**NOTICE OF PUBLIC AUCTION**

# SPECIAL COMMISSIONER’S SALE OF REAL ESTATE

# JAMES CITY COUNTY, VIRGINIA

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of James City County, the undersigned Special Commissioner will offer for sale at public auction the following described real estate in the **James City County Treasurer Board Room**, 101 Mounts Bay Road, Building F, Williamsburg, Virginia 23185, on **Friday, February 21, 2020 at 1:00 pm**, or as soon thereafter as may be effected. 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.

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Owner(s) and TACS No.** | **Account Nos.** | **Description** |
| 1. | Bobby Butler, et al.  TACS No. 497232 | Parcel No. 4140600004  LRSN No. 737 | 702 Madison Road, Williamsburg  +/- 0.3 Acre |
| 2. | Daryl & Co., et al.  TACS No. 497254 | Parcel No. 0520500018  LRSN No. 26251 | 9951 Mill Pond Run, Toano  +/- 0.87 Acre |
| 3. | Thomas R. Davidson, et al.  TACS No. 497243 | Parcel No. 1911100046  LRSN No. 1183 | 7602 Beechwood Drive, Lanexa  +/- 0.41 Acre |
| 4. | Julius E. Johnson, et al.  TACS No. 504168 | Parcel No. 2430100048  LRSN No. 16035 | 6423 Centerville Road, Williamsburg  +/- 1.5 Acre |
| 5. | Thelma J. Kendrick, et al.  TACS No. 497230 | Parcel No. 3220100025  LRSN No. 2379 | 222 Clark Lane, Williamsburg  +/- 0.16 Acre |
| 6. | James A. Moir, et al.  TACS No. 497237 | Parcel No. 3240500009  LRSN No. 9088 | 5 Logan Place, Williamsburg  +/- 0.38 Acre |
| 7. | Colette Matilda Sumner  TACS No. 497248 | Parcel No. 3240300010  LRSN No. 17238 | 111 King Henry Way, Williamsburg  +/- 0.26 Acre |
| 8. | Inez Walker, et al.  TACS No. 497233 | Parcel No. 3110500129  LRSN No. 4761 | 202 Mildred Drive, Williamsburg  +/- 0.23 Acre |

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of James City County. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars ($1,000.00), whichever is higher, at the time of the auction. Bids which are less than One Thousand Dollars ($1,000.00) shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars ($20,000.00). Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. All deposits must be made in the form of personal check, traveler’s check, cashier’s check or money order. NO CASH WILL BE ACCEPTED. **There will be a 10% buyer’s premium added to the final bid to determine final contract price. The buyer’s premium is due at the time of the auction.**

The balance of the purchase priced shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court. **Recording costs for deed recordation 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.** 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.

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. Persons are encouraged to make a visual inspection of the property within the limits of the law and to obtain an independent title search prior to bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitableness of the property and it is assumed that all bidders will perform due diligence prior to the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable.

Please be advised that in order to qualify as a purchaser at this auction, you may not owe delinquent taxes to James City County and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS online at [www.taxva.com](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), or by phone to (804) 223-8449, or by writing to the address below.

John A. Rife, Esq., Jeffrey A. Scharf, Esq., Andrew M. Neville, Esq.,

Mark K. Ames, Esq., Gregory L. Haynes, Esq.

Special Commissioners

Taxing Authority Consulting Services, PC

P.O. Box 31800

Henrico, Virginia 23294-1800