

**PITTSYLVANIA COUNTY
PUBLIC AUCTION OF
TAX DELINQUENT REAL ESTATE**

Friday, September 6, 2019 at 2:00 p.m.

**Pittsylvania County Community Center
115 S. Main Street
Chatham, VA 24531**

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of the County of Pittsylvania, the undersigned Special Commissioner will offer for sale at public auction the following described real estate at **Pittsylvania County Community Center, located at 115 S. Main Street, Chatham, Virginia 24531, on September 6, 2019, at 2:00 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.	Allison, Penny, et al.	Tax Map No. 2478-19-9312 Account No. 07600-02-00-0002-A (195006) TACS No. 305441	1537 Upper Mountain Road, Gretna – 55.75 acres
2.	Allison, Penny, et al.	Tax Map No. 2478-18-7951 Account No. 07600-02-00-0002-D (195006) TACS No. 305441	Adjacent to 1537 Upper Mountain Road, Gretna – 2 acres
3.	Carter, Ruby D., et al.	Tax Map No. 2416-90-4233 Account No. 098B0-0A-00-0094-0 (194689) TACS No. 311589	131 Clement Street, Chatham – 0.2 acre
4.	Craft, Mittie, et al.	Tax Map No. 2406-71-6141 Account No. 09700-0A-00-0065-0 (19768) TACS No. 305426	120 Weal Road, Chatham – 31.1 acres
5.	Hodnett, Dorothy, et al.	Tax Map No. 2415-38-5882 Account No. 097B0-02-00-0014-0 (3391) TACS No. 311584	313 Concord Road, Chatham – 0.46 acre
6.	Hundley, James R.	Tax Map No. 1431-60-9840 Account No. 13100-0A-00-0023-E (133432) TACS No. 44347	Vacant: Taylor Road, Axton - .5 acre

	<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
7.	Jones, Marvin	Tax Map No. 2426-45-4900 Account No. 085D0-19-00-0007-0 (105921) TACS No. 311593	921 Lanier Lane, Chatham – 1.86 acres
8.	Price, Charles E., et al.	Tax Map No. 1453-55-3845 Account No. 106A0-01-0B-0010-0 (141331) TACS No. 305097	177 Peakland Road, Callands - .032 acre
9.	Price, Charles E., et al.	Tax Map No. 1453-55-2672 Account No. 106A0-01-0B-0012-0 (142351) TACS No. 305097	237 Peakland Road, Callands – 0.46 acre
10.	Unknown Owners of Tax Map No. 1443-24-0426, et al.	Tax Map No. 1443-24-0426 Account No. 11900-0A-00-0001-A (17015) TACS No. 311711	Vacant woodland– off State Road 913, Approx. 25 acres GIS mapped, landlocked
11.	Zampella, Jacob E., et al.	Tax Map No. 2415-68-4879 Account No. 09800-0A-00-0039-0 (211103) TACS No. 311585	228 Moses Mill Road, Chatham – 1.0 acre

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of the County of Pittsylvania. 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. 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 all rights of record which may affect the property. **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 which must be paid on the date 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. **In the event the high bidder fails to meet the terms, any deposit is forfeited and responsible for**

any subsequent sale deficiency if a later bid amount fails to cover the forfeited bid and subsequent sale costs.

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 Pittsylvania 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) 612-0629.

John A. Rife, Esquire
Jeffrey A. Scharf, Esquire
Andrew M. Neville, Esquire
Phillip E. Lecky, Esquire
Paul L. LaBarr, Esquire
Gregory L. Haynes, Esquire
Special Commissioners
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

 **TAXING AUTHORITY**
Consulting Services, PC

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

S At that certain Special Commissioner's sale held on Friday, September 6, 2019 in the cause styled County of Pittsylvania 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 \$_____.

A **Tax Map No.** _____

Account No. _____

M 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 Pittsylvania, Virginia. Further, I understand that a buyer's premium is required in this auction and have agreed to pay \$_____ as a buyer's premium.

P 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.

L 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 Pittsylvania or if I am named as a Defendant in any delinquent tax suit filed by the County of Pittsylvania, 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.

E 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.

S

A

Signature

Print Name:

M

Address:

P

Phone:

L

Email:

Title will be taken in the name of:

E

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 6th day of September 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 purchaser and are true and correct to the best of my knowledge.

Taxing Authority Consulting Services, PC

Property 1

Property Report – County of Pittsylvania

Penny Allison, et als

Tax Map Number 2478-19-9312

Account Number 07600-02-00-0002-A (195006)

TACS Number 305441



1537 Upper Mountain Road, Gretna

Approximately 55.75 acres

Assessed value: \$120,500.00

DISCLAIMER: The information contained on this page is NOT to be used as a LEGAL DOCUMENT. The map information displayed is believed to be accurate, but accuracy is not guaranteed.

Property 2

Property Report – County of Pittsylvania

Penny Allison, et als

Tax Map Number 2478-18-7951

Account Number 07600-02-00-0002-D (195006)

TACS Number 305441



Vacant, Upper Mountain Road, Gretna

Approximately 1.86 acres

Assessed value: \$10,000.00

Property 3

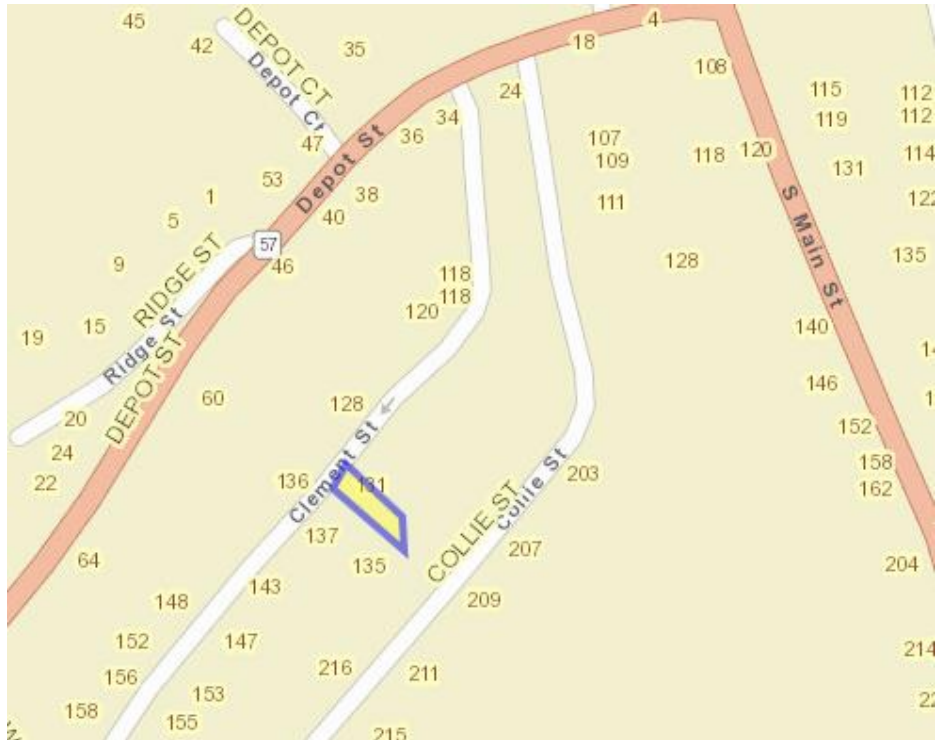
Property Report – County of Pittsylvania

Ruby D. Carter, et al.

Tax Map Number 2416-90-4233

Account Number 098B0-0A-00-0094-0 (194689)

TACS Number 311589



131 Clement Street, Chatham

Approximately 0.2 acre

Assessed value: \$19,100.00

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Property 4

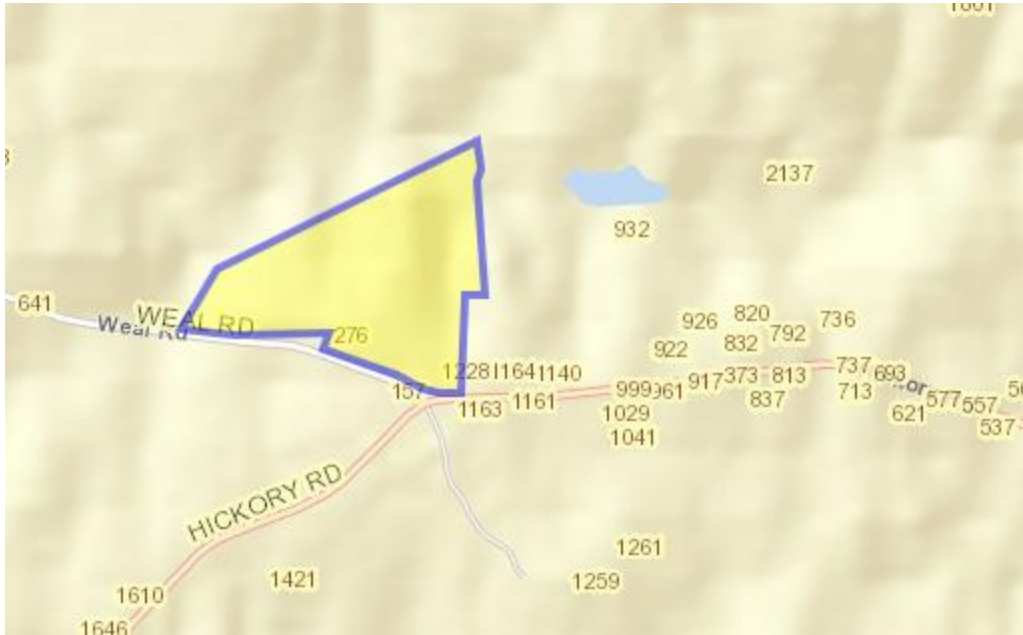
Property Report – County of Pittsylvania

Mittie Craft, et al.

Tax Map Number 2406-71-6141

Account Number 09700-0A-00-0065-0 (19768)

TACS Number 305426



120 Weal Road, Chatham
Approximately 31.1 acres
Assessed value: \$88,700.00

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Property 5

Property Report – County of Pittsylvania

Dorothy Hodnett, et al.

Tax Map Number 2415-38-5882

Account Number 097B0-02-00-0014-0 (3391)

TACS Number 311584



313 Concord Road, Chatham

Approximately 0.46 acre

Assessed value: \$5,000.00

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Property 6
Property Report – County of Pittsylvania

James R. Hundley
Tax Map Number 1431-60-9840
Account Number 13100-0A-00-0023-E (133432)
TACS Number 44347



Vacant; Taylor Road, Axton
Approximately 0.5 acre
Assessed value: \$6,500.00

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Property 7
Property Report – County of Pittsylvania

Marvin Jones
Tax Map Number 2426-45-4900
Account Number 085D0-19-00-0007-0 (105921)
TACS Number 311593



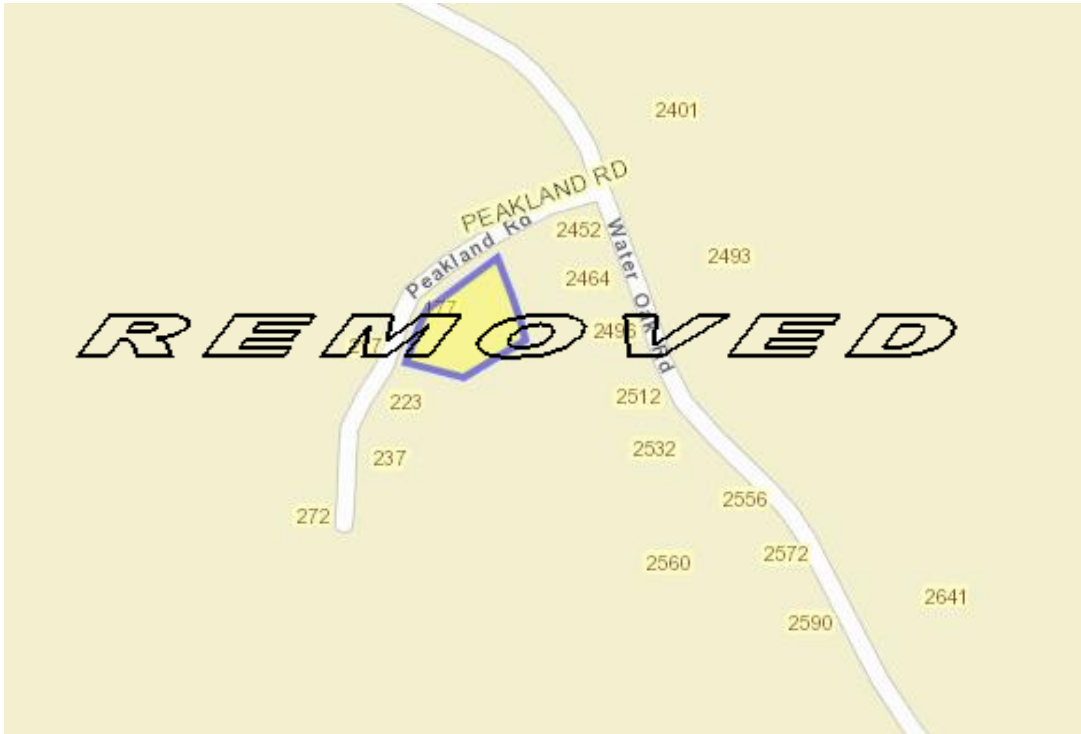
921 Lanier Lane, Chatham
Approximately 1.86 acres
Assessed value: \$9,000.00

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Property 8

Property Report – County of Pittsylvania

REMOVED Charles E. Price, et al.
Tax Map Number 1453-55-3845
Account Number 142331 / TACS Number 305097



177 Peakland Road, Callands
Approximately 0.32 acre
Assessed value: \$25,700.00

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Property 9

Property Report – County of Pittsylvania

Charles E. Price, et al.

~~REMOVED~~
Tax Map Number 1453-55-2672
Account Number 142331 / TACS Number 305097



237 Peakland Road, Callands
Approximately 0.46 acre
Assessed value: \$27,700.00

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Property 10

Property Report – County of Pittsylvania

Unknown Owners

Tax Map Number 1443-24-0426

Account Number 11900-0A-00-0001-A (17015)

TACS Number 311711



Vacant Woodland – off State Road 913

Approximately 25 acres

Assessed value: \$45,000.00

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Property 11

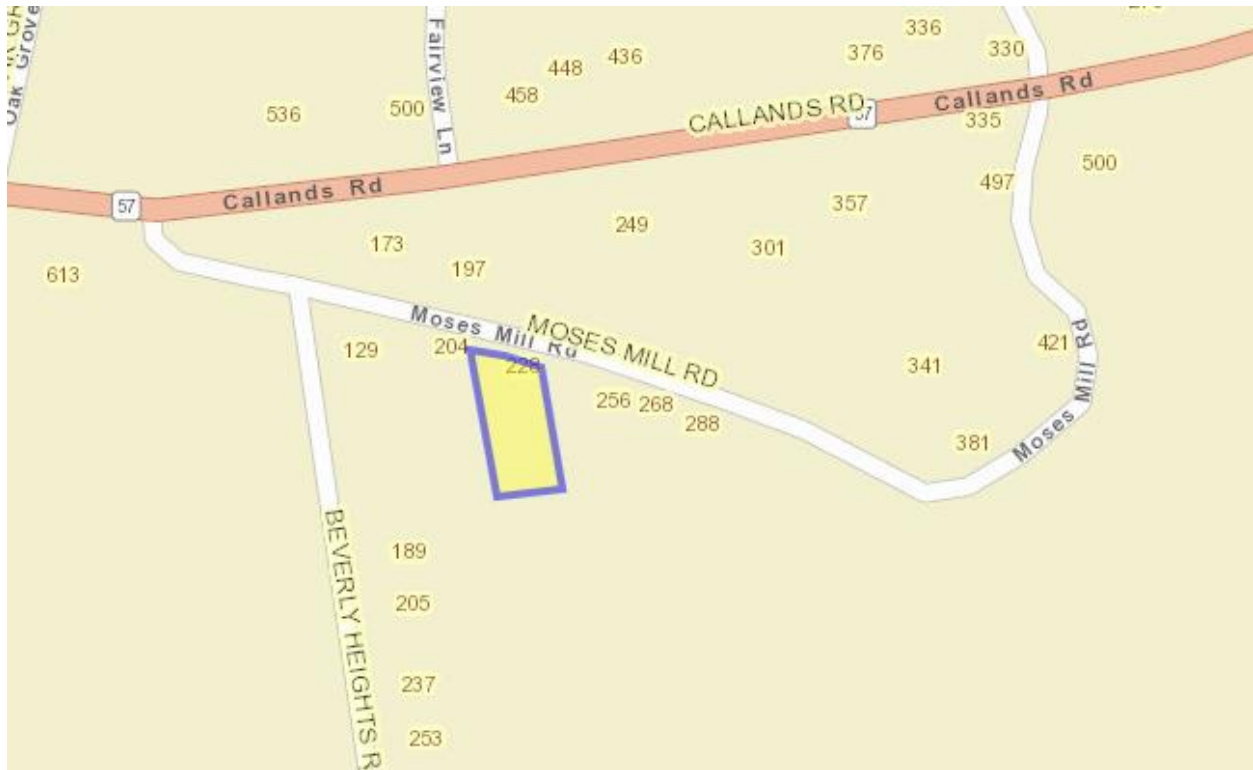
Property Report – County of Pittsylvania

Jacob E. Zampella, et al.

Tax Map Number 2415-68-4879

Account Number 09800-0A-00-0039-0 (211103)

TACS Number 311585



228 Moses Mill Road, Chatham

Approximately 1 acre

Assessed value: \$31,300.00

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