

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Goochland County, the undersigned Special Commissioner will offer for sale at public auction the following described real estate in the **Board of Supervisors Meeting Room in the Goochland County Administration Building**, located at 1800 Sandy Hook Road, Goochland, Virginia, 23063 (intersection of Routes 6 and 522), on **Friday, July 14, 2017 at 1:00 p.m.**, 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.

	<u>Owner</u>	<u>Parcel Information</u>	<u>Parcel Description</u>
1.	Polly Scott, et al	Tax Map No. 30-1-19 Account No. 7787 GPIN No. 6759-11-6450 TACS No. 165197	Lickinghole Magisterial District; 7.45 acres, more or less; landlocked parcel near Shepherds Ridge Road
2.	Polly Scott, et al *The sale of this parcel is contingent upon the sale results of Property#1.	Tax Map No. 29-1-108 Account No. 16446 GPIN No. 3759-11-1852 TACS No. 165197	Lickinghole Magisterial District; 2.75 acres, more or less; landlocked parcel near Shepherds Ridge Road
3.	John Spottswood, et al	Tax Map No. 13-1-47 Account No. 8282 GPIN No. 6841-45-8381 TACS No. 165133	34.2 acres, more or less; landlocked parcel near Broad Street Road
4.	John Spottswood, et al	Tax Map No. 13-1-21 Account No. 8281 GPIN No. 6841-66-5376 TACS No. 165133	8.84 acres, more or less: road frontage on Three Chopt Road
5.	Unknown Owners	Tax Map No. 20-1-88A Account No. 9189 GPIN No. 6749-98-4086 TACS No. 165154	Lickinghole Magisterial District; 0.50 acres, more or less; landlocked parcel near Sugarbottom Road
6.	Unknown Owners	Tax Map No. 26-1-66A Account No. 9188 GPIN No. 6719-15-5628 TACS No. 165154	Byrd Magisterial District; 3 acres, more or less; landlocked parcel near Hadensville Fife Road and Davis Mill Road
7.	Unknown Owners	Tax Map No. 38-1-111A Account No. 9193 GPIN No. 6718-30-6756 TACS No. 165154	Byrd Magisterial District; 24 acres, more or less; near Saint Paul's Church Road and Youngstown Road
8.	Lorraine Waghigi-Pham	Tax Map No. 12-5-5 Account No. 6620 GPIN No. 6832-35-6139 TACS No. 165116	Byrd Magisterial District; 5.88 acres, more or less; on Lake Killerney near Whitney Drive

9.	Carl Denton Athey	Tax Map No. 12-1-32B Account No. 481 GPIN No. 6831-02-6752 TACS No. 165126	3459 Forest Grove Road; Lickinghole Magisterial District; 2.0 acres, more or less
10.	James H. Copeland	Tax Map No. 22-1-8C Account No. 10591 GPIN No. 6769-68-8655 TACS No. 165157	1.5 acres, more or less; fronting on Broad Street Road
11.	Ayed Mohamad Aleyed	Tax Map No. 30-1-76E Account No. 11989 GPIN No. 6758-88-9572 TACS No. 165199	Lickinghole Magisterial District: 1.0 acres, more or less; fronting on Hyatt Lane
12.	Ida Young, et al	Tax Map No. 27-1-15 Account No. 10077 GPIN No. 6718-57-2528 TACS No. 288135	Byrd Magisterial District; 80 acres, more or less; bisected by Youngstown Road near River Road West
13.	Nimrod Evans, et al	Tax Map No. 27-1-6 Account No. 2707 GPIN No. 6719-70-0986 TACS No. 165161	5064 Ransone Road: 4 acres, more or less; unimproved lot with road frontage
14.	Lina Robinson, et al	Tax Map No. 63-26-E Account No. 7452 GPIN No. 7724-01-1941 TACS No. 165270	1.28 acres, more or less: unimproved, landlocked parcel near River Road and Willow Oaks Road
15.	Allen Vest, et al	Tax Map No. 17-1-70 Account No. 9262 GPIN No. 6810-12-2852 TACS No. 165140	71.96 acres, more or less: unimproved parcel fronting on Hadensville Fife Road.
16.	Essex Moore, et al	Tax Map No. 38-1-1 Account No. 5873 GPIN No. 6708-71-0054 TACS No. 165208	13.5 acres, more or less; unimproved, landlocked parcel near Hackney Road
17.	Lucy Martin Blunt, et al	Tax Map No. 9-1-19 Account No. 846 GPIN No. 5892-63-7702 TACS No. 165122	6300 Community House Road: 4.25 acres, more or less: unimproved land fronting on Community House Road
18.	D. S. Winston, et al	Tax Map No. 5-1-58 Account No. 9892 GPIN No. 6823-62-2946 TACS No. 165103	4925 Broad Street Road; .951 acres, more or less; improved lot fronting on Broad Street Road
19.	William B. Fisher, et al	Tax Map No. 11-1-34A Account No. 2806 GPIN No. 6821-13-4632 TACS No. 165124	Byrd Magisterial District: 2.0 acres, more or less; unimproved land fronting on Hadensville Fife Road
20.	Jennie Willis, et al	Tax Map No. 29-1-121 Account No. 9788 GPIN No. 6758-08-9990 TACS No. 165187	10.0 acres, more or less: unimproved landlocked parcel near Jackson Shop Road and Hidden Hollow Lane

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of Goochland 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 Circuit Court of Goochland County 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 the 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 effect the property. **There will be a 10% buyer's premium added to final bid to determine final contract price and shall be paid with the deposit at the time of auction.** Deed recordation costs will be the responsibility of the successful bidder and shall also be deposited with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

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 Goochland 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, by email to taxsales@taxva.com, or by phone to (804) 506-3102.

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