

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Halifax County, the undersigned Special Commissioner will offer for sale at public auction the following described real estate at the **Halifax County Board of Supervisors Meeting Room located on the 2<sup>nd</sup> floor at 1030 Mary Bethune Street, Halifax, Virginia 24112, on Thursday, June 13, 2019 at 1:00 p.m.**, or as soon thereafter as may be affected. 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.	Ballow, Robert & Corean and Martin, Andrew	GPIN No. 3452-55-1900 PRN No. 6419 TACS No. 451566	Vacant - Farm Road, South Boston - 3.45 acres +/- Banister District
2.	Banks, Mary Estelle & Otis Earl	GPIN Nos. 3443-75-0565 & 0256 PRN No. 6457 TACS No. 451567	Vacant - 1 acre +/- Mountain Road, west of Halifax - Banister District
3.	Brooks, Jo Ann, et al.	GPIN No. 3461-78-3509 PRN No. 1685 TACS No. 451585	Vacant - College Street, South Boston
4.	Edmunds, Phil	GPIN No. 3424-29-8535 PRN No. 11947 TACS No. 451618	2155 Asbury Church Road, Vernon Hill - 5 acres +/-
5.	Gosier, Ollie Younger	GPIN No. 3348-75-9959 PRN No. 27228 TACS No. 451876	5089 Bold Springs Road, South Boston - 1.15 acres +/-

	<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
6.	Lee, Sr., Rupert & Mamie	GPIN No. 3319-42-4815 PRN No. 17117 TACS No. 451633	2220 Melon Road, South Boston - 0.68 acre +/-
7.	Lloyd, Christy Gail J.	GPIN No. 3452-30-5933 PRN No. 28062 TACS No. 451882	1709 Berry Hill Road, South Boston - 1.5 acres +/-
8.	McCraw, Abner	GPIN No. 3339-76-9504 PRN No. 18311 TACS No. 451783	7015 Philpott Road, South Boston - 1.00 acre +/-
9.	Pamplin, Lorraine Patterson, Jr., Joseph B.	GPIN Nos. 3461-88-0762 & 0782 PRN No. 1659 TACS No. 451632	1908 College Street, South Boston
10.	Penick, Sterling	Tax Map No. 04NM/28 PRN No. 20489 TACS No. 451556	Not Mapped - 7 acres +/- Birch Creek District on the road from Brooklyn to Danville
11.	Carmen Pineiro Revocable Trust	GPIN No. 3461-22-3935 PRN No. 3757 TACS No. 451946	329 Summit Drive, South Boston
12.	Carmen Pineiro Revocable Trust	GPIN No. 3461-63-5800 PRN No. 4212 TACS No. 451946	306 Ellyson Avenue, South Boston
13.	Spinner, Mary Willie B.	GPIN No. 3479-36-4258 PRN No. 23441 TACS No. 451558	Vacant - Quarles School Trail, Nathalie 2.85 acres +/-
14.	U.S. Bank, N.A., Trustee for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1999-5	GPIN No. 3580-94-0789 PRN No. 8213 TACS No. 451694	8050 Coles Ferry Road, Nathalie - 1 acre +/-

**TERMS OF SALE:** All sales are subject to confirmation by the Circuit Court of the County of Halifax. 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. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is greater, 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.** **There will be a 10% buyer's premium or \$100.00 flat fee, whichever is greater, added to the final bid to determine final contract price.** The buyer's premium or flat fee is due at the time of the auction.

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. 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 conveyed by Special Warranty Deed, subject to any easements, covenants, agreements, restrictions, reservations, and all rights of record which may affect the property.

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 to qualify as a bidder at this auction, you may not owe delinquent taxes to the County of Halifax 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) 612-9041 or (804) 612-0629.

John A. Rife, Esquire  
Special Commissioner  
Taxing Authority Consulting Services, PC  
P.O. Box 31800  
Henrico, Virginia 23294-1800





**Lot 3**  
**Jo Ann Brooks, et al.**  
**PRN #1685, GPIN 3461-78-3509**  
**Vacant - College Street, South Boston**

**PRN: 1685**  
**Owner: BROOKS JO ANN ETAL**  
**P O BOX 933**  
**SOUTH BOSTON VA 24592**

**Legal Description: LOTS 140141 BLK 5 COLLEGE ST.**  
**District: T17**  
**Deed Book & Page: 0/0**  
**Sale Date: 10/19/00**  
**Vacant or Improved: V**  
**Code: 100**  
**Land Unit Type: S**  
**Description: Building**  
**Land Value: \$6,300**  
**Total Appraised Value: \$6,300**  
**Total Assessed Value: \$6,300**

**Physical Location:**  
**COLLEGE STREET**  
**View: Tax Card**

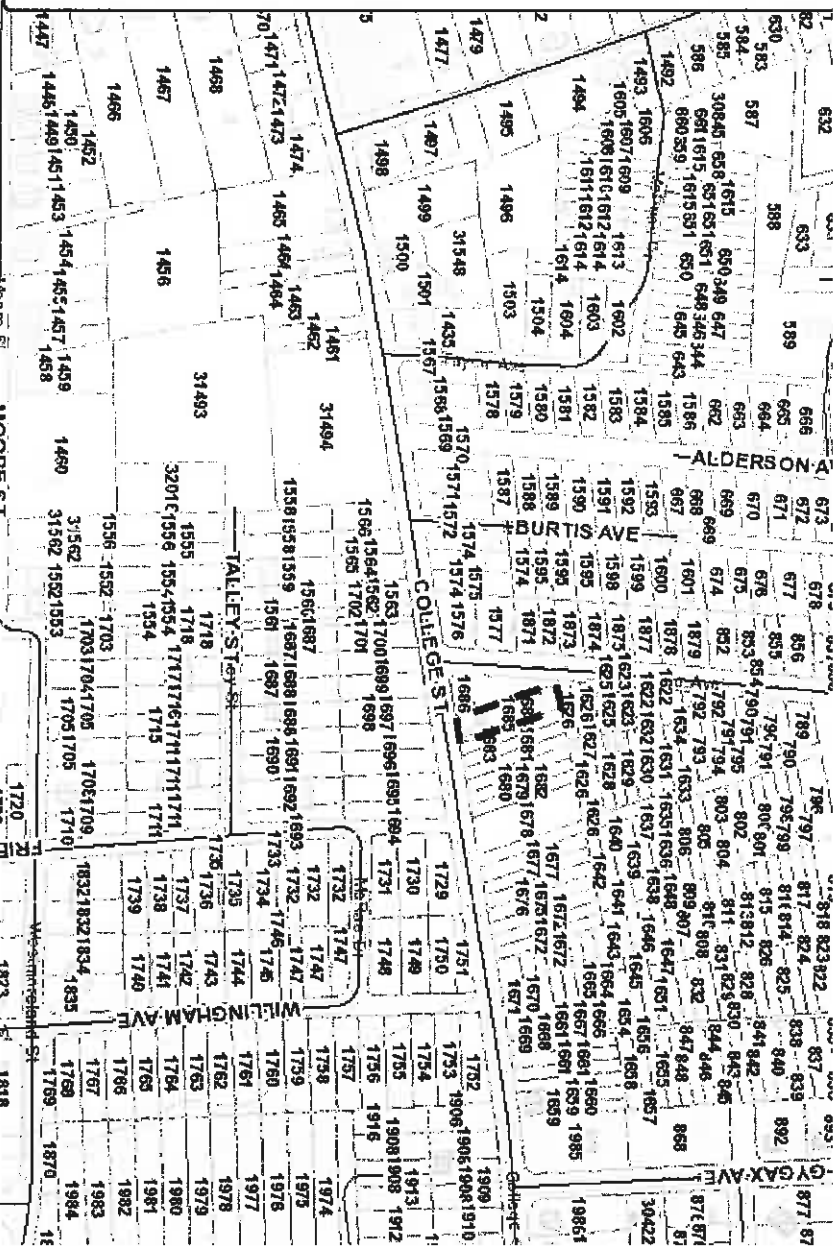
**Mapable Link (right-click to copy)**  
**View in GoogleEarth/Download KMZ**  
**View in GoogleMaps**

**Attributes at point: N: 34.18600, E: 11367304**

**Precincts**  
**Name: South Boston East**

**Voting Districts**  
**District: 8**

**Zoning**  
**ZoneCode: R3**



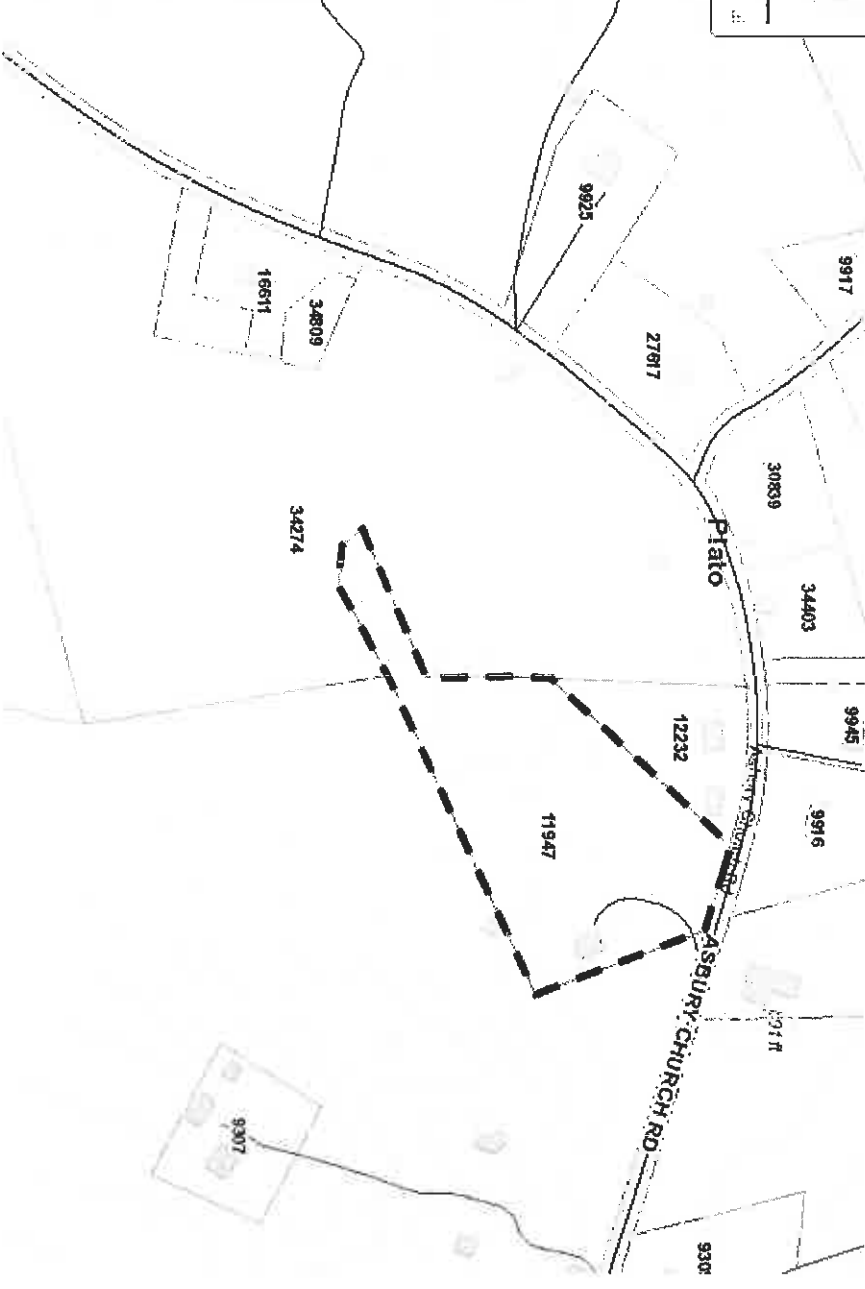
This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percibility, zoning, road frontage, and any other matters of interest related to this property.

**Lot 4**  
**Phil Edmunds**  
**PRN #11947, GPIN 3424-29-8535**  
**2155 Asbury Church Road, Vernon Hill - ±5 acres**

**PRN: 11947**  
**Owner: EDMUNDS PHIL C/O REBECCA SANDS**  
**520 CROWN ST**  
**BROOKLYN NY 11273**  
**Legal Description: ASBURY SCHOOL**  
**District: D3**  
**Road Number: 676**  
**Deed Book & Page: 0/0**  
**Sale Date: 10/12/00**  
**Vacant or Improved: I**  
**Code: 200**  
**Land Unit Type: A**  
**Description: Building**  
**Acres: 5**  
**Land value: \$28,644**  
**Building Value: \$20,000**  
**Total Appraised Value: \$48,644**  
**Total Assessed Value: \$48,644**  
**Physical Location:**  
**2155 ASBURY CHURCH ROAD**  
[View Tax Card](#)

[Mailable Link \(right-click to copy\)](#)  
[View in GoogleEarth](#)  
[Download KML](#)  
[View in GoogleMaps](#)

**Attributes at point: N: 3449571, E: 11322843**  
**Precincts**  
**Name: Sinal**  
**Voting Districts**  
**District: 3**



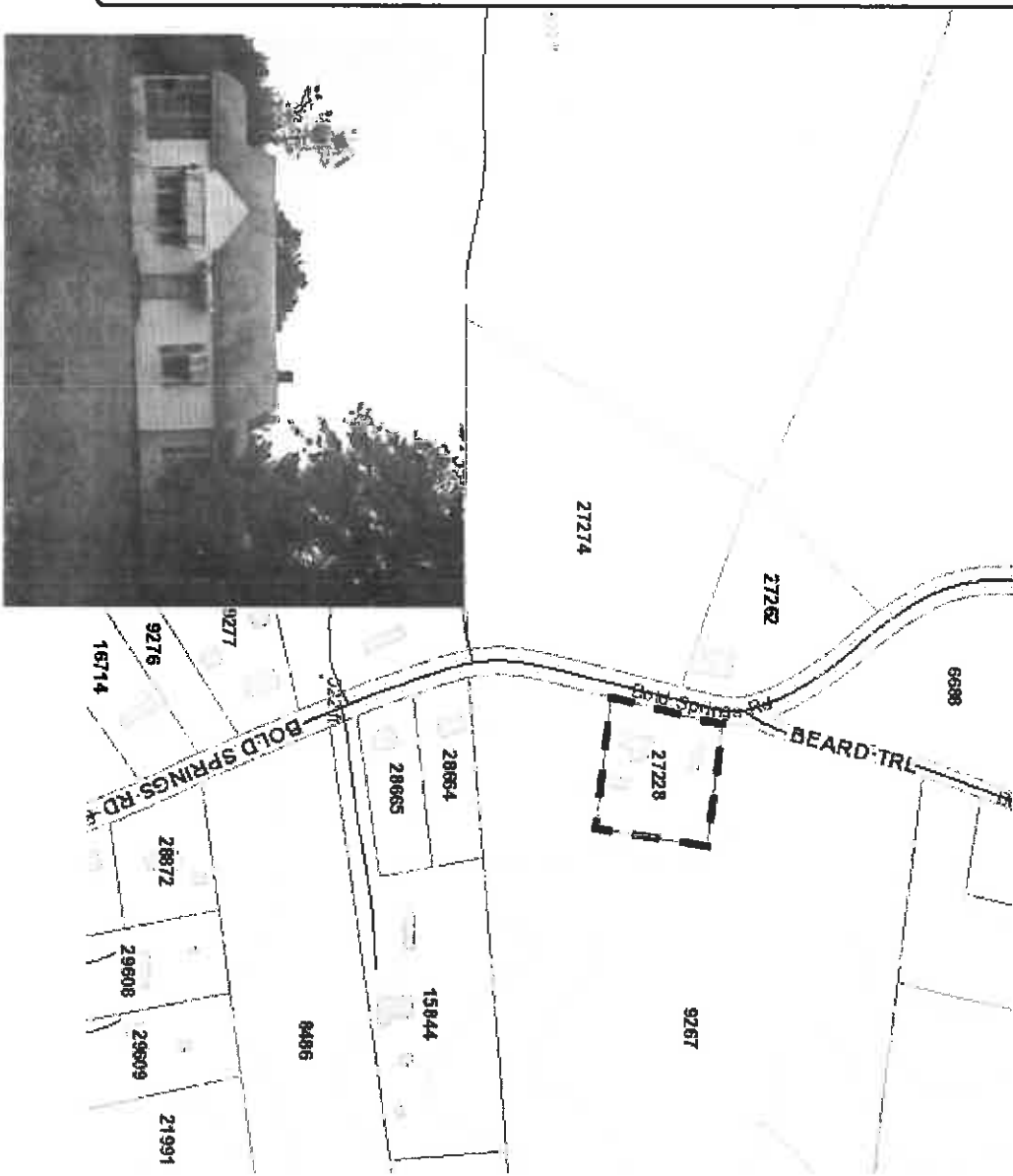
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**Lot 5**  
**Ollie Younger Gosler**  
**PRN #27228, GPIN 3348-75-9959**  
**5089 Bold Springs Road, South Boston - ±1.15 acres**

**PRN: 27228**  
**OWNER: GOSLER OLLIE YOUNGER**  
 2204 SINAI ROAD  
 SOUTH BOSTON VA 24592  
**Legal Description: BOLD SPRING RD, \*200 X 250 FT\***  
**District: D7**  
**Road Number: 706**  
**Deed Book & Page: 0/0**  
**Sale Date: 5/19/2009**  
**Vacant or Improved: I**  
**Code: 200**  
**Land Unit Type: A**  
**Description: Building**  
**Acres: 1.15**  
**Land value: \$11,022**  
**Building Value: \$31,112**  
**Total Appraised Value: \$42,134**  
**Total Assessed Value: \$42,134**  
**Physical Location:**  
 5089 BOLD SPRINGS ROAD  
[View Tax Card](#)

[Mailable Link \(right-click to copy\)](#)  
[View in GoogleEarth/Download KML](#)  
[View in GoogleMaps](#)

**Attributes at point: N: 3385943, E: 11347604**  
**Precincts**  
 Name: Black Walnut  
**Voting Districts**  
 District: 6



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Lot 6  
Rupert Lee, Sr. & Mammie Lee  
PRN #17117, GPIN 3319-42-4815  
2220 Melon Road, South Boston - ±0.68 acre

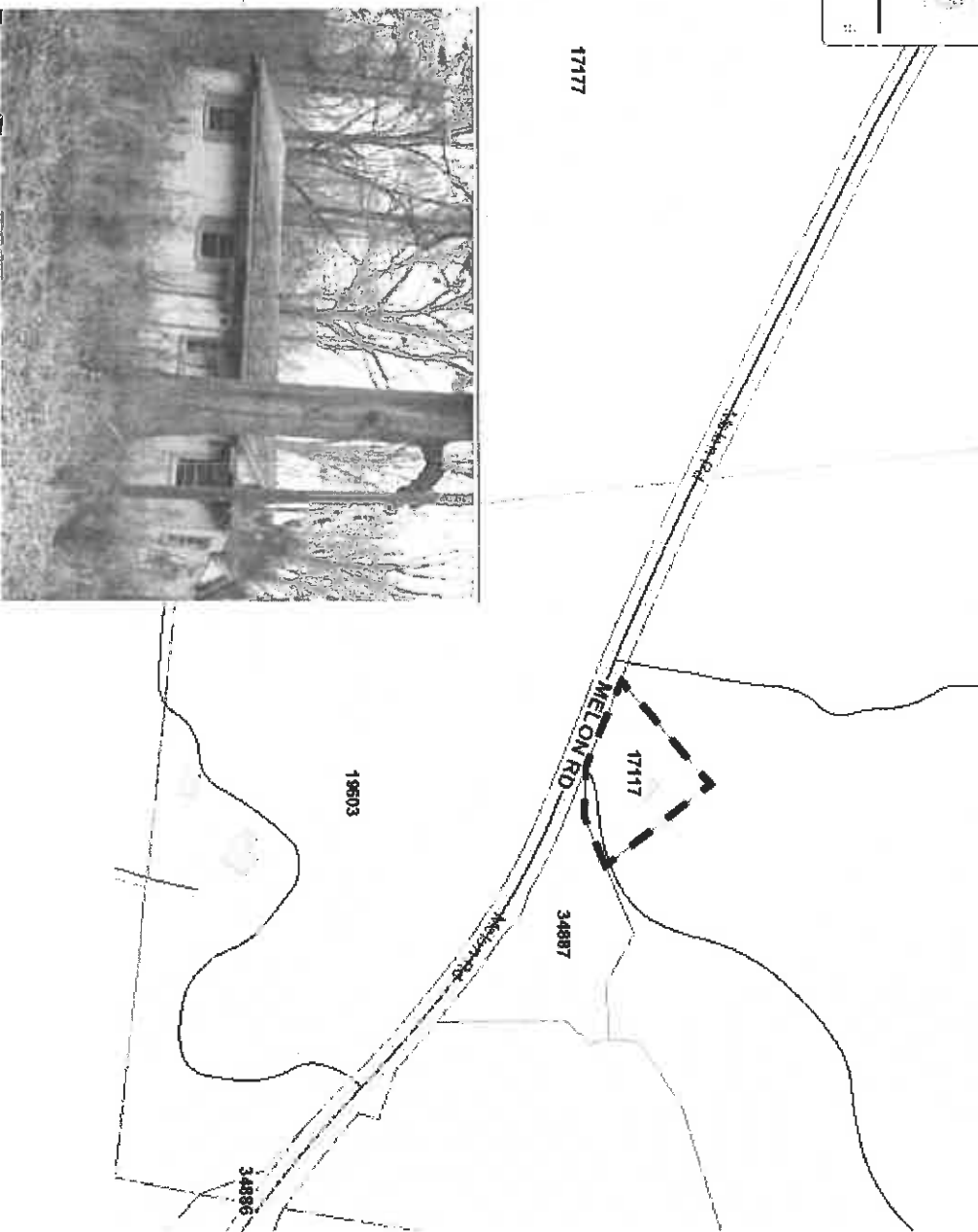
[Zoom To](#) [Hide](#) [Highlight](#) [Clear](#)

PRN: 17117  
Owner: LEE RUPERT SR. & MAMMIE  
770 FULTON ST 10A  
BROOKLYN NY 11238  
Legal Description: DAN RIVER  
District: D8  
Road Number: 658  
Deed Book & Page: 345/134  
Sale Date: 10/19/68  
Vacant or Improved: I  
Code: 200  
Land Unit Type: S  
Description: Building  
Acres: 0.68  
Land value: \$8,500  
Building Value: \$27,004  
Total Appraised Value: \$35,504  
Total Assessed Value: \$35,504  
Physical Location:  
2220 MELON ROAD  
[View Tax Card](#)

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Attributes at point: N: 339285.1, E: 113144.16

Precincts  
Name: Mt Carmel  
Voting Districts  
District 6



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**Lot 7**  
**Christy Gail J. Lloyd**  
**PRN #28062, GPIN 3452-30-5933**  
**1709 Berry Hill Road, South Boston - ±1.5 acres**

PRN: 28062  
 Owner: LLOYD CHRISTY GAIL J  
 1709 BERRY HILL RD  
 SOUTH BOSTON VA 24592  
 Legal Description: PT. TRACT D BERRY HILL  
 District: T17  
 Road Number: 682  
 Deed Book & Page: 627/788  
 Sale Date: 9062013  
 Vacant or Improved: 1  
 Code: 100  
 Land Unit Type: A  
 Description: Building  
 Acres: 1.5  
 Land Value: \$14,289  
 Building Value: \$63,547  
 Total Appraised Value: \$77,836  
 Total Assessed Value: \$77,836  
 Physical Location:  
 1709 BERRY HILL ROAD  
[View Tax Card](#)

[Mailable Link \(from click to copy\)](#)  
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[View in GoogleMaps](#)

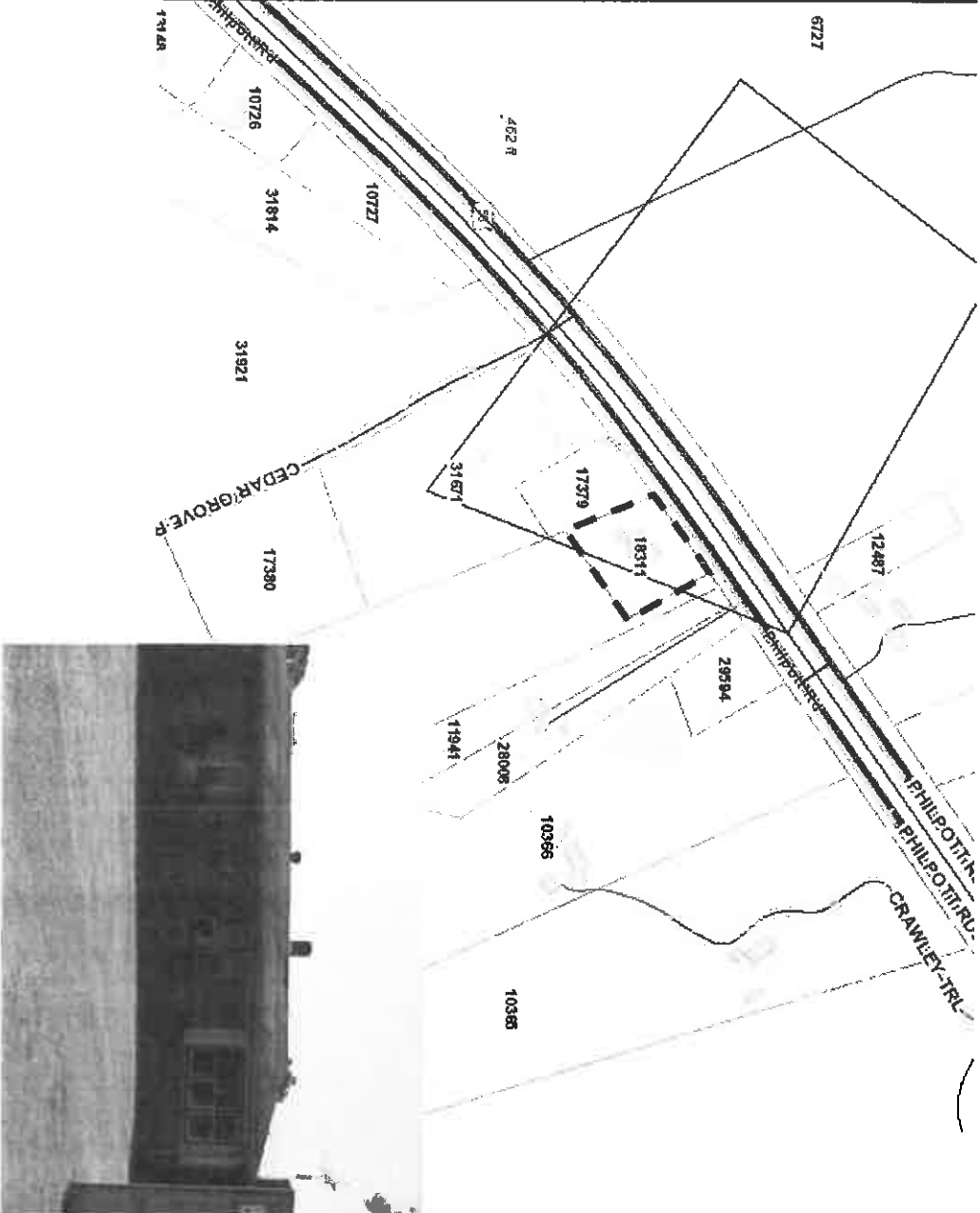
Attributes at point N: 3420940, E: 1353533  
 Precincts  
 Name: South Boston West



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**Lot 8**  
**Abner McCraw**  
**PRN #18311, GPIN 3339-76-9504**  
**7015 Philpott Road, South Boston - ±1.0 acre**

Parcels	
<input type="button" value="Zoom To"/>	<input type="button" value="Hide"/>
<input type="button" value="Highlight"/>	<input type="button" value="Clear"/>
PRN: 18311 Owner: MCCRAW ABNER 7015 PHILPOTT ROAD SOUTH BOSTON VA 24582 Alternative Parcel ID: DB347739 Legal Description: LAWSON CREEK DB347739 (LIFE INT WB205293 DB116095) District: D7 Road Number: 58 Deed Book & Page: 1160/95 Sale Date: 8/11/2014 Vacant or Improved: I Code: 200 Land Unit Type: S Description: Building Acres: 1 Land Value: \$13,500 Building Value: \$61,230 Total Appraised Value: \$74,730 Total Assessed Value: \$74,730 Physical Location: 7015 PHILPOTT ROAD <a href="#">View Tax Card</a>	
<a href="#">Mailable Link (right-click to copy)</a> <a href="#">View in GoogleEarth/Download KML</a> <a href="#">View in GoogleMaps</a>	
Attributes at point N: 3398547, E: 11337907 Precincts Name: Black Walnut Voting Districts	



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**Lot 9**  
**Lorraine Pamplin & Joseph B. Patterson, Jr.**  
**PRN #1659, GPIN 3461-88-0762 & 3461-88-0782**  
**1908 College Street, South Boston**

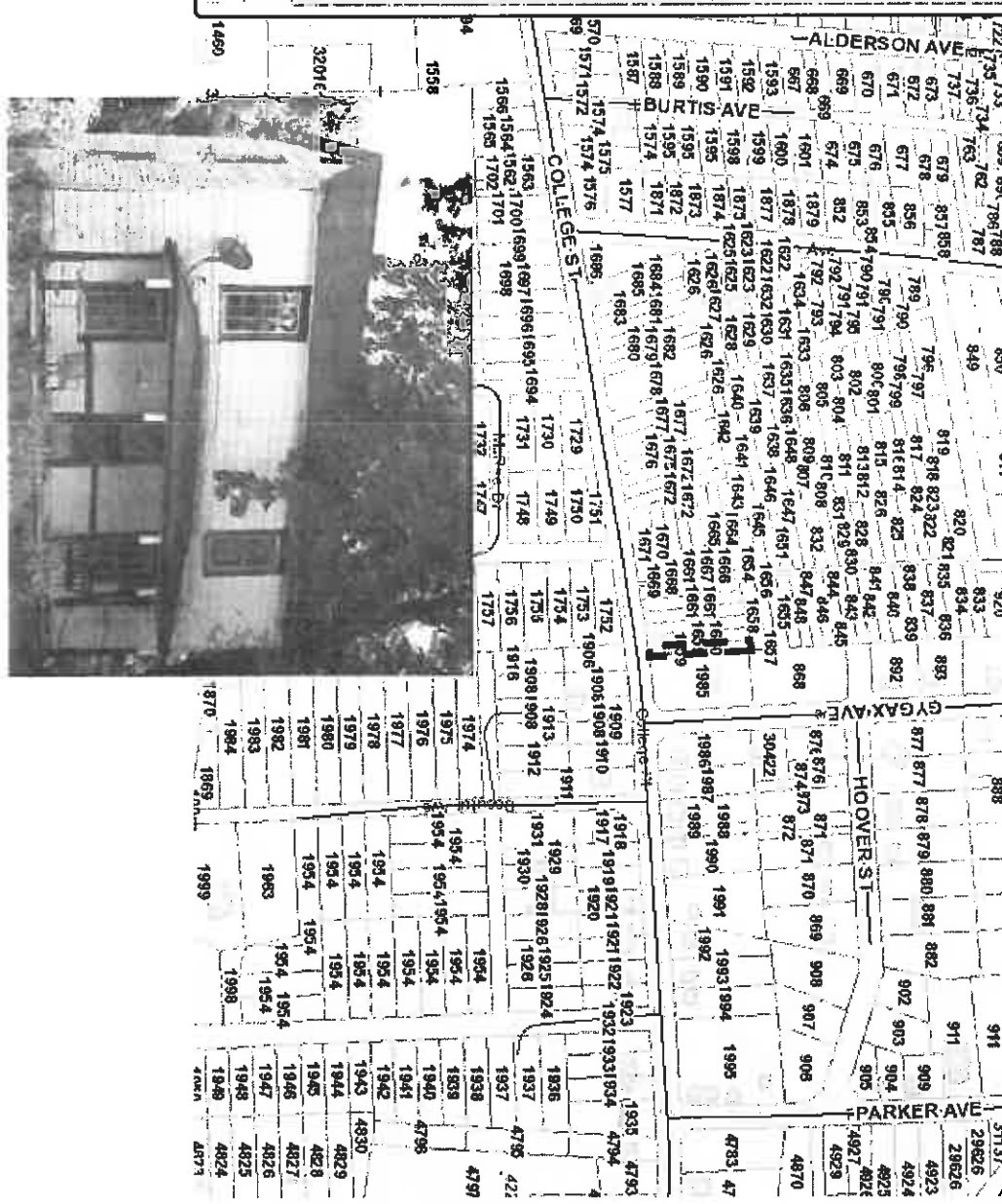
PRN: 1659  
 Owner: PAMPLIN LORRAINE & JOSEPH B PATTERSON JR  
 1908 COLLEGE STREET  
 SOUTH BOSTON VA 24692  
 Alternative Parcel ID: PB1/18 1/2  
 Legal Description: LOTS 110 111 BLK 5 COLLEGE ST. DISTRICT 177  
 Deed Book & Page: 919/203  
 Sale Date: 3/24/2005  
 Vacant or Improved: I  
 Code: 100  
 Land Unit Type: S  
 Description: Building  
 Land Value: \$8,200  
 Building Value: \$23,709  
 Total Appraised Value: \$31,909  
 Total Assessed Value: \$31,909  
 Physical Location:  
 1908 COLLEGE STREET  
 View Tax Card

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Attributes at point N: 3418728, E: 11368085

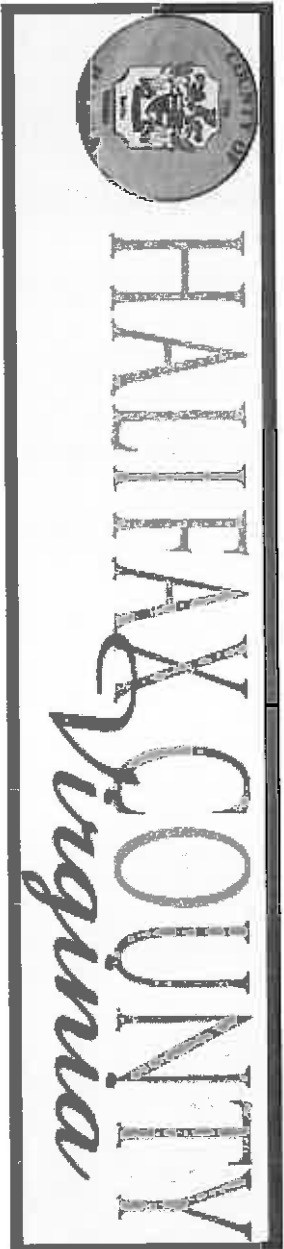
Precincts  
 Name: South Boston East  
 Voting Districts  
 District: B  
 Zoning



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Lot 10  
Sterling Penick  
PRN #20489, TAX Map No. 04NM/28

Not Mapped - ±7 acres – Birch Creek District on the Road from Brooklyn to Danville



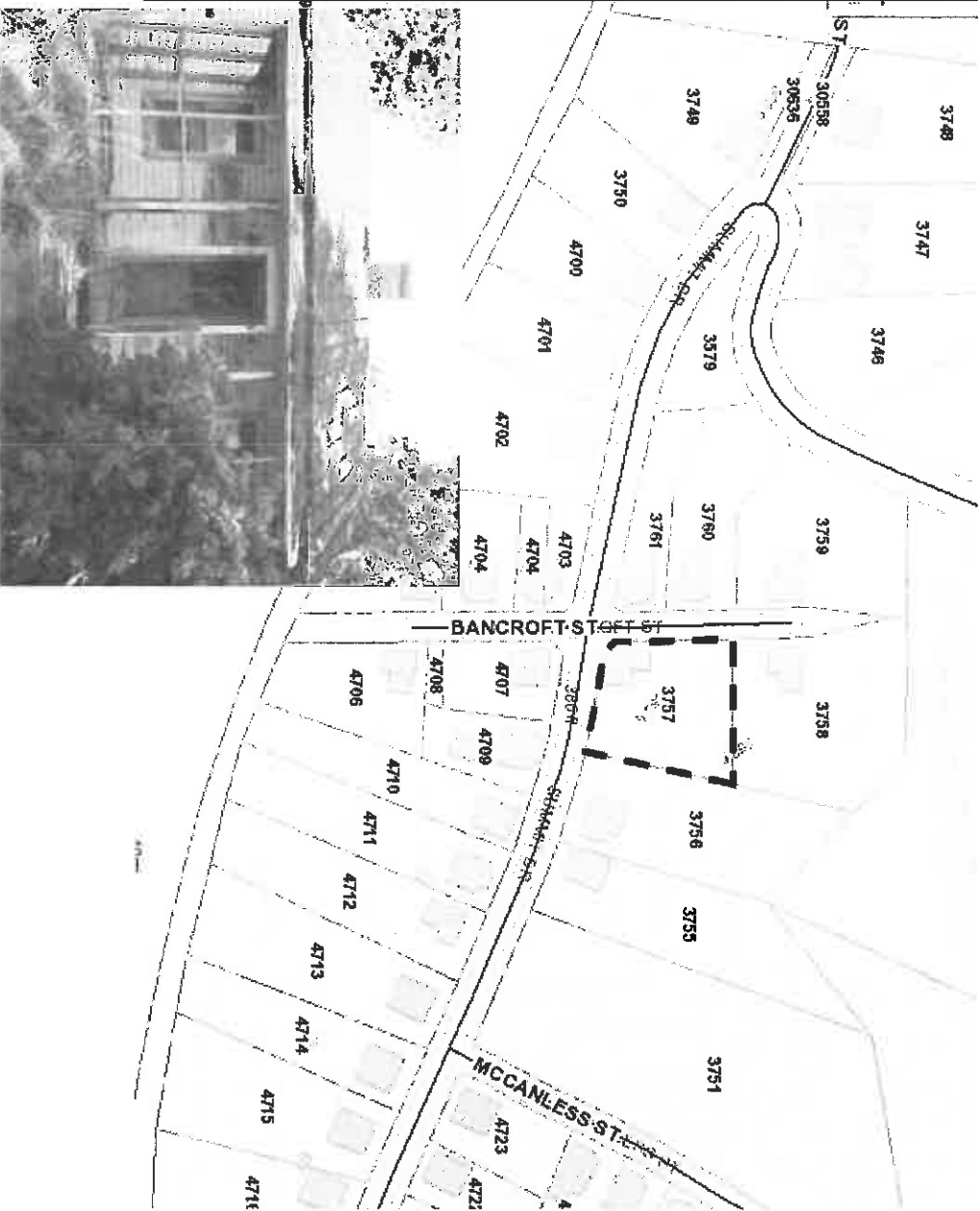
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**Lot 11**  
**Carmen Pineiro Revocable Trust**  
**PRN #3757, GPIN 3461-22-3935**  
**329 Summit Drive, South Boston**

PRN: 3757  
 Owner: CARMEN PINEIRO REVOCABLE TRUST  
 PO BOX 3878  
 MCLEAN VA 22103  
 Alternative Parcel ID: DB692/479  
 Legal Description: LOT 44 SUMMIT DR DB692/479  
 District: T17  
 Deed Book & Page: 11777/23  
 Sale Date: 6/10/2015  
 Vacant or Improved: 1  
 Code: 100  
 Land Unit Type: S  
 Description: Building  
 Land Value: \$7,000  
 Building Value: \$12,257  
 Total Appraised Value: \$19,257  
 Total Assessed Value: \$19,257  
 Physical Location:  
 329 SUMMIT DRIVE  
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Attributes at point: N: 3412958, E: 11362331  
 Precincts  
 Name: South Boston East  
 Voting Districts  
 District: 8



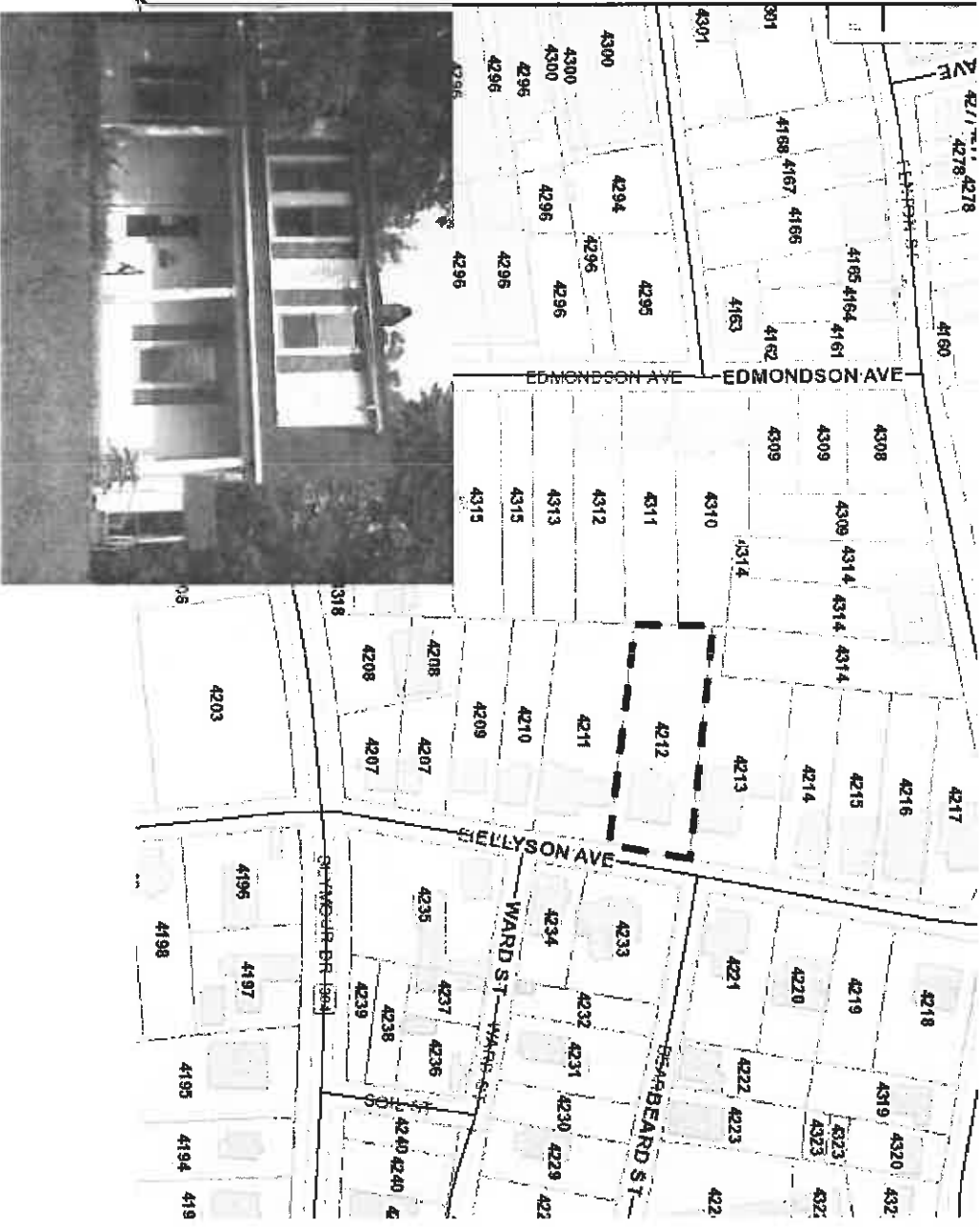
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**Lot 12**  
**Carmen Pineiro Revocable Trust**  
**PRN #4212, GPIN 3461-63-5800**  
**306 Ellyson Avenue, South Boston**

**PRN: 4212**  
**Owner: CARMEN PINEIRO REVOCABLE TRUST**  
 PO BOX 3878  
 MCLEAN VA 22103  
**Legal Description: 75 X 250 ELLYSON AVE**  
**District: T17**  
**Deed Book & Page: 1177728**  
**Sale Date: 6/10/2015**  
**Vacant or Improved: I**  
**Code: 160**  
**Land Unit Type: S**  
**Description: Building**  
**Land Value: \$9,232**  
**Building Value: \$26,317**  
**Total Appraised Value: \$34,549**  
**Total Assessed Value: \$34,549**  
**Physical Location:**  
**306 ELLYSON AVENUE**  
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**Attributes at point: N: 3413807, E: 11366508**  
**Precincts**  
**Name: Dan River**  
**Voting Districts**  
**District: 5**  
**Zoning**  
**ZoneCode: B2 - Business, General**



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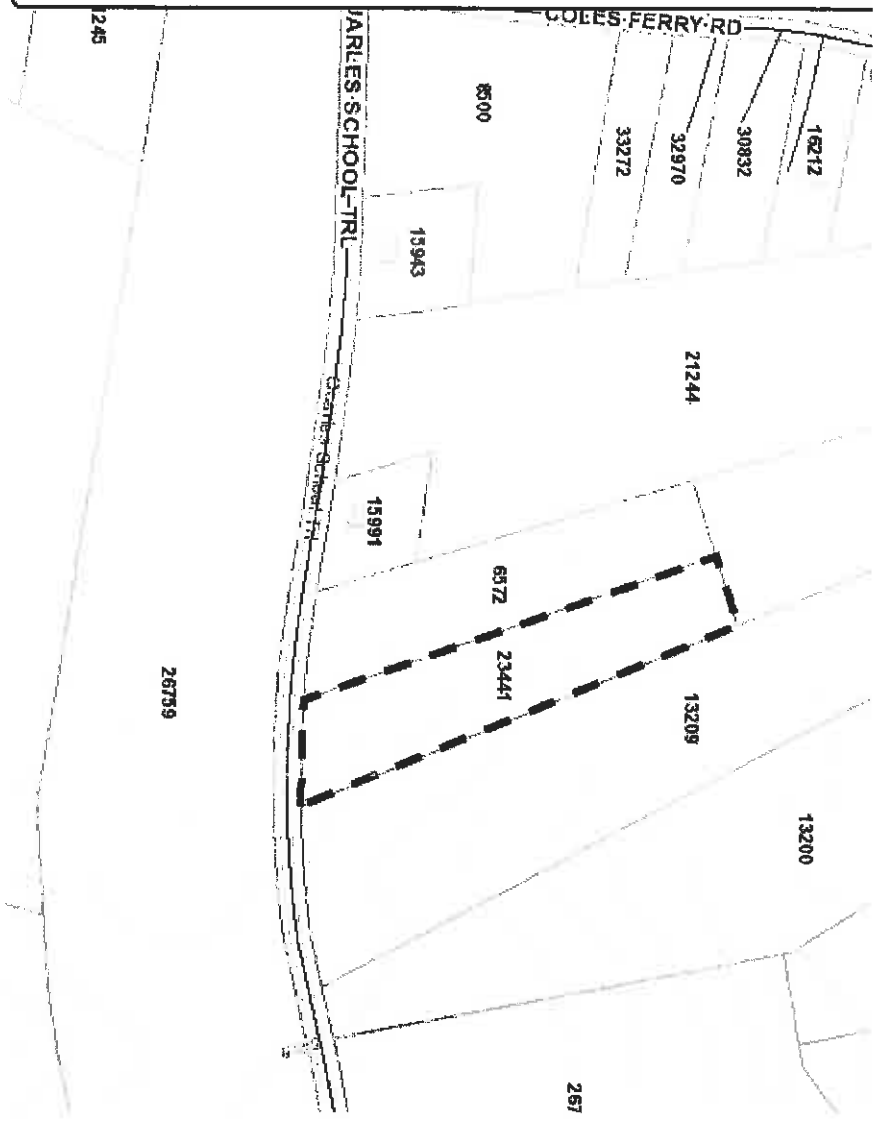
**Lot 13**  
**Mary Willie B. Spinner**  
**PRN #23441, GPIN 3479-36-4258**  
**Vacant - Quarles School Trail, Nathalie - ±2.85 acres**

**PRN: 23441**  
**Owner: SPINNER MARY WILLIE B.**  
**Legal Description: TR. B-MELVINA BARKSDALE EST.**  
**DB289/473**  
**District: D1**  
**Road Number: 856**  
**Deed Book & Page: 289/467**  
**Sale Date: 10/12/2000**  
**Vacant or Improved: V**  
**Code: 200**  
**Land Unit Type: A**  
**Description: Building**  
**Acres: 2.85**  
**Land value: \$14,018**  
**Total Appraised Value: \$14,018**  
**Total Assessed Value: \$14,018**  
**Physical Location:**  
**QUARLES SCHOOL TRAIL**  
**View Tax Card**

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[View in GoogleMaps](#)

**Attributes at point: N: 3496290, E: 11373453**

**Precincts**  
**Name: Crossroad**  
**Voting Districts**  
**District: 2**



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Lot 14  
U.S. Bank N.A. as Trustee  
PRN #8213, GPIN 3580-94-0789  
8050 Coles Ferry Road, Nathalie - ±1 acre

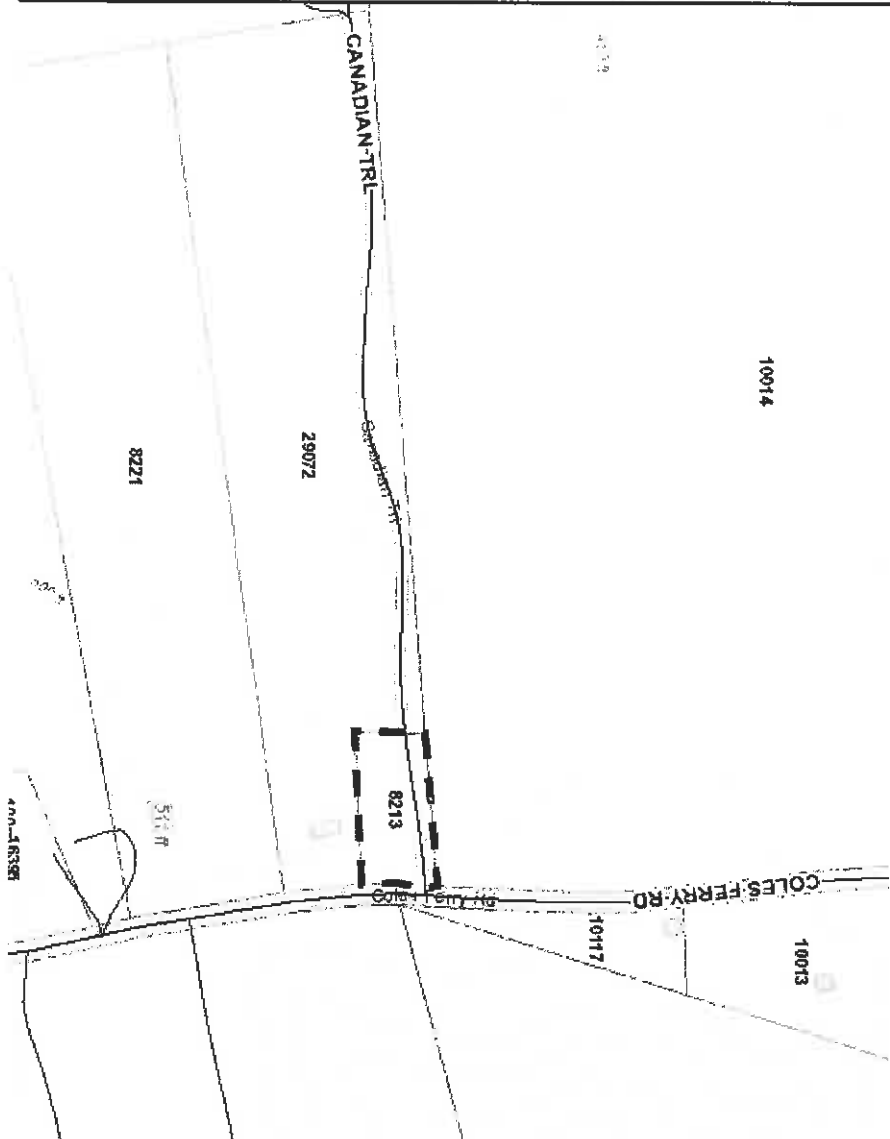
PRN: 8213  
Owner: U. S. BANK N.A. AS TRUSTEE C/O GREEN TREE  
SERVICING LLC  
10300 SPOTSYLVANIA AVE STE 350  
FREDERICKSBURG VA 22408  
Alternative Parcel ID: DB429/162  
Legal Description: PT. PARCEL A FLOYD CANADA LD.  
DB429/162  
District: D1  
Road Number: 624  
Deed Book & Page: 1120/311  
Sale Date: 11/26/2012  
Sale Price: 50888  
Vacant or Improved: I  
Code: 200  
Land Unit Type: S  
Description: Building  
Acres: 1  
Land value: \$5,500  
Total Appraised Value: \$5,500  
Total Assessed Value: \$5,500  
Physical Location:  
8050 COLES FERRY ROAD  
View Tax Card

Zoom To Hide Highlight Clear

Available Link (right-click to copy)  
View in Google Earth/Download KMZ  
View in Google Maps

Attributes at point: N: 3504796, E: 11389087

Practincts  
Name: Crossroad



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

At that certain Special Commissioner's sale held on Thursday, June 13, 2019, in the cause styled County of Halifax v. \_\_\_\_\_ (Case No. \_\_\_\_\_), the undersigned was the highest bidder on the real estate described below, for a bid price of \$ \_\_\_\_\_, and a buyer's premium of \$ \_\_\_\_\_.

**Tax Map No.** \_\_\_\_\_

**Account No.** \_\_\_\_\_

I understand that a deposit of \$ \_\_\_\_\_ (25% of the purchase price or \$1,000.00, whichever is more, or the entire purchase price if less than \$1,000.00, or \$20,000.00 if purchase price is more than \$80,000.00) is required to be deposited today with the Special Commissioner and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Halifax, Virginia. Further, I understand that a buyer's premium is required in this auction and have agreed to pay \$ \_\_\_\_\_ as a buyer's premium.

I understand that this property is being sold subject to any 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 this limitation. I understand that I will be notified at the address below of the date the Court intends to confirm this sale, and that this Court hearing will be my last opportunity to raise any questions concerning this sale. 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 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 Halifax or if I am named as a Defendant in any delinquent tax suit filed by the County of Halifax, Virginia, that this contract may 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.

If the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit the deposit and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount. I further understand that if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, that this real estate may be resold and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

I understand that the former owner(s) of this property may for good cause shown, within ninety (90) days from the entry of the Decree of Confirmation in this matter, petition the Court to have the matter reheard. I understand that title to the property described herein will be taken in the name(s) indicated below and I represent that I have the authority to purchase and title the property in the name(s) shown below.

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Signature

Print Name:

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Address:

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Phone:

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Email:

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Title will be taken in the name of:

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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 13th day of June 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.

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Taxing Authority Consulting Services, PC