

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

Pursuant to the terms of those certain Decrees of Sale entered in the Mathews 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 close with in-person and online bidding on **Tuesday, September 28, 2021 at 11:00am** at the **Mathews County Old Historic Courthouse, at 27 Court Street, Mathews, Virginia 23109**, 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. **The Special Commissioner reserves the right to cancel the live portion of the simulcast if required due to a change in circumstances surrounding the pandemic, and proceed with a timed, online-only auction.**

No.	OWNER	PARCEL	TACS NO.	DESCRIPTION
1	Mark Sumner	27-1-4	446032	3.89 acres +/- woodland on Salem Church Road
2	Alfred Scott Diggs	24-A-98	445989	384 Cardinal Road, Cardinal 3.75 acres +/-
3	Lonnie T. & Flora L. Lewis	16A-1-10	446066	0.3 acre +/- on Hicksville Road
4	Lonnie T. & Flora L. Lewis	16A-1-11	446066	0.43 acre +/- on Hicksville Road
5	James Emory & Diane S. Foster	10-2-2A1	445994	5285 Buckley Hall Road, Cobbs Creek, 0.37 acre +/-
6	Madison Monroe	9-A-37	445983	2.95 acres +/- near Buckley Hall Road

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Mathews 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 Mathews 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
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RE: Mathews County Auction
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