

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

Pursuant to the terms of those certain Decrees of Sale entered in the Northumberland County Circuit Court, 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 **Thursday, August 26, 2021 at 11:00am, at The Pavilion behind Rice's Hotel/Hughlett's Tavern, 73 Monument Place, Heathsville, Virginia 22473**, 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.

	Property Owner	Identification	Description
1	James D. or Mary Jean Golladay	Tax Map No. 19A-(2)-150 Parcel Record No. 32752001 TACS No. 498369	0.64 acre +/- in White Sand Harbour, Lot 140 Section 2, Fairfields District
2	Andrea L. Blue	Tax Map No. 7-(1)-166 Parcel Record No. 18441001 TACS No. 469205	1.0 acre +/- on Gardy's Mill Road, Lottsburg District
3	Don Sr. or Suzanne Harrison	Tax Map No. 43-(9)-9A Parcel Record No. 36701063 TACS No. 498359	4.608 acres +/- part Lot 9, Oyster Bay, Wicomico District
4	Frank H. Dameron Estate	Tax Map No. 27-(1)-228 Parcel Record No. 24149001 TACS No. 498377	7.44 acres +/- on Lampkintown Road near Burgess, Fairfields District
5	Frank H. Dameron Estate	Tax Map No. 27-(1)-229 Parcel Record No. 241449002 TACS No. 498377	4.5 acres +/- on Lampkintown Road near Burgess, Fairfields District
6	John Henry Jackson	Tax Map No. 1-(1)-4 Parcel Record No. 24717001 TACS No. 498365	1.75 acre +/- of forest land on Hampton Hall Road, Lottsburg District
7	Charles Hudnall Estate	Tax Map No. 29A-(1)-5 Parcel Record No. 24652001 TACS No. 498353	3.81 acres +/- in Hack's Neck, Fairfields District
8	Jerome Newman, Et Al.	Tax Map No. 51-(1)-104 Parcel Record No. 24907001 TACS No. 323100	5.00 acres +/- woodland, Wicomico District
9	Charles Jessup Estate	Tax Map No. 24-(1)-69B Parcel Record No. 19882001 TACS No. 510099	1357 Courthouse Road, Heathsville District, 1.0 acre +/- on Heathsville-Howland Highway
10	Dandridge Wiggins Estate and Eastern Virginia Housing, LLC	Tax Map No. 25-(1)-68 Parcel Record No. 25742001 TACS No. 498382	20.0 acres +/- of forest land on Indian Valley Road, Heathsville District
11	Doris A. & Ananias R. Rice, Bonita Thompson, Phillip P. Jackson, Ronald Tindal	Tax Map No. 24-(2)-1D Parcel Record No. 36700214 TACS No. 469228	0.755 acre +/- on Heathsville-Howland Highway, Heathsville District

12	E. L. Goddard, Jr.	Tax Map No. 8-(1)-6-H Parcel Record No. 19406001 TACS No. 498351	1181 Hampton Hall Road, Callao, Rt. 202 body shop, 1.06 acres +/- Lottsburg District
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GENERAL TERMS OF SALE: All sales are subject to confirmation by the Northumberland 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**. 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 \$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. Deposit and settlement terms for online bidders differ, and all interested online bidders should review those terms on our website.

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 within 15 days of confirmation of sale by the Court. 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 note that to qualify as a bidder at this auction, you may not owe delinquent taxes to Northumberland 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) 893-5176, or by writing to the address below.

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Special Commissioner
Taxing Authority Consulting Services, PC
RE: Northumberland County Auction
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