

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of the County of Hanover, the undersigned Special Commissioner will offer for sale at public auction the following described real estate in the Board Room of the Hanover County Administration Building, 7516 County Complex Road, Hanover, Virginia 23069, on **Friday, August 22, 2014 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.

	<u>Owner(s)</u>	<u>Account Nos.</u>	<u>Description</u>
1.	Lettie Jones, et al.	Tax Map No. 7825-59-9201 Account No. 26634 TACS No. 95635	16198 Cedar Breeze Lane, 3.96 acres, more or less
2.	Kathy P. Bailey, Trustee	Tax Map No. 8707-37-0842 Account No. 983 TACS No. 95636	Whippoorwill Road, Lincoln Park, Lot 6
3.	Kathy P. Bailey, Trustee	Tax Map No. 8707-19-6510 Account No. 11 TACS No. 95636	Lincoln Road, Lincoln Park, Lot 25
4.	Leslie Davis Construction, Inc.	Tax Map No. 8707-27-6070 Account No. 5618 TACS No. 95637	Wheeling Road, Patrick Henry Heights, Lot 1, Section D

**TERMS OF SALE:** All sales are subject to confirmation by the Circuit Court of the County of Hanover. 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. 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 the final bid to determine final contract price.** 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.

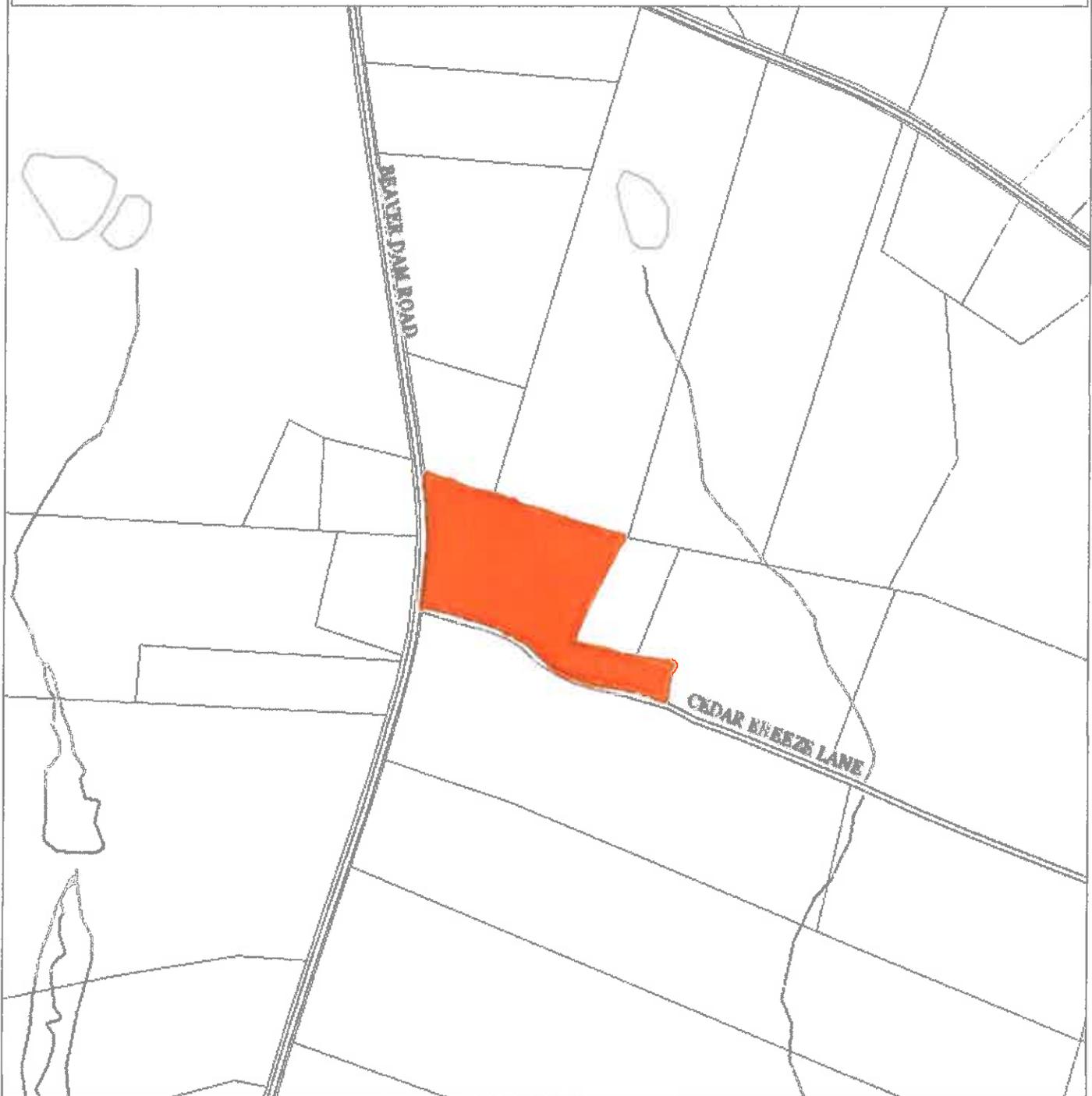
Properties are offered for sale as-is, with all faults and without any warranty, either expressed or implied. Persons are encouraged to make a visual inspection of the property within the limits of the law and to obtain an independent title search prior to bidding on any of the properties. Bidders are 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 Hanover 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) 548-4419.

John A. Rife, Esq.  
Jeffrey A. Scharf, Esq.  
Special Commissioners  
Taxing Authority Consulting Services, PC  
P.O. Box 31800  
Henrico, Virginia 23294-1800

# Property 1 - Lettie Jones, et al.

Tax Map No. 7825-59-9201



- Street Labels
- Topography
- CUP Lines

- Conditional Use Permits
- Urban Service Areas
- Tax Parcels

- Shrink Swell Soils**
  - Moderate
  - Severe
  - Slight

- Building Addresses



07/29/2014  
Scale 1:4000



**Parcel Information:**

**Parcel Id: 7825-59-9201**

**Owner: JONES, LETTIE**

**Mailing Address: 16198 CEDAR BREEZE LANE**

**Mailing City/State: BEAVERDAM VA**

**Mailing Zip: 23015**

**Property House #: 16198**

**Property Street Name: CEDAR BREEZE LANE**

**Apt/Suite:**

**Acreage: 3.96**

**Zoning Class: A-1**

**Deed Book: 0000**

**Deed Page: 0**

**Old Parcel: 007 48D**

**Subdivision: N/A**

**Lot/Block/Section: LOT 1**

**Census Tract: 3201**

**SSA: No**

**2014 Land Value (\$): 51700**

**2014 Land Use Value (\$): 0**

**2014 Improvement Value (\$): 20900**

**2014 Total Value (\$): 72600**



# Property 2 - Kathy P. Bailey, Trustee

Tax Map No. 8707-37-0842



- Street Labels
- Topography
- CUP Lines

- Conditional Use Permits
- Urban Service Areas
- Tax Parcels

- ### Shrink Swell Soils
- Moderate
  - Severe
  - Slight

- Building Addresses



07/29/2014  
Scale 1:2000



## Parcel Information:

Parcel Id: 8707-37-0842

Owner: BAILEY, KATHY P REV TR DTD 2-15-07

Mailing Address: PO BOX 34285

Mailing City/State: RICHMOND VA

Mailing Zip: 23234

Property House #: 0

Property Street Name:

Apt/Suite:

Acreage: 1.3

Zoning Class: R-1

Deed Book: 2847

Deed Page: 434

Old Parcel: 073 B 2 6

Subdivision: LINCOLN PARK

Lot/Block/Section: LOT 6

Census Tract: 3207.01

SSA: Yes

2014 Land Value (\$): 11500

2014 Land Use Value (\$): 0

2014 Improvement Value (\$): 0

2014 Total Value (\$): 11500

# Property 3 - Kathy P. Bailey, Trustee

Tax Map No. 8707-19-6510



- Street Labels
- Topography
- CUP Lines

- Conditional Use Permits
- Urban Service Areas
- Tax Parcels

- Shrink Swell Soils**
  - Moderate
  - Severe
  - Slight

9314 Building Addresses



07/29/2014  
Scale 1:4000



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**Parcel Information:**

**Parcel Id: 8707-19-6510**

**Owner: BAILEY, KATHY P REVOC TR DTD**

**Mailing Address: PO BOX 34285**

**Mailing City/State: RICHMOND VA**

**Mailing Zip: 23234**

**Property House #: 0**

**Property Street Name:**

**Apt/Suite:**

**Acreage: 1.1**

**Zoning Class: R-1**

**Deed Book: 2847**

**Deed Page: 434**

**Old Parcel: 073 B 2 25**

**Subdivision: LINCOLN PARK**

**Lot/Block/Section: LOT 25**

**Census Tract: 3207.01**

**SSA: Yes**

**2014 Land Value (\$): 12100**

**2014 Land Use Value (\$): 0**

**2014 Improvement Value (\$): 0**

**2014 Total Value (\$): 12100**

# Property 4 - Leslie Davis Construction

Tax Map No. 8707-27-6070



- Street Labels
- Topography
- CUP Lines

- Conditional Use Permits
- Urban Service Areas
- Tax Parcels

- Shrink Swell Soils**
- Moderate
- Severe
- Slight

- Building Addresses



07/29/2014  
Scale 1:2000



## Parcel Information:

Parcel Id: 8707-27-6070

Owner: DAVIS, LESLIE CONSTRUCTION INC

Mailing Address: 8607 OAKVIEW AVENUE

Mailing City/State: RICHMOND VA

Mailing Zip: 23228

Property House #: 0

Property Street Name:

Apt/Suite:

Acreage: 1.159

Zoning Class: R-1

Deed Book: 0372

Deed Page: 753

Old Parcel: 073 C 2 1

Subdivision: PATRICK HENRY HEIGHTS

Lot/Block/Section: LOT 1 SEC D

Census Tract: 3207.01

SSA: Yes

2014 Land Value (\$): 12700

2014 Land Use Value (\$): 0

2014 Improvement Value (\$): 0

2014 Total Value (\$): 12700