

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Louisa, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate at the **Public Meeting Room of the Louisa County Administration Building**, located at **1 Woolfolk Avenue, 1st Floor, Louisa, VA 23093**, on **May 30, 2025** at **2:30pm**.

The sale of such property is subject to the terms and conditions below, and any term or conditions which may be subsequently posted or announced by For Sale At Auction ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS"). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
1	Patricia C. Vinzant & A. F. Connor, Jr.	20-129	16484	157043	near Paradise Ln, 5 AC +/-, near Lindsay, Green Springs Magisterial Dist.
2	Costello Jackson & Rebecca Jones	42-76	17603	13065	near Laura Creek Rd, 16 AC +/-, Green Springs Magisterial Dist.
3	Norman-Robert Lewis & Jackson Lewis	12-53	9832	13366	near Hickory Creek Rd, 13.69 AC +/-, Green Springs Magisterial Dist.
4	Frances Henderson	44-95	7300	12901	near Fredericks Hall Rd, 5 AC +/-, Lot 7, Cuckoo Magisterial Dist.
5	Moten Henson	44-96	7391	15322	near Fredericks Hall Rd, 5 AC +/-, Lot 6, Cuckoo Magisterial Dist.
6	Katherine Anderson & Willie Mae Hunter, Trustees	82-23A	211	38075	45 New Anna Rd, 2.50 AC +/-, South of Rt. 755, Cuckoo Magisterial Dist.
7	Curtis Lee Davis, Sr.	10C2-1-180	19879	206905	on Pinehurst Dr, Lot 180, Phase II, Shenandoah Crossing Country Club, Green Springs Magisterial Dist.
8	Estate of William Verdier	9-17	16458	14236	near Porter Town Rd, 4 AC +/-, Green Springs Magisterial Dist.

9	Foster Palmer	88-11-3	24493	62258	near Waltons Store Rd, 5 AC +/-, Lot 3, Cuckoo Magisterial Dist.
10	Ruby J. Beverly	90-41A	31165	320795	on Marsh Hawk Ln, 13.47 AC +/-, Cuckoo Magisterial Dist.
11	Iva Gibson	62-4	5903	107280	near Bohannon Rd, 14.50 AC +/-, Cuckoo/Jackson Magisterial Dist.
12	Crystal Anne Edmondson	91-13A	10255	24624	2206 Gardners Rd, 2.928 AC +/-, Vacant Land, Cuckoo Magisterial Dist.
13	Neil R. Falkenberg & Virginia A. Falkenberg	10C2-1-116	19815	12692	on W Pebble Beach Dr., Lot 116, Phase I, Shenandoah Crossing Country Club, Green Springs Magisterial Dist.
14	Mrs. Iva Gibson & Daisy Maynard	62-15	5917	15240	near Kentucky Springs Rd, 4.50 AC +/-, Cuckoo Magisterial Dist.
15	Mrs. Iva Gibson & Daisy Maynard	62-16	5918	15240	619 Bohannon Rd, 25 AC +/-, Cuckoo Magisterial Dist.
16	Stephen Johnson	9-124	8697	13242	near James Madison Hwy, 8 AC +/-, Green Springs Magisterial Dist.
17	Bernard Gary Battle	14-53C	949	38095	on Goldmine Rd, 1.599 AC +/-, Louisa Courthouse Magisterial Dist.
18	Martha Timberlake	53-37	15998	38631	near Rock Quarry Rd, 4 AC +/-, Green Springs Magisterial Dist.
19	Elaine V Wattie	93-17-A	6200	320863	526 & 551 Curley Ln, 2.8518 AC +/-, Jackson Magisterial Dist.
20	Wanda Yvette Parker	42-22-44	28761	107707	256 Hidden Farm Dr, 1.8126 AC +/-, Lot 44, Hidden Farm Est Sub., Mineral Magisterial Dist.
21	Brenda Hill Fortune	40A1-1-19	7562	469074	127 West St., 1 AC +/-, Town of Louisa

GENERAL TERMS OF SALE: All sales are subject to confirmation by the 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. Any unsold property will be offered for sale again at the next auction, whenever that may be.

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. Properties are offered for sale as-is, where-is, and if-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, at their own expense, prior to bidding on any of the properties to determine the suitableness of the property for their purposes. It is not guaranteed that the property has a right-of-way or that it is not landlocked. Property is sold in gross and not by the acre. There is no warranty as to the accuracy of any information contained in the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts. We do not provide and do not assist with obtaining title insurance or title to personal property.

The sale of property to the highest bidder is not contingent upon obtaining financing. Financing, if needed, is the sole responsibility of the high bidder. By bidding, parties are entering into a legally binding contract, waive all rescission rights, and understand that their bid is immediately binding, irrevocable, and enforceable. Additionally, by bidding, parties are representing that they have read, and agree to be bound by, all terms and conditions for this sale. 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.

PAYMENT TERMS: 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, **along with a 10% buyer's premium, subject to a minimum of \$150, added to the final bid.** 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) per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

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

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, 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 For Sale At Auction, Inc., at (540) 899-1776 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. **The deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than June 6, 2025).** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier's checks and money orders shall be made payable to County of Louisa and forwarded to TACS, at the address shown below. **Cash and personal checks will not be accepted.** Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Louisa and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process should be directed to the Auctioneer online at www.forsaleatauction.biz, by email to inquiry@forsaleatauction.biz or by phone to Ken Sebastian, at (540) 841-2085. 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) 548-4418, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales
P.O. Box 31800
Henrico, Virginia 23294-1800