

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Louisa County, the undersigned Special Commissioner will offer for sale at public auction the following described real estate in the **Public Meeting Room of the Louisa County Administration Building**, located at 1 Woolfolk Avenue, 1st Floor, Louisa, Virginia 23093, on **Thursday, July 20, 2017 at 2:00pm**, 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	Edna M. Dickinson, et al.	Tax Map No. 13-19 Acct No. 4630 TACS No. 107201	32.43 Acres, more or less; Green Springs Magisterial District; 673 Hiding Place Road
1a.	Edna M. Dickinson, et al. <i>*The sale of this parcel is contingent upon the sale results of Property #1.</i>	Tax Map No. 102-35 Acct No. 4623 TACS No. 107201	122.04 Acres, more or less; Jackson Magisterial District; on or near Octagon Church Road
2	Equity One of Virginia, Inc., et al.	Tax Map No. 72-92 Acct No. 265 TACS No. 206658	2.00 Acres, more or less; Cuckoo Magisterial District; on or near Oak Haven Lane, Cedar Hill Trail and Harris Court
3	Isaac Fountain, et al.	Tax Map No. 35-71 Acct No. 5588 TACS No. 15208	2.00 Acres, more or less; Green Springs Magisterial District; 142 Marshall Road, 154 Marshall Road, and 184 Marshall Road
4	Abner Anderson, et al.	Tax Map No. 5-28 Acct No. 180 TACS No. 156239	103.00 Acres, more or less; Green Springs Magisterial District; on or near Vawter Corner Road and South Anna River
5	Thomas L. Anderson, et al.	Tax Map No. 93-133 Acct No. 257 TACS No. 12349	12.33 Acres, more or less; Jackson Magisterial District; on or near Jones Farm Road and Newfound River
6	Phillip Cherry	Tax Map No. 73-8-4 Acct No. 2786 TACS No. 38142	9.10 Acres, more or less; Cuckoo Magisterial District; 8549 Jefferson Highway
7	Galvester Brantley, et al.	Tax Map No. 60-108 Acct No. 1804 TACS No. 12446	10.00 Acres, more or less; Cuckoo Magisterial District; on or near Rising Sun Road and Cedar Hill Road

8	Louise M. Grubbs, et al.	Tax Map No. 97-38 Acct No. 6424 TACS No. 107319	64.00 Acres, more or less; Jackson Magisterial District; 3012 Cross County Road
8a	James Walter Grubbs <i>*The sale of this parcel is contingent upon the sale results of Property #8.</i>	Tax Map No. 101-69 Acct No. 6420 TACS No. 107319	100.00 Acres, more or less; Jackson Magisterial District; on or near Owens Creek Road, Dongola Road and Interstate 64
8b	Louise M. Grubbs <i>*The sale of this parcel is contingent upon the sale results of Property #8.</i>	Tax Map No. 101-70 Acct No. 6423 TACS No. 107319	79.84 Acres, more or less; Jackson Magisterial District; 26 Atkinson Road
9	Willie Haynes, et al.	Tax Map No. 83-36 Acct No. 7254 TACS No. 15310	28.00 Acres, more or less; Cuckoo Magisterial District; on or near Jefferson Highway, Old Lacy Lane and Mica Springs Lane
10	Sarah M. Henshaw, et al.	Tax Map No. 57-87A Acct No. 8453 TACS No. 38344	1.428 Acres, more or less; Mineral Magisterial District; 3840 Mt. Airy Road
11	Annie Maude Hutchins, et al.	Tax Map No. 83-98 Acct No. 8126 TACS No. 13046	2.02 Acres, more or less; Cuckoo Magisterial District; on or near Buckner Road
12	Floyd Jackson, et al.	Tax Map No. 82-12 Acct No. 8247 TACS No. 13086	2.50 acres, more or less; Cuckoo Magisterial District; on or near New Anna Road
13	Kathy Lee Kreamer	Tax Map No. 29-8-24 Acct No. 25348 TACS No. 13324	0.96 Acre, more or less; Lot 24, Section I, Freshwater Estate; Cuckoo Magisterial District; on or near Hensley Road and Dickinson Drive
14	Clyde W. McLaughlin, et al.	Tax Map No. 82-10-19 Acct No. 10774 TACS No. 24833	5.101 Acres, more or less, Lot 19, Meadowview Estates; Cuckoo Magisterial District; on or near Meadowview Lane
15	William Moss, et al.	Tax Map No. 63-73 Acct No. 11479 TACS No. 24833	22.35 Acres, more or less; Jackson Magisterial District; on or near Greenes Corner Road
16	Eliza Minor, et al.	Tax Map No. 62-96 Acct No. 11089 TACS No. 107636	2.77 Acres, more or less; Jackson Magisterial District; near Little Rock Creek; on or near Kentucky Springs Road
17	Elizabeth Robertson, et al.	Tax Map No. 9-203 Acct No. 13619 TACS No. 13814	1.75 Acres, more or less; Green Springs Magisterial District; on or near Old Louisa Road and C & O Railroad Line

18	John E. Robinson, Jr., et al.	Tax Map No. 89-1-4 Acct No. 13687 TACS No. 13851	17.17 Acres, more or less; Lot 4; Cuckoo Magisterial District; on or near Cartersville Road
19	Bessie V. Smith, et al.	Tax Map No. 40C-1-9 Acct No. 14712 TACS No. 13926	1.40 Acres, more or less; Lot 9 and 10; Louisa Magisterial District; on or near Louisa Road
20	Nettie Smith, et al.	Tax Map No. 30-37 Acct No. 14838 TACS No. 13936	1.84 Acres, more or less; Cuckoo Magisterial District; on or near Kentucky Springs Road and the Railroad Line
21	Nettie Smith, et al.	Tax Map No. 30-38 Acct No. 14839 TACS No. 13936	1.25 Acres, more or less; Cuckoo Magisterial District; on or near Kentucky Springs Road and the Railroad Line
22	Daniel N. Johnson, et al.	Tax Map No. 62-17B (was Not Map 171) Acct No. 8534 TACS No. 13194	5.50 Acres, more or less; Cuckoo Magisterial District; on or near Bohannon Road
23	Daniel A. Jones, et al.	Tax Map No. 69-79 Acct No. 11597 TACS No. 156662	5.33 Acres, more or less; Mineral Magisterial District; on or near Table Top Aly
24	Virginia Temple, et al.	Tax Map No. 43-158 Acct No. 15657 TACS No. 15850	10.00 Acres, more or less; Mineral and Cuckoo Magisterial District; on or near Pendleton Road
25	John A. Wendel, et al.	Tax Map No. 56-65 Acct No. 17093 TACS No. 10858	102.468 Acres, more or less; Louisa County Magisterial District; on or near Courthouse Road
26	Chancell Johnson, et al.	Tax Map No. 72-8 Acct No. 8510 TACS No. 13176	1.00 Acre, more or less; Cuckoo Magisterial District; 1130 Cuckoo Road

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of the County of Louisa. 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 in an account designated by the Circuit Court and credited towards the purchase price following confirmation of the sale. All deposits must be made in the form of cash, personal check, traveler's check, cashier's check or money order. 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 affect the property. **There will be a ten percent (10%) buyer's**

premium added to the final bid to determine final contract price which shall also be due with the deposit on the day of the auction. 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 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 the County of Louisa 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) 548-4418.

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