

**FOR SALE AT AUCTION
TIMED, ONLINE-ONLY PUBLIC SALE OF
TAX DELINQUENT COUNTY OF ESSEX REAL ESTATE
*Online Bidding Closes Sunday, September 12, 2021, at 4:00 P.M. (EST)***

NOTICE: SPECIAL COMMISSIONER'S SALE OF REAL ESTATE

Pursuant to the terms of those certain Decrees of Sale from the Circuit Court of Essex County, Virginia, the undersigned Special Commissioner will offer for sale at public auction, subject to the following terms and conditions, the following-described real estate:

The auction will be conducted online only which will end on Sunday, September 12, 2021 at 4:00 p.m. (EST). Please visit bid.forsaleatauction.biz, or call Andy Austin, Auction Coordinator, directly at 434-294-6093 or the auction company at 540-899-1776, for more information or to bid on these properties. If interested bidders are unable to participate online, please call for assistance in placing your bids.

Parcel 1 (Ball) 0.762 acres, Lot 8, Sec. L, River Oaks Subdivision. Tax Map 54B-4-8

Parcel 2 (Hofmann) 1.147 acres, Lot 7, Sec. L, River Oaks Subdivision, Tax Map 54B-4-7

Parcel 3 (Rush) Lot No. 6, Moore Place, end of Moore Street, Tax Map ID No. 32B-4-6

TERMS OF SALE: All sales are subject to the approval of the Circuit Court. A 10% Buyer's Premium will be added to the highest bid and will become a part of the total sales price on each property. The highest bidder shall deposit ten percent (10%) of the total sales price with the Special Commissioner by close of business on Friday, September 17, 2021, by either wire transfer, cash, or good check, which sum shall be credited toward the purchase price. The balance of the purchase price, by either wire transfer or certified funds, shall be deposited with Margaret F. Hardy, Special Commissioner, within fifteen (15) days of Court confirmation. **TIME IS OF THE ESSENCE.** All properties will be conveyed by Special Warranty Deed, subject to any easements and covenants of record, and any rights of persons in possession. Interested parties may go upon the UNIMPROVED real estate for the purpose of making an inspection. Terms of Sale stated online and in the Purchaser's Acknowledgment and Contract of Sale take precedence over any prior written or verbal terms of sale.

Margaret F. Hardy, Special Commissioner
Sands Anderson PC
Post Office Box 907
Fredericksburg, VA 22404-0907
www.sandsanderson.com