

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Patrick County, the undersigned Special Commissioner will offer for sale at public auction the following described real estate at **The John D. Hooker Building at the Rotary Field**, located at **420 Woodland Drive, Stuart, Virginia 24171**, on **Wednesday, June 21, 2017 at 11:00 AM**, 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.

	Property Owner	Identification	Description
1	Real Estate Investment Group, LLC	Tax Map No. 4713-1-13 Acct No. 74160 TACS No. 342717	514 Greasy Bend Lane, 1.00 acre +/- in the Peter's Creek Magisterial District, Stuart
2	Lewis Cassell, et al.	Tax Map No. 3MN-H-628 Acct No. 15910 TACS No. 162353	3.25 acres +/- on or near Bull Mountain in the Mayo River Magisterial District
3	Fred O. Sink et al.	Tax Map No. 4011-5-9 Acct No. 28686 TACS No. 162411	Lot 40 in the Buck Hollar section, Groundhog Mountain development, along Buck Hollar Road in the Dan River Magisterial District
4	Horace Holmgaard, et al.	Tax Map No. 4917-25 Acct No. 24654 TACS No. 162361	0.66 acre +/- tire dump lot off of Wren Hollow Road in the Smith River Magisterial District
5	Mary D. Jackson, et al.	Tax Map No. 2NM-H-1592 Acct No. 14243 TACS No. 162368	5.0 acres +/- on the waters of Line Branch
6	Mary D. Jackson, et al.	Tax Map No. 2MN-H-1593 Acct No. 14244 TACS No. 162368	16.0 acres +/- on the waters of Line Branch
7	Douglas M. Travis, et al.	Tax Map No. 5412-31 Acct No. 19790 TACS No. 342736	550 Fiddler's Green Road, 5.00 acres +/- in the Mayo River Magisterial District, Patrick Springs
8	Douglas M. Travis, et al.	Tax Map No. 5412-41 Acct No. 39931 TACS No. 342736	306 Fiddler's Green Road, 5.7261 acres +/- in the Mayo River Magisterial District, Patrick Springs
9	Lloyd Marshall, et al.	Tax Map No. 4813-52 Acct No. 59763 TACS No. 342704	1.00 acre +/- off of Woolwine Highway in the Mayo River Magisterial District
10	Lloyd Marshall, et al.	Tax Map No. 4813-53 Acct No. 20476 TACS No. 342704	1388 Woolwine Highway, 1.00 acre +/- in the Mayo River Magisterial District, Stuart
11	Lloyd Marshall, et al.	Tax Map No. 4813-54 Acct No. 20477 TACS No. 342704	1.00 acre +/- along Woolwine Highway in the Mayo River Magisterial District
12	Jerry L. Marshall, et al.	Tax Map No. 4814-86 Acct No. 64084 TACS No. 342698	36.82 acres +/- off of Rustic Ridge Road in the Peter's Creek Magisterial District

13	Jerry L. Marshall, et al.	Tax Map No. 4608-13-E Acct No. 45191 TACS No. 342698	533 Dangler Mountain Road, 2.73 acres +/- in the Peter's Creek Magisterial District, Stuart
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TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of Patrick County. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is more, at the time of the auction. Bids which are less than \$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 of Sale 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. 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. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to 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. **There will be a 10% buyer's premium added to final bid to determine final contract price and the buyer's premium must be paid concurrently with the aforementioned deposit.** Recording costs for deed recordation will be the responsibility of the successful bidder.

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 suitability 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 bidder at this auction, you may not owe delinquent taxes to Patrick County. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS at taxsales@taxva.com or (804) 893-5176.

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