

**NOTICE OF DELINQUENT TAXES
AND TREASURER'S SALE OF REAL PROPERTY
PITTSYLVANIA 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 at the **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.	Davis, Everlean H., a/k/a Everlena	Tax Map No. 2416-72-6202 Acct. No. 098B0-11-0B-0054-0 (20395) TACS No. 305395	Vacant Lot on Rison Street, Chatham – Watson Land Lot 54
2.	Gunn, Lindsey & Ollie J., Estate of	Tax Map No. 2430-42-9428 Acct. No. 152A0-04-00-0007-0 (2003) TACS No. 311732	133 Little Street, Blairs – Beaver Drive, Part Lots 6 & 7
3.	Gunn, Lindsey & Ollie J., Estate of	Tax Map No. 2430-42-7499 Acct. No. 152A0-03-00-0007-0 (2003) TACS No. 31172	Vacant Lot on Lawless Creek Road – DH Road, Lot 7
4.	Gunn, Lindsey & Ollie J., Estate of	Tax Map No. 2430-42-8420 Acct. No. 152A0-03-00-0005-0 (2003) TACS No. 31172	Vacant Lot on Lawless Creek Road – State Road 719 – Lot 5
5.	Herndon, William C. & Eunice Louise	Tax Map No. 1491-25-2973 Acct. No. 13600-0A-00-0022-0 (138523) TACS No. 305109	Vacant Land off Waller Lane, Dry Fork – Sandy River – 1 acre
6.	Towler, J.P., Estate of	Tax Map No. 1498-33-6677 Acct. No. 07000-0A-00-0029-B (13586) TACS No. 311867	Vacant Lot on Climax Road, Chatham - 1.48 acres on State Road 799

TERMS OF SALE: The highest bidder shall deposit payment in full at the time of the auction. 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 Treasurer has the right to reject any bids determined to be unreasonable in relation to estimated value of the Property. Properties are conveyed by a Specialty Warranty Deed, subject to easements, covenants, agreements, restrictions, reservations, deeds of trust, and any 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. Recording costs for deed recordation will be the responsibility of the successful bidder and will be collected the day of the auction. 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, and is subject to any liens which may exist upon the property at the time of conveyance. 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 Pittsylvania County, Virginia. 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, 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

 **TACS** TAXING AUTHORITY
Consulting Services, PC

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

S At that certain real estate tax sale held on Friday, September 6, 2019, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Property Owner: _____
Tax Map Number: _____
Account Number: _____

A
M 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 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.

P
L I understand that this property is being sold subject to 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.

E I understand that a Specialty Warranty Deed will be prepared within fifteen (15) days of payment clearance and that the same will be forwarded to the 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 , including being named as a Defendant in any delinquent tax suit filed by, 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.

S

Name (please print)

A

Signature

M

Address

P

City, State, Zip

L

Telephone

E

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 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 aforementioned purchaser and are true and correct to the best of my knowledge.

Taxing Authority Consulting Services, PC

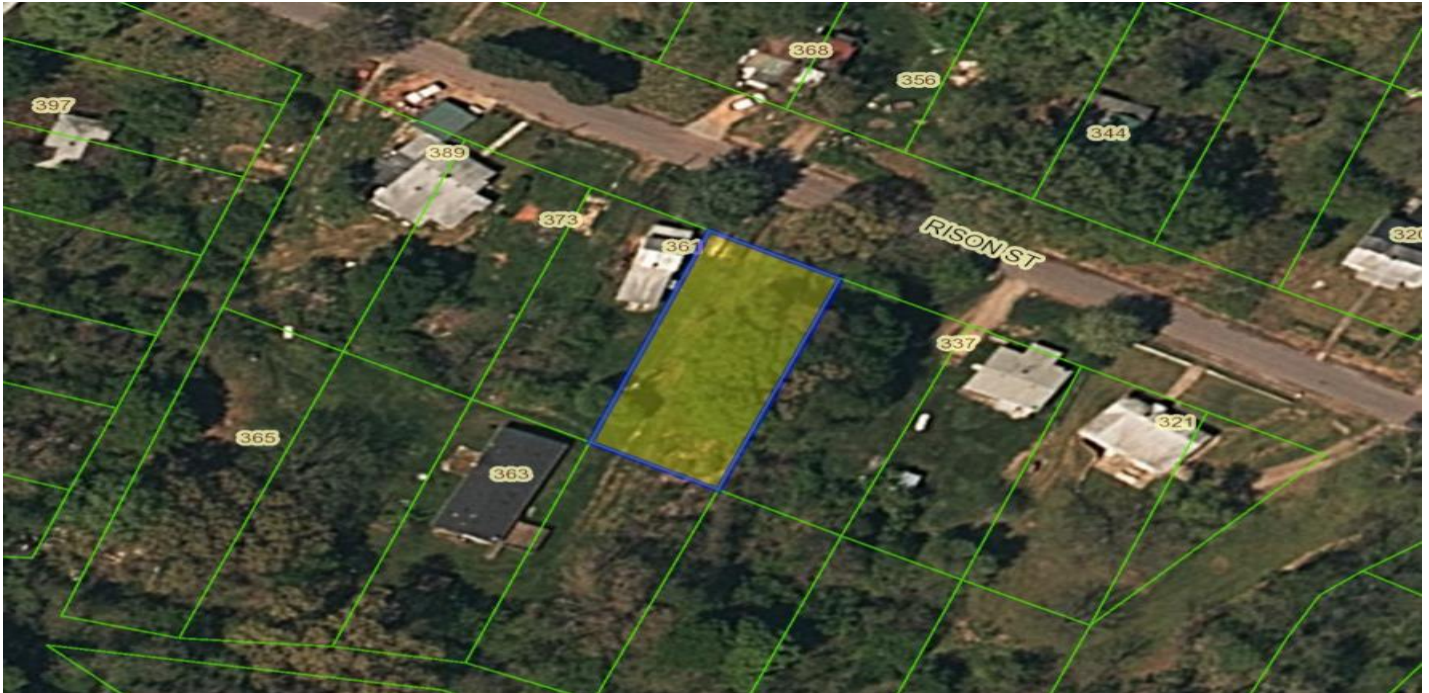
NJS Property N1

Property Report – County of Pittsylvania

Everlean H. a/k/a Everlena Davis

Tax Map No. 2416-72-6202 – Acct. No. 098B0-11-0B-0054-0 (20395)

Vacant Lot on Rison Street, Chatham – Watson Land Lot 54



Property Address	
Property Description	WATSON LAND LOT 54 DB273-336 MAP DB140-509
Township Code	CHATHAM (05)
Zone Code	RESIDENTIAL SUBURBAN (R-1)
Subdivision Code	
Number of Buildings	0
Percentage Complete	
Acreage	0
Square Footage	
Topography Code	
Utilities Code	
Date Last Appraised	11/21/16 11/21/12 02/25/09
Current Owner	DAVIS, EVERLEAN H

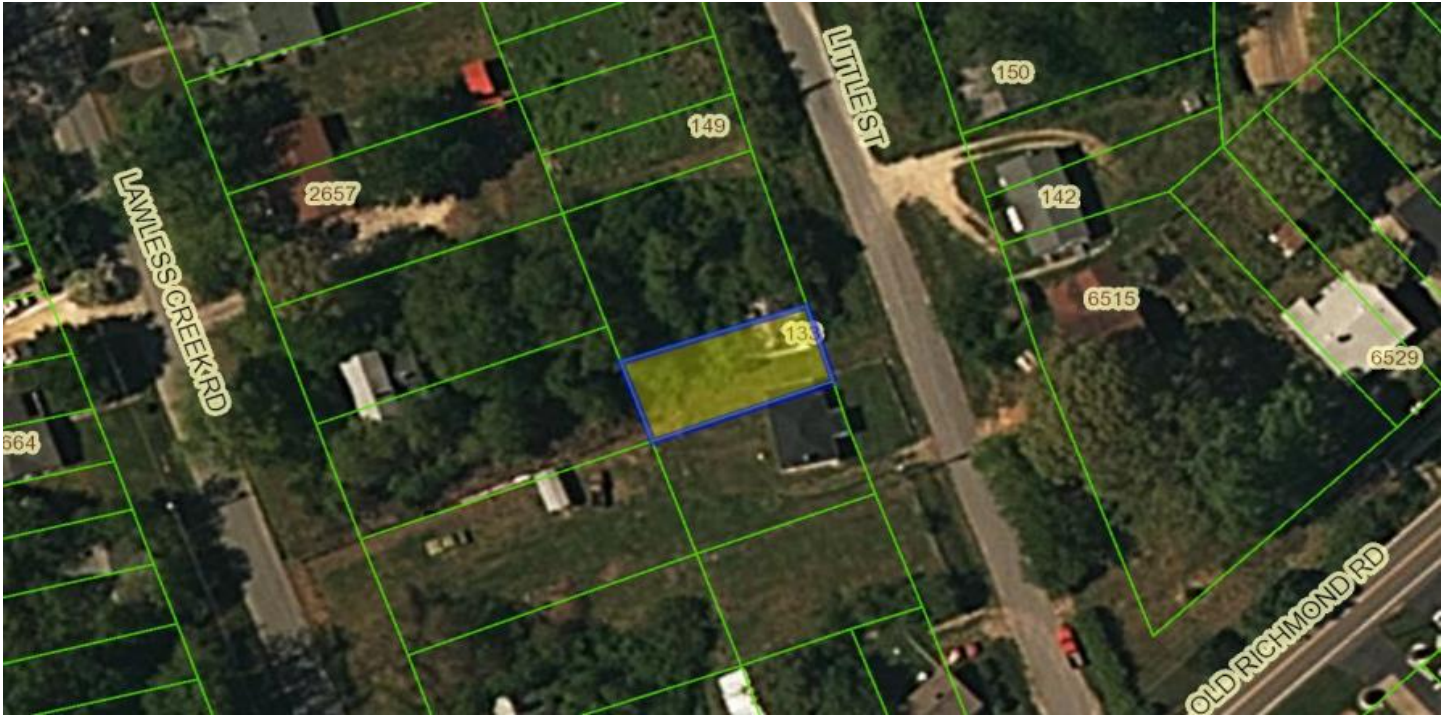
Owner Address	1325 PENNSYLVANIA AVE APT 15A BUILDING D6 BROOKLYN, NY 11239
Deed Book/Page	273/336
Date Recorded	
Sales Price	\$0.00
Valid Sale	
Land Appraised Value	\$1,500.00
Building Appraised Value	\$0.00
Land Deferment Value	\$0.00
Net Appraised Value	\$1,500.00
Override Tax Value	\$0.00

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 Pittsylvania 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.

NJS Property N2

Property Report – County of Pittsylvania

Estate of Lindsey & Ollie J. Gunn
 Tax Map No. 2430-42-9428 – Acct. No. 152A0-04-00-0007-0 (2003)
 133 Little Street, Blairs – Beaver Drive, Part Lots 6 & 7



Property Address	
Property Description	BEAVER DR PT LOTS 6&7 DB416-419 WB27-230 SURV
Township Code	BLAIRS (04)
Zone Code	RESIDENTIAL SUBURBAN (R-1)
Subdivision Code	
Number of Buildings	0

Percentage Complete	
Acreage	0
Square Footage	
Topography Code	
Utilities Code	
Date Last Appraised	04/12/17 02/05/13 07/29/09
Current Owner	GUNN, LINDSEY ESTATE - GUNN, OLLIE J

Owner Address	C/O VICKIE THACKER 3721 FRANKLIN TPKE 2107 FRANKLIN TPKE DANVILLE, VA 24540
Deed Book/Page	416/419
Date Recorded	
Sales Price	\$500.00
Valid Sale	

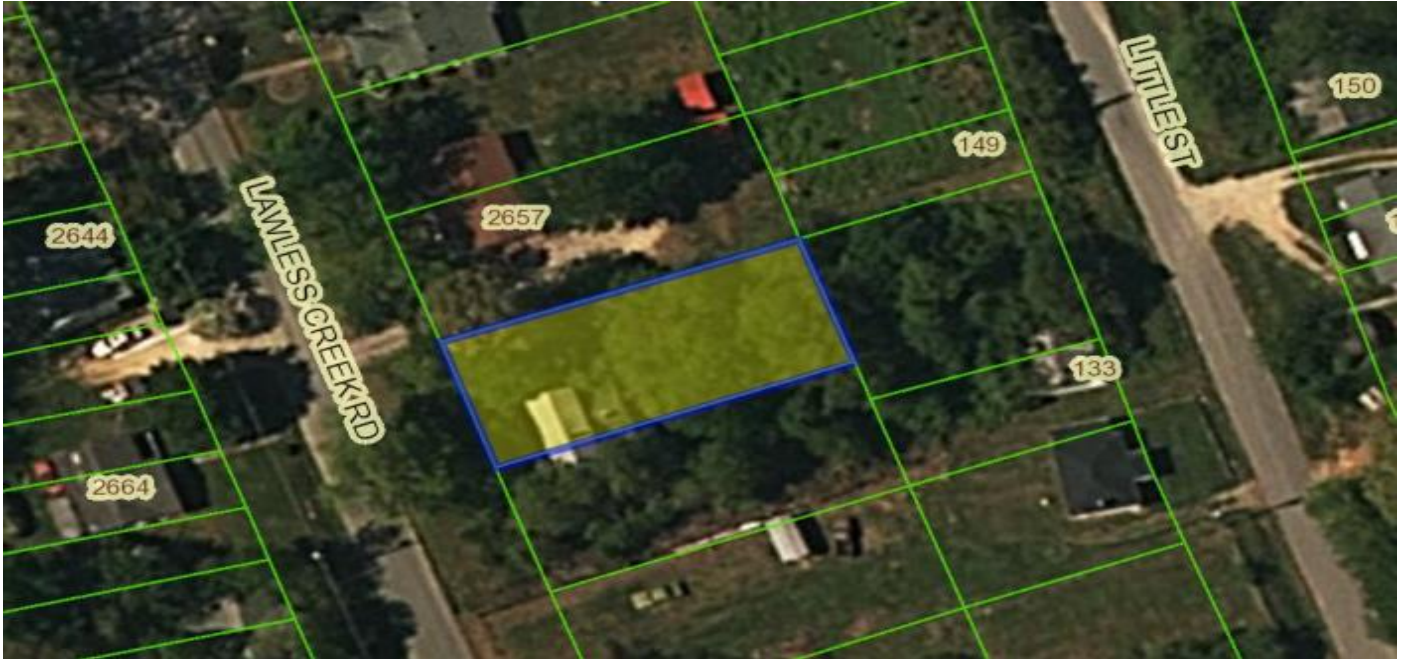
Land Appraised Value	\$500.00
Building Appraised Value	\$0.00
Land Deferment Value	\$0.00
Net Appraised Value	\$500.00
Override Tax Value	\$0.00

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NJS Property N3

Property Report – County of Pittsylvania

Estate of Lindsey & Ollie J. Gunn
 Tax Map No. 2430-42-7499 – Acct. No. 152A0-03-00-0007-0 (2003)
 Vacant Lot on Lawless Creek Road – DH Road, Lot 7



Property Address	
Property Description	D H RD LOT 7 WB27-230 DB297-164 DB377-539 MAP DB384-345 SURV
Township Code	BLAIRS (04)
Zone Code	RESIDENTIAL SUBURBAN (R-1)
Subdivision Code	
Number of Buildings	1

Owner Address	C/O VICKIE THACKER 3721 FRANKLIN TPKE 2107 FRANKLIN TPKE DANVILLE, VA 24540
Deed Book/Page	W27/230
Date Recorded	
Sales Price	\$0.00
Valid Sale	

Percentage Complete	
Acreage	0
Square Footage	
Topography Code	
Utilities Code	
Date Last Appraised	09/15/17 08/07/13 07/29/09
Current Owner	GUNN, LINDSEY ESTATE - GUNN, OLLIE J

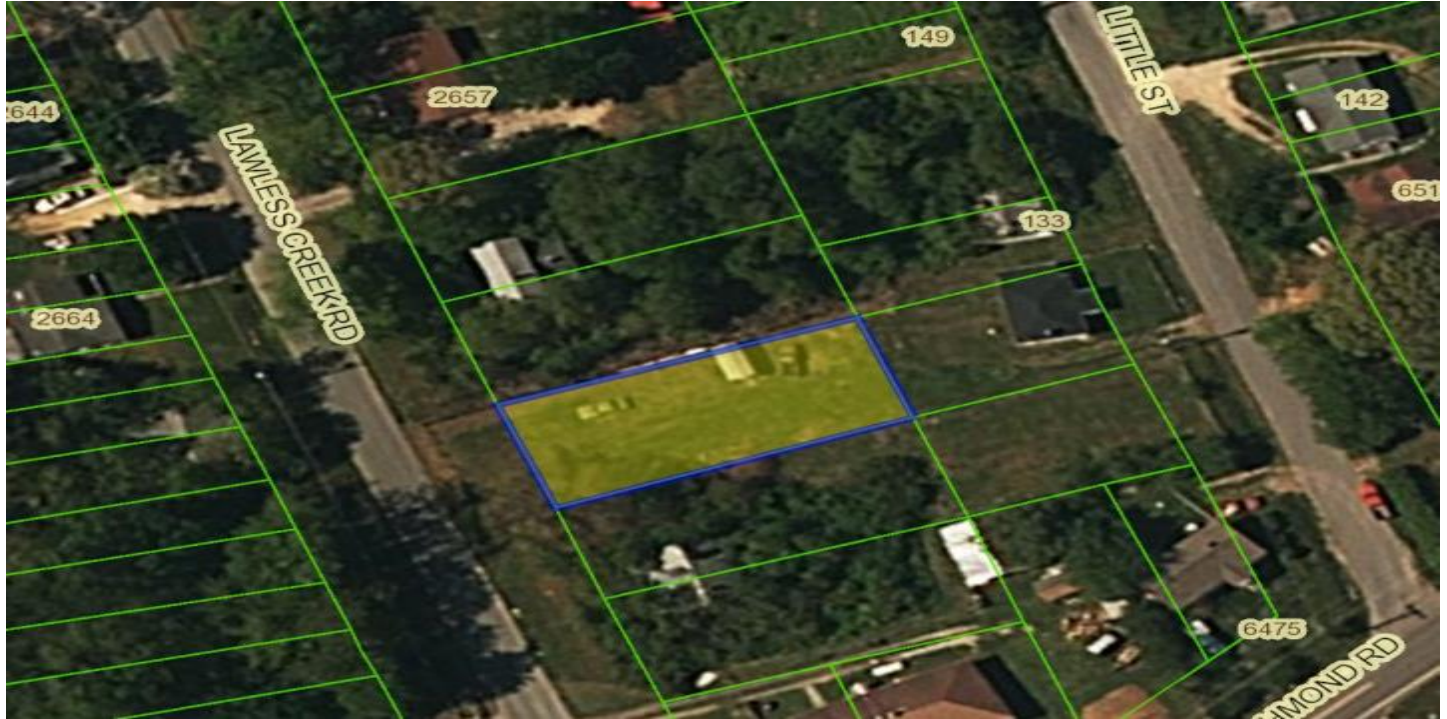
Land Appraised Value	\$3,000.00
Building Appraised Value	\$0.00
Land Deferment Value	\$0.00
Net Appraised Value	\$3,000.00
Override Tax Value	\$0.00

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NJS Property N4

Property Report – County of Pittsylvania

Estate of Lindsey & Ollie J. Gunn
 Tax Map No. 2430-42-8420 – Acct. No. 152A0-03-00-0005-0 (2003)
 Vacant Lot on Lawless Creek Road – State Road 719 – Lot 5



Property Address	
Property Description	ST RD 719 LOT 5 WB27-230 DB332-587 MAP DB384-345
Township Code	BLAIRS (04)
Zone Code	RESIDENTIAL SUBURBAN (R-1)
Subdivision Code	
Number of Buildings	0
Percentage Complete	
Acreage	0
Square Footage	
Topography Code	
Utilities Code	
Date Last Appraised	04/12/17 02/05/13 07/29/09
Current Owner	GUNN, LINDSEY ESTATE - GUNN, OLLIE J

Owner Address	C/O VICKIE THACKER 3721 FRANKLIN TPKE 2107 FRANKLIN TPKE DANVILLE, VA 24540
Deed Book/Page	W27/230
Date Recorded	
Sales Price	\$0.00
Valid Sale	
Land Appraised Value	\$2,000.00
Building Appraised Value	\$0.00
Land Deferment Value	\$0.00
Net Appraised Value	\$2,000.00
Override Tax Value	\$0.00

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NJS Property N5

Property Report – County of Pittsylvania

William C. & Eunice Louise Herndon
Tax Map No. 1491-25-2973 – Acct. No. 13600-0A-00-0022-0 (138523)
Vacant Land off Waller Lane, Dry Fork – Sandy River – 1 acre



Property Address	
Property Description	SANDY RIVER 1.00 AC
Township Code	TUNSTALL (01)
Zone Code	RESIDENTIAL SUBURBAN (R-1)
Subdivision Code	
Number of Buildings	0

Owner Address	1489 WALLER LANE DRY FORK, VA 24549
Deed Book/Page	DB1103/874
Date Recorded	02/27/1998
Sales Price	\$1,500.00
Valid Sale	Y

Percentage Complete	
Acreage	1
Square Footage	43560
Topography Code	
Utilities Code	
Date Last Appraised	04/18/17 03/13/13 08/03/09 08/11/05
Current Owner	HERNDON, WILLIAM C - HERNDON, EUNICE LOUISE

Land Appraised Value	\$3,000.00
Building Appraised Value	\$0.00
Land Deferment Value	\$0.00
Net Appraised Value	\$3,000.00
Override Tax Value	\$0.00

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NJS Property N6

Property Report – County of Pittsylvania

Estate of J.P. Towler

Tax Map No. 1498-33-6677 – Acct. No. 07000-0A-00-0029-B (13586)

Vacant Lot on Climax Road, Chatham - 1.48 acres on State Road 799



Property Address	
Property Description	ST RD 799 1.48 AC
Township Code	CHATHAM (05)
Zone Code	DOUBLE ZONED (DZ)
Subdivision Code	
Number of Buildings	0

Owner Address	3717 CLIMAX RD CHATHAM, VA 24531
Deed Book/Page	WB56/381
Date Recorded	03/28/2000
Sales Price	\$0.00
Valid Sale	

Percentage Complete	
Acreage	1.48
Square Footage	64468
Topography Code	LOW (02)
Utilities Code	
Date Last Appraised	08/31/16 06/27/12 06/09/09
Current Owner	TOWLER, J P ESTATE

Land Appraised Value	\$1,500.00
Building Appraised Value	\$0.00
Land Deferment Value	\$0.00
Net Appraised Value	\$1,500.00
Override Tax Value	\$0.00

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