilla Wiggins	Tax Map No. 7788-25-6490 Acct No. 10161885 TACS No. 580835	0.46 +/- acres Carter Heights Lot 6
6	Drucilla Wiggins	Tax Map No. 7788-25-5384 Acct No. 10160835 TACS No. 580835	0.45 +/- acres Carter Heights Lot 5

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of Hanover County. The Treasurer and Special Commissioner have 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. 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 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.

Subsequent taxes will be prorated from July 29, 2021 and the highest bidder will be responsible for taxes from that date forward. Any unsold property will be offered for sale again at the next auction, whenever that may be.

There will be a **10% buyer's premium added to the final bid** to determine the "final contract price". The **buyer's premium is due upon the close of the auction and will be in addition to the required deposit amount.** 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. Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00), per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Bids which are less than One Thousand Dollars (\$1,000.00) shall be required to be paid in full

In-Person Bidders Terms: The deposit and buyer's premium are due on the day of the auction. **No cash will be accepted.**

Online Bidders Terms: 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 www.forsaleatauction.biz/auctions. 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 balance due must be **received** in full **no later than August 5, 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.

GENERAL TERMS OF SALE: 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.**

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.

To qualify as a purchaser at this auction, you may not owe delinquent taxes to Hanover 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; online at www.forsaleatauction.biz, by email to: inquiry@forsaleatauction.biz or by phone to Andy Austin, at (434) 294-6093. Questions concerning the properties should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to (804) 548-4429 or by writing to the address below.

Jeffrey A. Scharf, Esq.
Taxing Authority Consulting Services, PC
Re: Hanover County Judicial Auction
P.O. Box 31800
Henrico, Virginia 23294