

**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 **Town of Louisa / Louisa Art Center**, located at 212 Fredericksburg Avenue, Louisa, Virginia 23093, on **Friday, May 17, 2019 at 2:30pm**, 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>Property Owner</u>	<u>Identification</u>	<u>Description</u>
1.	Louisa F. Harris Estate	Tax Map No. 11-40 Acct No. 7002 TACS No. 12846	12.56 Acres +/-; Acreage; on or near Bunny's Trail; Green Springs Magisterial District
2.	Herman Bouling	Tax Map No. 84-23D Acct No. 1621 TACS No. 12434	2.00 Acres +/-; Acreage; on or near Buckner Road; Jackson Magisterial District
3.	Amanda Hunter	Tax Map No. 57-5 Acct No. 8096 TACS No. 13019	5.00 Acres +/-; Acreage; on or near Bloomington Lane; Louisa Magisterial District
4.	Gary C. Brown	Tax Map No. 30D-1-24 Acct No. 16289 TACS No. 12459	0.92 Acre +/-; Acreage; Lot 24, Section 1, Pine Harbour; on or near Pine Harbour Drive; Cuckoo Magisterial District
5.	John James Estate	Tax Map No. 57-12 Acct No. 8387 TACS No. 13164	10.20 Acres +/-; Acreage; on or near Bloomington Lane and Yanceyville Road; Jackson Magisterial District
6.	Patience R. Brooks	Tax Map No. 73-6B Acct No. 18863 TACS No. 12451	3.77 Acres +/-; Acreage; on or near Jefferson Highway; Cuckoo Magisterial District
7.	Patience R. Brooks  <i>*The sale of this parcel is contingent upon the sale results of Property #6.</i>	Tax Map No. 73-4A Acct No. 1935 TACS No. 12451	1.00 Acre +/-; Acreage; on or near Jefferson Highway; Cuckoo Magisterial District
8.	John Cameron	Tax Map No. 9-19-7 Acct No. 19240 TACS No. 12521	3.07 Acres +/-; Lot 7; 123 Labor Lane; Green Springs Magisterial District
9.	Peter Bohannon	Tax Map No. 62-22 Acct No. 1573 TACS No. 12428	5.00 Acres +/-; Acreage; on or near Bohannon Road; Jackson Magisterial District

10.	W. D. Green	Tax Map No. 44-83 Acct No. 6309 TACS No. 15252	1.00 Acre +/-; 7576 Fredericks Hall Road; Cuckoo Magisterial District
11.	Sylvester Johnson	Tax Map No. 61-2-1 Acct No. 8700 TACS No. 20262	6.03 Acres +/-; Acreage; Lot 1; on or near Fredericks Hall Road; Cuckoo Magisterial District
12.	Dennis Henderson	Tax Map No. 12-61 Acct No. 7297 TACS No. 12880	4.569 Acres +/-; Acreage; on or near Vawter Corner Road; Green Springs Magisterial District
13.	J. P. Kinney, Jr.	Tax Map No. 72-17 Acct No. 9195 TACS No. 13307	5.00 Acres +/-; Acreage; on or near Indian Creek Road; Cuckoo Magisterial District
14.	Roy Lee Kinney	Tax Map No. 90-52 Acct No. 9205 TACS No. 13309	5.00 Acres +/-; Acreage; on or near Kinneytown Road; Cuckoo Magisterial District
15.	Gladys C. Johns, et al.	Tax Map No. 53-28 Acct No. 8878 TACS No. 13174	2.95 Acres +/-; 662 Rock Quarry Road; Green Springs Magisterial District
16.	LSM Family Trust	Tax Map No. 10C2-1-3 Acct No. 19704 TACS No. 13377	Lot 3; Phase I, Shenandoah Crossing Country Club; Acreage; on or near Augusta Road; Green Springs Magisterial District
17.	Janice S. Johnson, et al.	Tax Map No. 93-49 Acct No. 8601 TACS No. 15441	3.00 Acres +/-; 426 Curley Lane; Jackson Magisterial District
18.	Michelle Felicha Johnson	Tax Map No. 56-15-9 Acct No. 22956 TACS No. 13229	6.939 Acres +/-; Acreage; Lot 9; on or near Johnsonville Road; Louisa Magisterial District
19.	Louise H. Lynch	Tax Map No. 10C2-1-336 Acct No. 21138 TACS No. 13383	Lot 336; Phase II, Shenandoah Crossing Country Club; Acreage; on or near Country Club Drive; Green Springs Magisterial District
20.	Ellen Burruss Estate	Tax Map No. 66-3 Acct No. 2294 TACS No. 12504	14.75 Acres +/-; Acreage; located near I-64; on or near Rock Quarry Road; Louisa Magisterial District
21.	George William Puckett	Tax Map No. 58-9-B Acct No. 12935 TACS No. 15677	5.08 Acres +/-; Lot B; 13932 Shannon Hill Road; Cuckoo Magisterial District
22.	Michael James Moore	Tax Map No. 44-44 Acct No. 11275 TACS No. 13515	1.00 Acres +/-; 8008 Fredericks Hall Road; Cuckoo Magisterial District

23.	Michael James Moore	Tax Map No. 44-2-3 Acct No. 11277 TACS No. 13515	2.77 Acres +/-; Acreage; Lot 3; on or near Fredericks Hall Road; Cuckoo Magisterial District
24.	Michael James Moore	Tax Map No. 44-2-2 Acct No. 11276 TACS No. 13515	1.69 Acres +/-; Acreage; Lot 2; on or near Fredericks Hall Road; Cuckoo Magisterial District
25.	Barbara J. Dandridge, et al.	Tax Map No. 72-94 Acct No. 213 TACS No. 12343	14.59 Acres +/-; Acreage; on or near Cedar Hill Road; Cuckoo Magisterial District
26.	Virginia Ragland	Tax Map No. 21-19 Acct No. 13234 TACS No. 13792	1.00 Acre +/-; Acreage; on or near Waldrop Road; Green Springs Magisterial District
27.	White Oak Properties, LLC	Tax Map No. 91-25-2 Acct No. 23553 TACS No. 14353	1.616 Acres +/-; Acreage; Lot 2; on or near Paynes Mill Road; Jackson Magisterial District
28.	H. C. Via	Tax Map No. 21-56 Acct No. 16470 TACS No. 24191	2.00 Acres +/-; Acreage; on or near Red Hill Trail; Green Springs Magisterial District
29.	Ruby Johnson Stringfield	Tax Map No. 56-15-10B Acct No. 22958 TACS No. 38799	2.188 Acres +/-; Acreage; Lot 10B; on or near Harris Creek and Boulder Springs Lane; Louisa Magisterial District
30.	George D. Payne, et al.	Tax Map No. 52-60 Acct No. 22183 TACS No. 62272	1.50 Acres +/-; Lot 1; 31 Cedar Brook Lane; Green Springs Magisterial District
31.	James B. Thompson	Tax Map No. 9-23 Acct No. 15865 TACS No. 14067	4.00 Acres +/-; Acreage; on or near Porter Town Road; Green Springs Magisterial District
32.	Lt. G. Thorp	Tax Map No. 13A2-8-362 Acct No. 15907 TACS No. 14099	Lot 362; Blue Ridge Shores; Acreage; on or near North Lake Shore Drive; Green Springs Magisterial District
33.	Robert Thomas, et al.	Tax Map No. 20-78 Acct No. 15776 TACS No. 14047	37.53 Acres +/-; Acreage; on or near Jumping Branch Drive; Green Springs Magisterial District
34.	Ralph Brooks	Tax Map No. 57-69B Acct No. 1980 TACS No. 12452	3.00 Acres +/-; Acreage; on or near Mt. Airy Road; Mineral Magisterial District
35.	Juanita Jones	Tax Map No. 35-10-A2 Acct No. 8840 TACS No. 13266	5.373 Acres +/-; 367 Marshall Road; Green Springs Magisterial District

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 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](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), or by phone to (804) 548-4418.

John A. Rife, Esq.  
Special Commissioner  
Taxing Authority Consulting Services, PC  
RE: County of Louisa Judicial Sale  
P.O. Box 31800  
Henrico, VA 23294