

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
LEE COUNTY, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a public auction to be held on the **front steps** of the **Lee County Circuit Courthouse**, in Jonesville, Virginia on **Friday, April 12, 2019 at 11:00am**, 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>No.</u>	<u>Property Owner(s)</u>	<u>Account Nos.</u>	<u>Description</u>
1.	Cynthia Carter TACS No. 34336	Tax Map No. 12-(A)-149 Account No. 9804	Rocky Station Mineral District; Fronts Route 352 Near St. Charles +/- 4.150 Acres
2.	Cynthia Carter TACS No. 34336	Tax Map No. 12-(A)-151 Account No. 9803	Rocky Station Mineral District; Near St. Charles +/- 6.00 Acres
3.	Benson Cloud, et al. TACS No. 34781	Tax Map No. 12A-5719 Account No. 5719	Town of St. Charles Gilley Addition +/- 0.250 Acres
4.	Daryl Gene Hyder TACS No. 35575	Tax Map No. 23-(A)-13A Account No. 9379	Rocky Station Mineral District; Lot 100 X 100 Fronts on 606 +/- 0.229 Acres
5.	Daryl Gene Hyder TACS No. 35575	Tax Map No. 12-(A)-231 Account No. 8907	Rocky Station Mineral District; Lots N of St Charles on Hill Vacant Land
6.	Lucy Maddie, et al. TACS No. 35137	Tax Map No. 13A-(1)-7 Account No. 9530	Rocky Station Mineral District Vacant land fronting on 636 Stone Creek Lot Straight Creek
7.	Dayton C. Pope TACS No. 34417	Tax Map No. 22-(A)-217 Account No. 8999	Rocky Station Mineral District; Vacant land behind Double Kwik +/- 0.500 Acres
8.	Thomas Russell, et al. TACS No. 34508	Tax Map No. 8-(A)-125 Account No. 10868	Yokum station Mineral District Located in Keokee Fronts on Right of Way off 606

TERMS OF SALE: The highest bidder shall make payment in full at the time of the auction. All payments must be made in the form of personal check, traveler's check, cashier's check or money order. Cash will not be accepted. The County has the right to reject any bids determined to be unreasonable in relation to estimated value of the Property. Properties are conveyed by Treasurer's 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 buyer's premium of 10% or \$100.00, whichever is greater, added to the winning bid and deed recordation costs will also be added to the winning bid to determine final contract price. The final contract price must be paid in full the day of the auction.**

Properties are offered for sale as-is, where 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 Lee County, Virginia, and you may not be a Defendant in any delinquent tax suit. Questions concerning the property subject to sale or the tax sale process should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to (804) 223-8449, or by writing to the address below.

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

**PURCHASER'S ACKNOWLEDGEMENT AND
CONTRACT OF SALE**

At that certain real estate tax sale held on Friday, April 26, 2019, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

**[Property Owner]
[Account Number(s)]
[Tax Map Number(s)]**

I understand that payment in full for my bid stated above, a buyer's premium in the amount of \$_____ (10% or \$100, whichever is greater), and recordation costs in the amount of \$_____ are to be paid in full today. I understand that in the event my payment is returned or is otherwise not made within twenty (20) days, the contract of sale may be voided and the next highest bidder will be contacted to purchase the property.

I understand that this property is being sold without the benefit of a title search and is subject to any liens, covenants, easements, agreements, restrictions, reservations, conditions of record, and any claims of persons in possession. I understand that this property may not have a right-of-way to a public road, and I hereby accept these limitations. I understand that this property is offered for sale as-is, with all faults and without any warranty, either expressed or implied, and I confirm that I have satisfied myself as to the property's existence and location prior to the execution of this contract.

I understand that a Treasurer's Deed will be prepared within fifteen (15) days of payment clearance and that the same will be forwarded to the County of Fairfax Circuit Court Clerk's Office for recordation. I understand that I will receive the entered Deed as soon as the same is made available.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (auction date). I further understand that in the event I owe delinquent taxes to the County of Fairfax, including being named as a Defendant in any delinquent tax suit filed by the County of Fairfax, Virginia, that this contract will be made null and void and I agree to forfeit any right, title or interest that I may have in the real estate to the next highest bidder as listed in the auction documents.

I understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, that the bid amount and buyer's premium paid hereunder will be forfeited, and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

Name (please print)

Signature

Address

City, State, Zip

Telephone

Email Address

Title will be taken in the name of:

Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 12th day of April, 2019, acknowledged and executed the foregoing Purchaser’s Acknowledgment and Contract of Sale. I further certify that the contact information and signature shown above belong to the aforementioned purchaser and are true and correct to the best of my knowledge.

Taxing Authority Consulting Services, PC

**Parcel 1: Cynthia Carter
Tax Map #: 12-(A)-149**

Property Address	Owner Name/Address	
	CARTER CYNTHIA 351 CAMBRIDGE DR ANGIER NC 27501-7224	
Map ID: 12-(A)-149		
Acct No: 9804-1		
Legal Description: NEAR ST CHARLES		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0398 / 565		
Instrument: 00 00		
Occupancy:		
Dwelling Type:		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 4.150	
Year Assessed: 2016	Year Built:	Land Use: 0
Zoning:	Year Remodeled:	Total Mineral:
District: 03 ROCKY STATION MINERAL DIS	Year Effective:	Total Land: 2100
MH/Type:	On Site Date: 10/14/2014	Total Improvements:
Condition:	Review Date:	Total Value: \$2,100

Land Valuation						
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct Value
A 41	WOODED	D	4.150		500.00	2075
Total Land Value			4.150			2100
Comments						
FRONTS ON 352. HOUSE BURNED DOWN APRIL 26, 1997 CHECKED MAY 22, 1997 JC.						
Total Property Value						2100



Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While Lee County has worked to ensure that the assessment data contained herein is accurate, the County assumes no liability for any errors, omissions, or inaccuracies in the information provided for any reliance on any maps or data provided herein. Please consult County records for official information.

**Parcel 2: Cynthia Carter
Tax Map #: 12-(A)-151**

Property Address	Owner Name/Address	
	CARTER CYNTHIA 351 CAMBRIDGE DR ANGIER NC 27501-7224	
Map ID:	12-(A)-151	
Acct No:	9803-1	
Legal Description:	NEAR ST CHARLES	
Plat Book/Page:	0000 / No Page	
Deed Book/Page:	0398 / 565	
Instrument:	00 00	
Occupancy:		
Dwelling Type:		
Use/Class:	SINGLE FAMILY COUNTY	Acreage: 6.000
Year Assessed:	2016	Year Built:
Zoning:		Land Use: 0
District:	03 ROCKY STATION MINERAL DIS	Year Remodeled:
MH/Type:		Total Mineral:
Condition:		Total Land: 3000
	Year Effective:	Total Improvements:
	On Site Date: 10/14/2014	Total Value: \$3,000
	Review Date:	

----- Improvement Description -----								
Exterior			Interior			Site		
						STREET-GRAVEL		
						UTILITIES-PUB WATE		
----- Land Valuation -----								
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value	
A	41 WOODED	D	6.000		500.00		3000	
Total Land Value							6.000	3000
----- Comments -----								
FRONTS OFF 725.								
Total Property Value								3000



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**Parcel 4: Daryl Gene Hyder
Tax Map # 23-(A)-13A**

Property Address	Owner Name/Address	
	HYDER DARYL GENE 330 CLAYMORE DR KINGSPORT TN 37663	
Map ID: 23-(A)-13A	Acct No: 9379-1	
Legal Description: LOT 100X100		
Plat Book/Page: 0000 / No Page	Deed Book/Page: 0398 / 672	
Instrument: 00 00		
Occupancy:		
Dwelling Type:		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 0.229	
Year Assessed: 2016	Year Built:	Land Use: 0
Zoning:	Year Remodeled:	Total Mineral:
District: 03 ROCKY STATION MINERAL DIS	Year Effective:	Total Land: 2000
MH/Type:	On Site Date: 10/31/2014	Total Improvements:
Condition:	Review Date:	Total Value: \$2,000

----- Improvement Description -----							
Exterior			Interior			Site	
						STREET-PAVED	
						UTILITIES-PUB WATE	
----- Land Valuation -----							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	2 LOT	A	.229			2000	2000
Total Land Value							2000
----- Comments -----							
FRONTS ON 606							
Total Property Value							2000



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**Parcel 5: Daryl Gene Hyder
Tax Map # 12-(A)-231**

Property Address **Owner Name/Address**
 HYDER DARYL GENE
 330 CLAYMORE DR
 KINGSPORT TN 37663

Map ID: 12-(A)-231
Acct No: 8907-1

Legal Description: LOTS N OF ST CHAS ON HILL

Plat Book/Page: 0000 / No Page
Deed Book/Page: 0398 / 676
Instrument: 00 00

Occupancy:
Dwelling Type:
 Use/Class: SINGLE FAMILY COUNTY **Acreage:** 0.000

Year Assessed: 2016 **Year Built:** **Land Use:** 0
Zoning: **Year Remodeled:** **Total Mineral:**
District: 03 ROCKY STATION MINERAL DIS **Year Effective:** **Total Land:** 2500
MH/Type: **On Site Date:** 10/15/2014 **Total Improvements:**
Condition: **Review Date:** **Total Value:** \$2,500

Improvement Description		Land Valuation	
Exterior	Interior	Size	Dpth
Site		Rate	FV/Pct
STREET-PAVED			Value
UTILITIES-PUB WATE			
M Cls	Desc	G	Dpth
A	2 LOT	A	
Total Land Value			2500
Comments			
FRONTS ON 635.			
Total Property Value			2500



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**Parcel 8: Thomas Russell, et al.
Tax Map #: 8-(A)-125**

Property Address	Owner Name/Address	
	RUSSELL THOMAS PO BOX 48 KEOKEE VA 24265	
Map ID: 8-(A)-125		
Acct No: 10868-1		
Legal Description: KEOKEE		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 427 / 811		
Instrument: 00 00		
Occupancy:		
Dwelling Type:		
Use/Class: SINGLE FAMILY COUNTY	Acreeage: 0.000	
Year Assessed: 2016	Year Built:	Land Use: 0
Zoning:	Year Remodeled:	Total Mineral:
District: 07 YOKUM STATION MINERAL DIS	Year Effective:	Total Land: 2000
MH/Type:	On Site Date: 10/03/2014	Total Improvements:
Condition:	Review Date:	Total Value: \$2,000

----- Improvement Description -----							
Exterior		Interior			Site		
STREET-PAVED							
----- Land Valuation -----							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	2 LOT	A				2000	2000
Total Land Value							2000
----- Comments -----							
FRONTS ON RW OFF 606.							
Total Property Value							2000



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