

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Middlesex County, the undersigned Special Commissioner will offer for sale at a **Timed-to-Live Simulcast public auction (starts online-only, ends with a Simulcast online & in-person)** the following properties. The bidding will begin online-only and will close with in-person and online bidding on **Wednesday, August 4, 2021 at 1:00pm**, or as soon thereafter as possible, at the **Historic Courthouse Board Room, 865 General Puller Highway, Saluda, Virginia 23149**. 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.

No.	Property Owner(s)	Account Nos.	Description
1.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-1 Account No. 16724 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.292 Acres +/-
2.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-2 Account No. 16725 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.236 Acres +/-
3.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-3 Account No. 16726 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.220 Acres +/-
4.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-4 Account No. 16727 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.165 Acres +/-
5.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-5 Account No. 16728 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.172 Acres +/-
6.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-6 Account No.16729 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.169 Acres +/-
7.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-7 Account No.16730 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.210 Acres +/-
8.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-8 Account No. 16731 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.243 Acres +/-
9.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-9 Account No. 16732 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.198 Acres +/-
10.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-10 Account No. 16733 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.251 Acres +/-
11.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-11 Account No. 16734 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.241 Acres +/-

12.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-12 Account No. 16735 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.259 Acres +/-
13.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-13 Account No. 16736 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.190 Acres +/-
14.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-14 Account No. 16737 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.222 Acres +/-
15.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-16 Account No. 16739 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.258 Acres +/-
16.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-17 Account No. 16740 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.335 Acres +/-
17.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-18 Account No. 16741 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.326 Acres +/-
18.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-24 Account No. 16747 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.193 Acres +/-
19.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-35 Account No. 16758 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.205 Acres +/-
20.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-36 Account No. 16759 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.230 Acres +/-
21.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-37 Account No. 16760 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.203 Acres +/-
22.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-38 Account No. 16761 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.293 Acres +/-
23.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-39 Account No. 16762 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.242 Acres +/-
24.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-40 Account No. 16763 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; 0.246 Acres +/-
25.	VA 2013 CCIT MM, LLC.	Tax Map No. 37-20-A Account No. 16723 TACS No. 505091	Pine Top Magisterial District; Fairfield Trace; Additional Land Common Site; 16.349 Acres +/-
26.	Anthony Bowens, et al.	Tax Map No. 13-12-6 Account No. 15631 TACS No. 57607	117 Samos Ln; Jamaica Magisterial District; 1.281 Acres +/-
27.	Anthony Bowens, et al.	Tax Map No. 13-12-7 Account No. 15632 TACS No. 57607	91 Samos Ln; Jamaica Magisterial District; 1.474 Acres +/-
28.	Alma Cooke, et al.	Tax Map No. 38B-1-3 Account No. 2063	Pine Top Magisterial District; Hartfield; 1.82 Acres +/-

		TACS No. 601013	
29.	Anna Davis, et al.	Tax Map No. 26-131 Account No. 2477 TACS No. 181431	Saluda Magisterial District; Unimproved; 11.0 Acres +/-
30.	John F. Green and Mary G. Green, et al.	Tax Map No. 26-43 Account No. 3797 TACS No. 57608	13634 Tidewater Trl; Saluda Magisterial District; Dragon Bridge; 1.248 Acres +/-
31.	Veterans Housing Community Services International, Inc. (formerly in the name of Holy Covenant Holiness Training Center)	Tax Map No. 8-40 Account No. 3809 TACS No. 162795	Jamaica Magisterial District; Firedenwalds; 10.959 Acres +/-
32.	David Hamm (formerly in the name of Holy Covenant Holiness Training Center)	Tax Map No. 8-41 Account No. 3810 TACS No. 162795	Jamaica Magisterial District; Buckingham; 10.83 Acres +/-
33.	Veterans Housing Community Services International, Inc. (formerly in the name of Holy Covenant Holiness Training Center)	Tax Map No. 8-42 Account No. 3811 TACS No. 162795	3984 Waterview Rd; Jamaica Magisterial District; Waterview; 10.71 Acres +/-
34.	Ricky A. Johnson	Tax Map No. 40-93 Account No. 9986 TACS No. 57691	Pine Top Magisterial District; Timber Neck 40-6; 2.112 Acres +/-
35.	Daisy Marie Keyser, et al.	Tax Map No. 38-25 Account No. 4221 TACS No. 162825	853 Regent Road; Pine Top Magisterial District; Freeshade; 3.09 Acres +/-
36.	Lavan Lightford and Ethel Lightford, et al.	Tax Map No. 27-130 Account No. 5917 TACS No. 505109	Saluda Magisterial District; Union Park; Unimproved; 5.0 Acres +/-
37.	Candi Jane Millen, et al.	Tax Map No. 30-12-3 Account No. 2337 TACS No. 162787	188 Masons Cove Ln; Pine Top Magisterial District; Locklies Lot 3; 0.5 Acres +/-
38.	Candi Jane Millen, et al.	Tax Map No. 30-12-3A Account No. 2338 TACS No. 162787	Pine Top Magisterial District; Locklies Lot 3A; Unimproved; 0.5 Acres +/-

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Middlesex County 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. All properties are sold in gross and not by the acre. Properties are offered for sale as-is, with all faults and without any warranty, either expressed or implied. 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 auction date, 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. 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.

There will be a **10% buyer's premium added to the final bid. that 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 \$20,000 per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale.

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, 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 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 Andy Austin, Auction Coordinator, at (434) 294-6093 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. Payment of the buyer's premium and deposit must be **received** in full by August 11, 2021. Time is of the essence. Payment must be made in the form of certified funds, money order, or wire transfer. Checks and money orders shall be made payable to Middlesex County and forwarded to TACS at the address below. Wire instructions will be provided to the high bidder upon request. No cash or personal checks will be accepted.

GENERAL TERMS OF SALE: The balance of the purchase price shall be deposited by the high bidder with the Special Commissioner within 15 days of confirmation of the sale by the Court. Recording costs for deed recordation will be the responsibility of the high bidder and will be due with the balance of the purchase price. 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 bidder, you may not owe delinquent taxes to Middlesex County. Questions concerning the registration and bidding should be directed to the Auctioneer online at www.forsaleatauction.biz, by email to inquiry@forsaleatauction.biz or by phone 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) 545-2500, or (804) 223-8451, or by writing to the address below.

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