

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

Pursuant to the terms of those certain Decrees of Sale entered in the Grayson County Circuit Court, the undersigned Special Commissioner will offer the following parcels for sale to the highest bidder 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, August 16, 2021 at 8:00am EST and will transition on Monday September 13, 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 Grayson County Board of Supervisors Board Room, 129 Davis Street, Room 206, Independence, Virginia 24348.** The sale of such property is subject to the terms and conditions below, 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. **The Special Commissioner reserves the right to cancel the live portion of the auction due to changes in government policy or recommendations and may proceed with a timed, online-only auction.**

	<u>Owner(s) and TACS No.</u>	<u>Account Nos.</u>	<u>Description</u>
1.	Dixie C. Hall Revocable Trust, et al. TACS No. 592310	Ta Map No. 54-57 Account No. 3298	6 th Avenue 70 Ft. Frontage
2.	Rocky Jennings, et al. TACS No. 592295	Tax Map No. 72-44,45 Account No. 2178	Dogwood Street, Lots 19 & 21; Woodland Heights 236.91'
3.	Opal Dixon Rector TACS No. 592298	Tax Map No. 62-95 Account No. 2552	1008 W. Stuart Drive, Galax 123 Ft. Frontage
4.	Opal Dixon Rector TACS No. 592298	Tax Map No. 62-99 Account No. 1673	W. Stuart Drive 127.3 Ft. Frontage

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Grayson County Circuit Court. 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. Property will be conveyed free and clear of all known liens, including the tax lien. Properties are offered for sale as-is, where is, with all faults and without any warranty, either expressed or implied. 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 the auction closing date of September 13, 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.

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.

There will be a ten percent (10%) buyer's premium added to the final bid to determine the final contract price. The deposit and buyer's premium are due upon the close of the auction. The highest bidder shall make a deposit in the amount of twenty-five percent (25%) of the high bid 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 paid in full upon the close of the auction. 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. **Deed recordation costs 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.

Terms Applicable to In-Person Bidders ONLY: The highest bidder shall make payment of the deposit and buyer's premium on the day of the auction. All payments must be made in the form of personal check, cashier's check, or money order. **Cash will not 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. Payments of the buyer's premium and deposit must be received in full by **September 20, 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 City of Galax 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 can include expenses and any deficit upon resale.

In order to qualify as a purchaser at this auction, you may not owe delinquent taxes to the City of Galax 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 <https://www.forsaleatauction.biz/>, or by phone to (540) 899-1776. Questions concerning the property subject to sale or the litigation process should be directed to TACS online at www.taxva.com, by telephone to (804) 223-8449, by email to taxsales@taxva.com, or by writing to the address below.

John A. Rife, Esq.
Special Commissioner
Taxing Authority Consulting Services, PC
Re: City of Galax Judicial Auction
P.O. Box 31800
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