

**FOR SALE AT AUCTION
TIMED, ONLINE-ONLY PUBLIC SALE OF
TAX DELINQUENT APPOMATTOX COUNTY REAL ESTATE
*Online Bidding Closes June 16, 2022, at 11:00 a.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 Appomattox 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:

Parcel 1 (Basemore)	1 acre, more or less, Lot 1, Williams Subdivision, Improved, 898 Spruce, Tax Map 90-2-1; AND 1 acre, more or less, Lot 2, Williams Subdivision; Tax Map 90-2-2
Parcel 2 (Harmon)	5.02 acres, more or less, on Woodline Drive; Tax Map 48-A-27
Parcel 3 (McCoy)	5 acres, more or less, near Bent Creek; Tax Map 16-A-39
Parcel 4 (Pratt)	1.16 acres, more or less, north of Patricia Anne Lane, west of North Avenue; Tax Map 64A5-A-164
Parcel 5 (Stevens)	0.75 acres, more or less, intersection of Oakville Road and Log Cabin Road; Tax Map 50-A-74

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 Thursday, June 23, 2022, 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.

The auction will be conducted online only which will end on Thursday, June 16, 2022 at 11:00 a.m. (EST). Please visit bid.forsaleatauction.biz, or call At Auction directly 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.

**Margaret F. Hardy, Special Commissioner
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