

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

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a timed, online-only public auction which will **commence Friday, March 5 2021 at 1:00pm EST and close Wednesday, March 17, 2021 at 1:00pm EST**. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be subsequently posted by For Sale at Auction, Inc. ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS").

	<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
N1.	Henry Betts Jr.	PRN No. 6959 TACS No. 451573	Memorial Drive; +/- 0.5 acres
N2.	Elijah Lee Green	PRN No. 13760 TACS No. 493810	Cosby Drive; +/- 1.00 acres
N3.	Alvis Stone Estate	PRN No. 23677 TACS No. 451848	Bethel Road; +/- 0.76 acres
N4.	Fannie Geraldine Bailey	PRN No. 17118 TACS No. 451552	Henderson Road; +/- 0.58 acres
N5.	E. H. Powell Est.	PRN No. 2682 TACS No. 453933	Lot 10, Block 42; Noblin Avenue
N6.	Willie Barnett Est.	PRN No. 6660 TACS No. 451851	207x288ft. Spriggs LD-Denniston; Bethel Hill Road; +/- 1.37 acres
N7.	Nina Clark Mitchell	PRN No. 18851 TACS No. 453818	Dryburg Road; +/- 0.84 acres
N8.	Joseph Mabry Jr. & James Alred Mabry	PRN No. 17833 TACS No. 451636	Dryburg Road; +/- 1.00 acres
N9.	Mary Belle Marshall Munson, et al.	PRN No. 2339 TACS No. 453871	Lot 9, Block 75; Terry Avenue
N10.	Fred Turntine	PRN No. 3901 TACS No. 451949	Lot 4, Block 55; Wagstaff Lane
N11.	Eliza S. Loftis	PRN No. 2418 TACS No. 451651	Lot 20, Block F; Broad Street
N12.	Jacqueline Williams, et al.	PRN No. 26428 TACS No. 453921	Crossroads Trail; +/- 2.00 acres

**TERMS OF SALE:** All interested parties must register and be approved by the Auctioneer. Registration and bidding is free of charge and done through the Auctioneer's website at <https://bid.forsaleatauction.biz/>. If any interested bidders wish to bid on property, but are unable to do so online, please contact Andy Austin, Auction Coordinator, at (434) 294-6093 for assistance. Please be advised that in order to qualify as a purchaser at this

auction, you may not owe delinquent taxes to Halifax County and you may not be a Defendant in any delinquent tax suit.

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. It is not guaranteed that the property has a right-of-way or that it is not landlocked. Property is sold in gross and not by the acre. The information shown on the GIS system, including maps, is derived from public records that are constantly undergoing change and do not replace a site survey or inspection. There is no warranty as to the accuracy of the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts. **Halifax County has the right to reject any bids determined to be unreasonable in relation to the estimated value of the property.** Any unsold property will be offered for sale again at the next auction, whenever that may be.

The highest bidder will receive their purchase contract and balance due via email following the close of the auction. The contract shall immediately be executed and returned to TACS. **There will be a buyer's premium of 10% of the highest bid or \$100.00, whichever is greater, added to the winning bid, and deed recordation costs, as determined by the Halifax County Circuit Court, added to the winning bid to determine the final contract price.** Please consider the buyer's premium and recordation costs when placing bids. **The final contract price must be received in full within five (5) business days following the auction closing (no later than March 24, 2021 at 1:00pm EST).** Time is of the essence. All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. **Cash and personal checks will not be accepted.** Checks and money orders shall be made payable to Halifax County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

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. Subsequent taxes will be prorated from the time of contract (the auction closing date of March 17, 2021) and the highest bidder will be responsible for taxes from that date forward.

The sale of property to the highest bidder is not contingent upon obtaining financing. Financing, if needed, is the sole responsibility of the high bidder. By bidding, parties are entering into a legally binding contract, waive all rescission rights, and understand that their bid is immediately binding, irrevocable, and enforceable. Additionally, by bidding, parties are representing that they have read, and agree to be bound by, all terms and conditions for this sale. Failure to complete the property purchase will result in forfeiture of any funds paid and may subject the highest bidder to additional damages, which may include expenses and any deficit upon resale.

Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://bid.forsaleatauction.biz/> by email to [inquiry@forsaleatauction.biz](mailto:inquiry@forsaleatauction.biz) or by phone to Andy Austin, Auction Coordinator, at (434) 294-6093. Questions concerning the property subject to sale should be directed to TACS online at [www.taxva.com](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), by phone to (804) 548-4425, or by writing to the address below.

John A. Rife, Esq.  
Taxing Authority Consulting Services, PC  
Re: Halifax County NJS Auction  
P.O. Box 31800  
Henrico, Virginia 23294-1800  
(804) 545-2500

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

At that certain timed, online-only, real estate tax sale which closed on Wednesday, March 17, 2021 at 1:00pm EST, the undersigned was the highest bidder on the real estate described below, for a bid price of \_\_\_\_\_.

**[Property Owner Name]  
[Tax Map No.]  
[Account No.]  
[TACS No.]**

I understand that this contract of sale must be immediately executed and returned to Taxing Authority Consulting Services, PC ("TACS"). I understand that payment in full for my bid, stated above, a buyer's premium in the amount of \_\_\_\_\_ (10% of the bid or \$100, whichever is greater), and recordation costs in the amount of \_\_\_\_\_, are to be **received** by TACS within five (5) business days following the auction closing (**no later than March 24, 2021 at 1:00pm EST**). I agree that the total balance due of \_\_\_\_\_ shall be paid via certified funds, cashier's check, money order, or wire transfer. I understand that sale of the property is not contingent upon obtaining financing.

Cashier's checks and money orders shall be made out to Halifax County and forwarded to TACS at the address shown below. Wire transfer instructions will be provided upon request. All payments must reference the Tax Map No. of the real estate. I understand that cash and personal checks will not be accepted. I understand that in the event my payment is returned, improperly tendered, or is otherwise not made, 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 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 Special Warranty Deed, will be prepared after payment clearance and that the same will be forwarded to the County of Halifax Circuit Court Clerk's Office for recordation. I understand that I will receive the recorded Deed as soon as the same is made available and that I have no right of entry upon the property until such time as the deed is recorded as anticipated herein.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (the auction closing date of March 17, 2021). I further understand that in the event I owe delinquent taxes to the County of Halifax, including being named as a Defendant in any delinquent tax suit filed by County of Halifax, 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 by bidding, I entered into a legally binding contract and that I waive all rescission rights. I understand that my bid was immediately binding, irrevocable, and enforceable. I understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, that any funds paid hereunder will be forfeited, and that I will be responsible for any deficiency or damages upon resale, including any expenses that may be incurred. I also understand that my electronic signature shall be considered true and accurate for the purposes of this transaction.

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Electronic Signature

Date: \_\_\_\_\_

[Bidder Name]

[Bidder Address]

[Bidder City, State and Zip]

Phone: \_\_\_\_\_

[Bidder Email]

Title will be taken in the name of:

The property will be deeded to:

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

If purchaser contact information is different from bidder contact information, please provide the same below.

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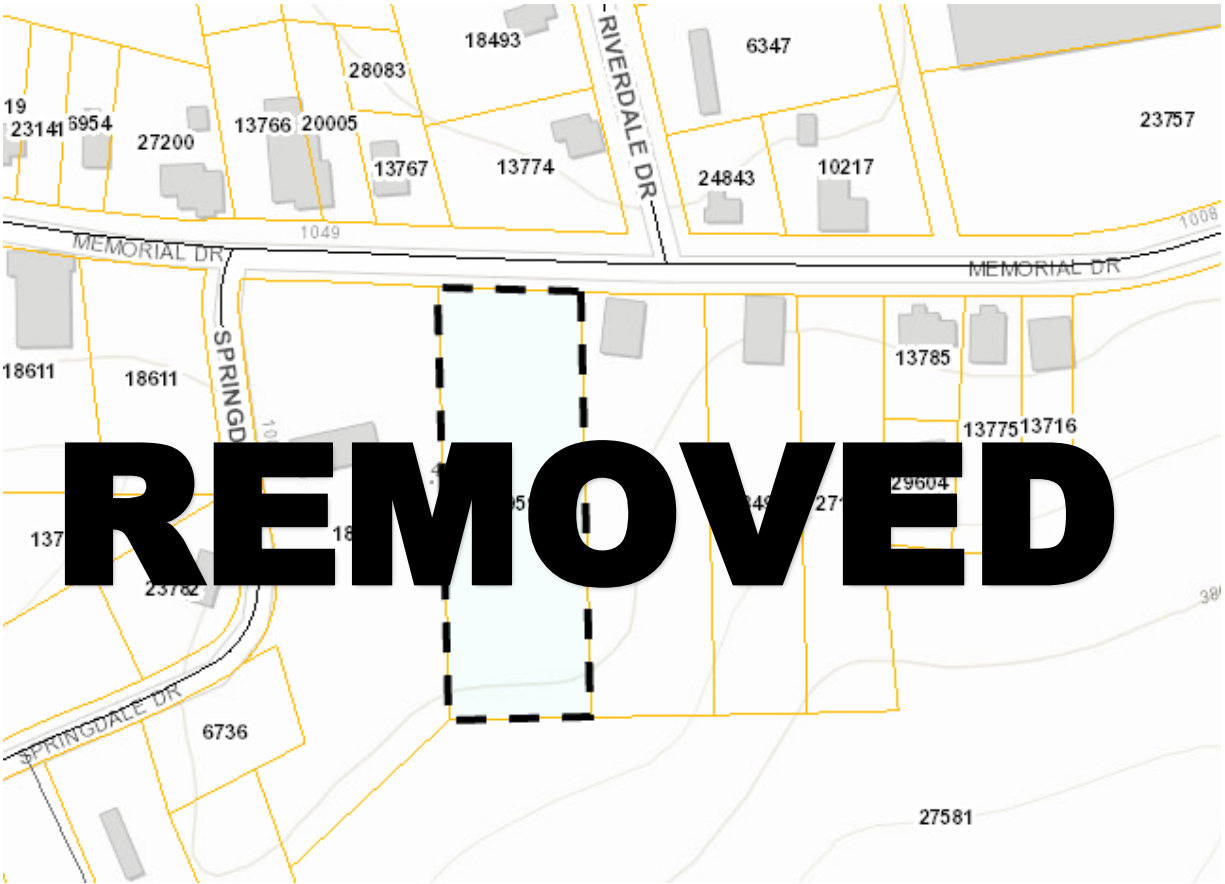
### **CERTIFICATION**

It is hereby certified that TACS has received this Purchaser's Acknowledgment and Contract of Sale, signed and dated by the above-referenced bidder, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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Taxing Authority Consulting Services, PC  
Attn: Litigation Department (Heather Crocker)  
P.O. Box 31800  
Henrico, Virginia 23294-1800

**Property N1: Henry Betts Jr.  
PRN No. 6959**



**Current Data:**

**PRN No.** 6959

**Owner:** Betts Henry Jr.

**Legal Description:** Lot Riverdale

**Physical Location:** Memorial Drive

**Vacant or Improved:** Vacant

**Acres:** 0.5

**Land Value:** \$4,400.00    **Total Appraised Value:** \$4,400.00    **Total Assessed Value:** \$4,400.00

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**Property N2: Elijah Lee Green**  
**PRN No. 13760**



**Current Data:**

**PRN No.** 13760

**Owner:** Elijah Lee Green

**Legal Description:** Clover

**Physical Location:** Cosby Drive

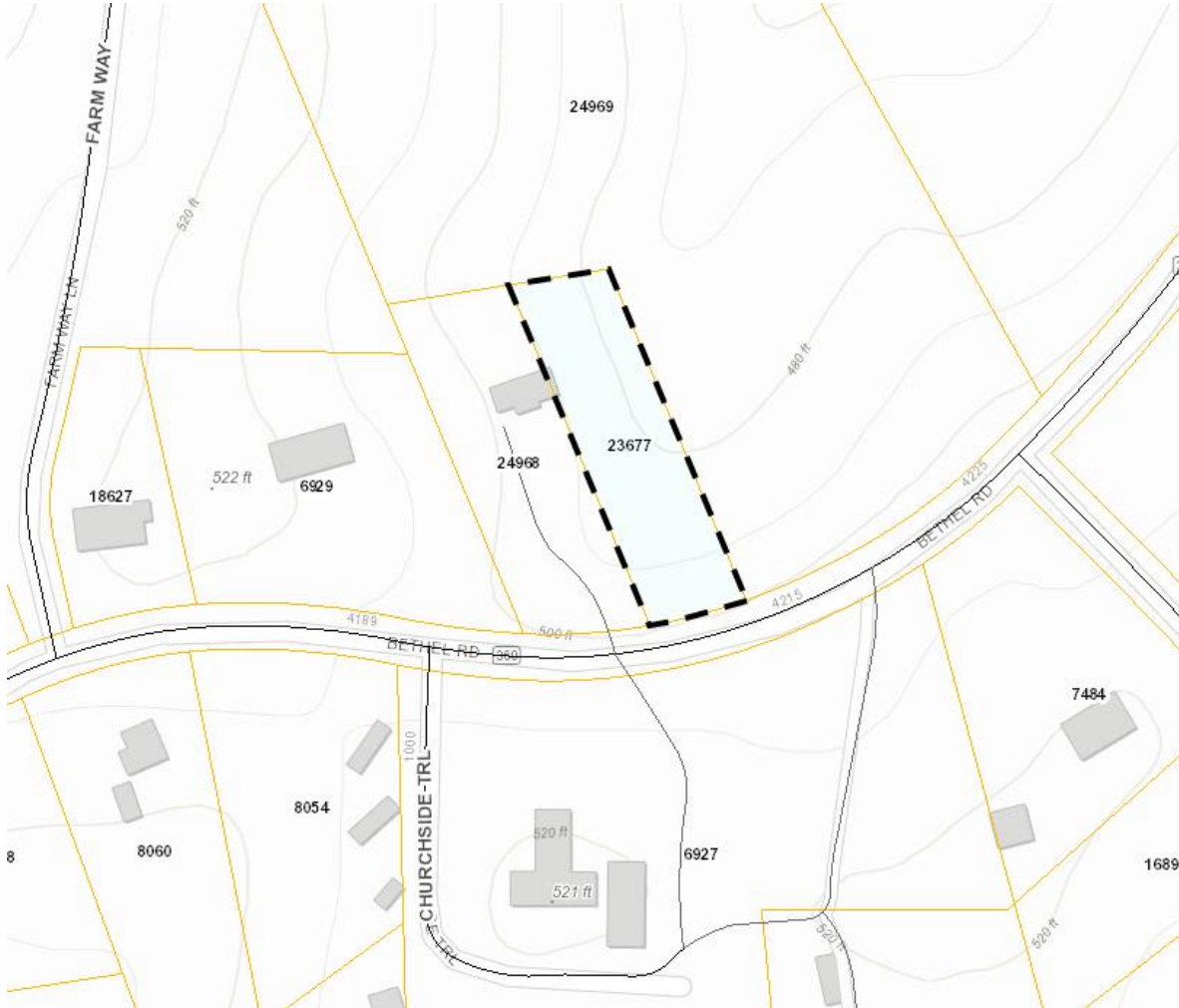
**Vacant or Improved:** Vacant

**Acres:** 1.00

**Land Value:** \$4,001.00   **Total Appraised Value:** \$4,001.00   **Total Assessed Value:** \$4,001.00

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**Property N3: Alvis Stone Estate  
PRN No. 23677**



**Current Data:**

**PRN No. 23677**

**Owner:** Alvis Long Stone Estate

**Legal Description:** Bethel Church- McCormick LD

**Physical Location:** Bethel Road

**Vacant or Improved:** Vacant

**Acres:** 0.76

**Land Value:** \$7,368.00    **Total Appraised Value:** \$7,368.00    **Total Assessed Value:** \$7,368.00

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**Property N4: Fannie Geraldine Bailey  
PRN No. 17118**



**Current Data:**

**PRN No.** 17118

**Owner:** Fannie Geraldine Bailey

**Legal Description:** Lot 5 Dan River Homesites PB9/117

**Physical Location:** Henderson Road

**Vacant or Improved:** Vacant

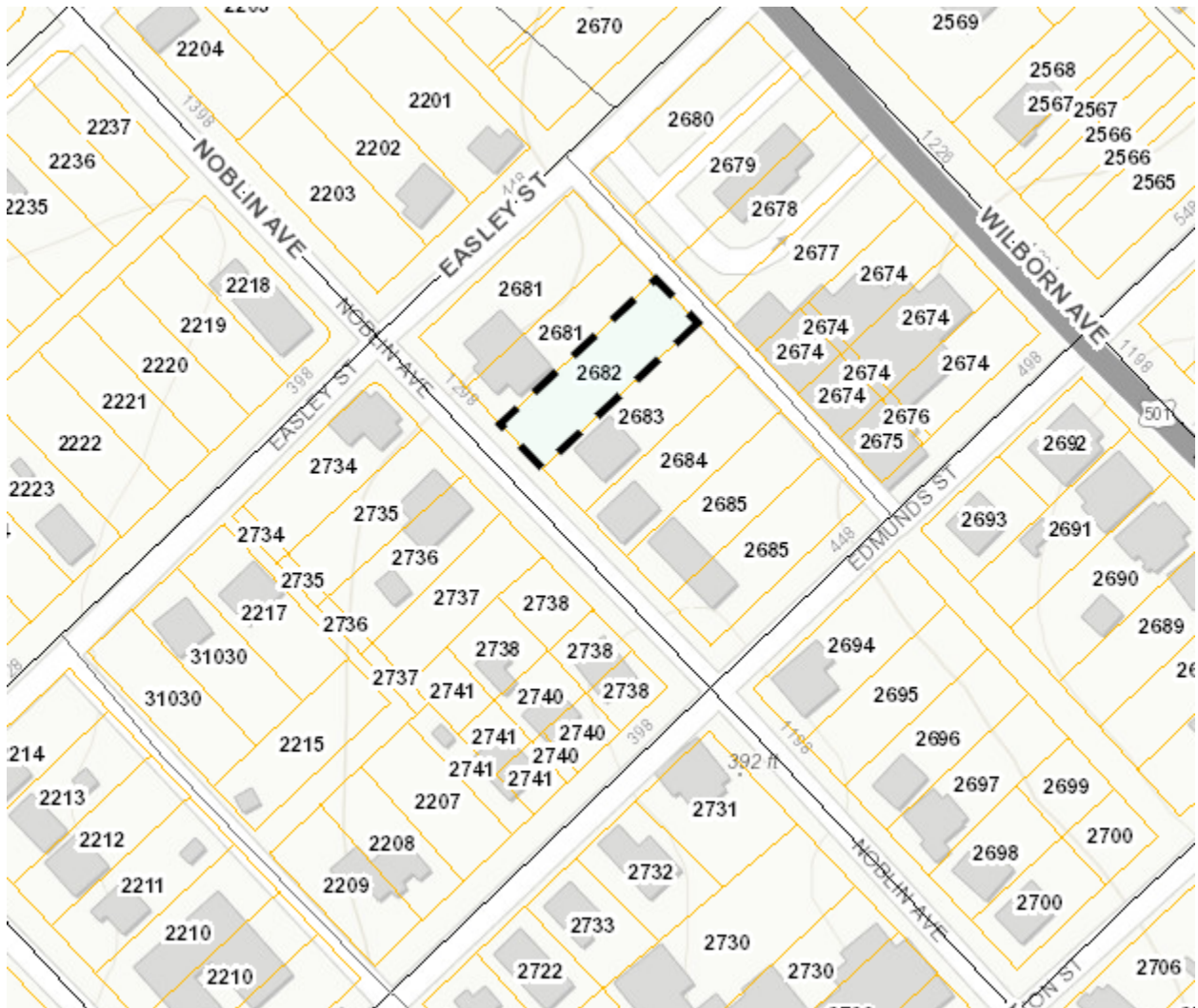
**Acres:** 0.58

**Land Value:** \$2,500.00    **Total Appraised Value:** \$2,500.00    **Total Assessed Value:** \$2,500.00

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**Property N5: E. H. Powell Est.  
PRN No. 2682**



**Current Data:**

**PRN No. 2682**

**Owner:** E.H. Powell Est.

**Legal Description:** Lot 10 BLK 42 50 X 10 Noblin Avenue

**Physical Location:** Noblin Avenue

**Vacant or Improved:** Vacant

**Acres:**

**Land Value:** \$7,800.00    **Total Appraised Value:** \$7,800.00    **Total Assessed Value:** \$7,800.00

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**Property N6: Willie Barnett Est.  
PRN No. 6660**



**Current Data:**

**PRN No.** 6660

**Owner:** Willie Barnett Est.

**Legal Description:** 207 x 288 Ft. Spriggs LD- Denniston

**Physical Location:** Bethel Hill Road

**Vacant or Improved:** Vacant

**Acres:** 1.37

**Land Value:** \$2,600.00    **Total Appraised Value:** \$2,600.00    **Total Assessed Value:** \$2,600.00

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**Property N7: Nina Clark Mitchell  
PRN No. 18851**



**Current Data:**

**PRN No.** 18851

**Owner:** Nina Clark Mitchell

**Legal Description:** Moseley's Road

**Physical Location:** Dryburg Road

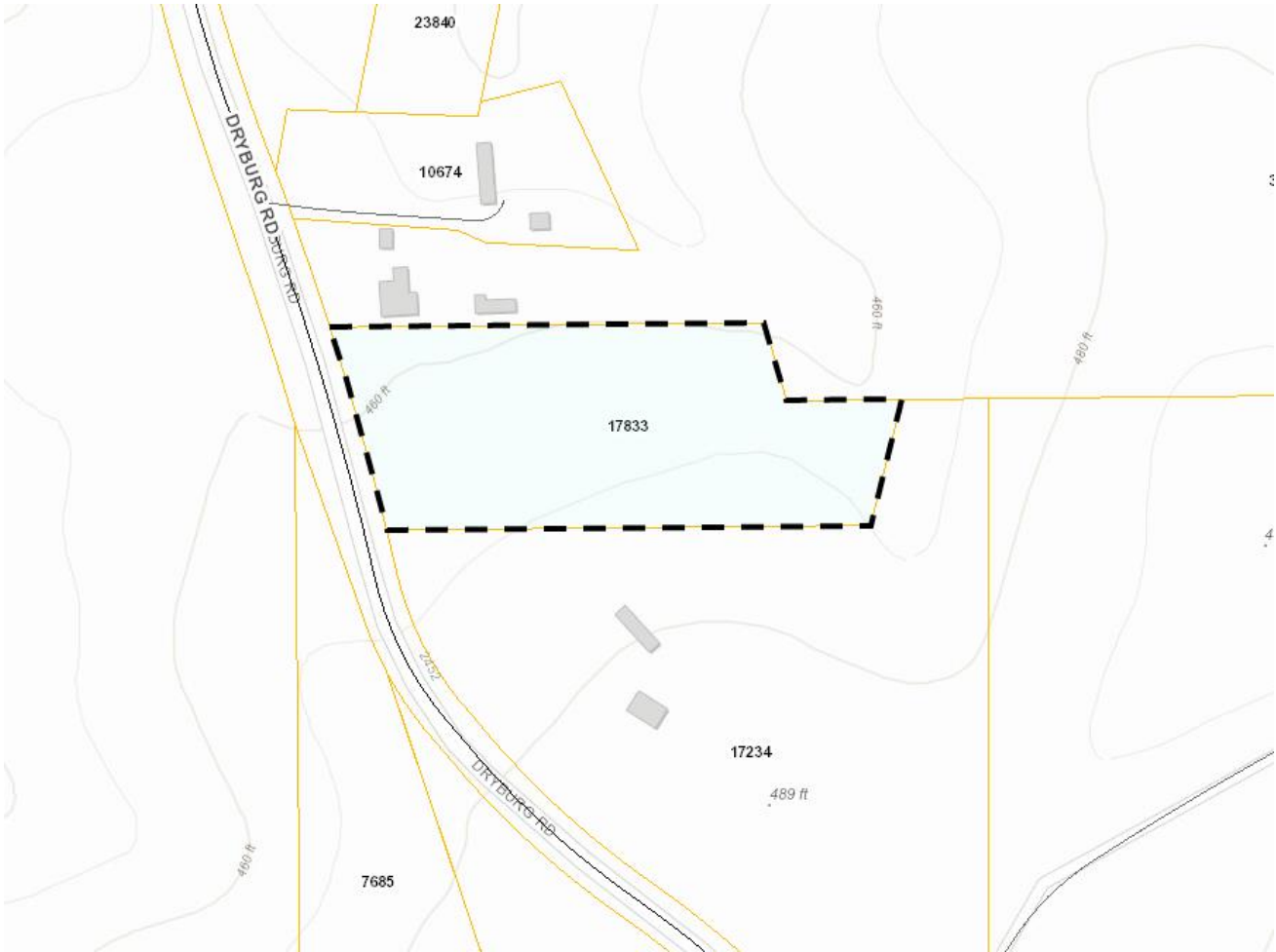
**Vacant or Improved:** Vacant

**Acres:** 0.84

**Land Value:** \$5,598.00   **Total Appraised Value:** \$5,598.00   **Total Assessed Value:** \$5,598.00

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**Property N8: Joseph Mabry Jr. & James Alfred Mabry  
PRN No. 17833**



**Current Data:**

**PRN No.** 17833

**Owner:** Joseph Mabry Jr. & James Alred Mabry

**Legal Description:** Bibbs Creek

**Physical Location:** Dryburg Road

**Vacant or Improved:** Vacant

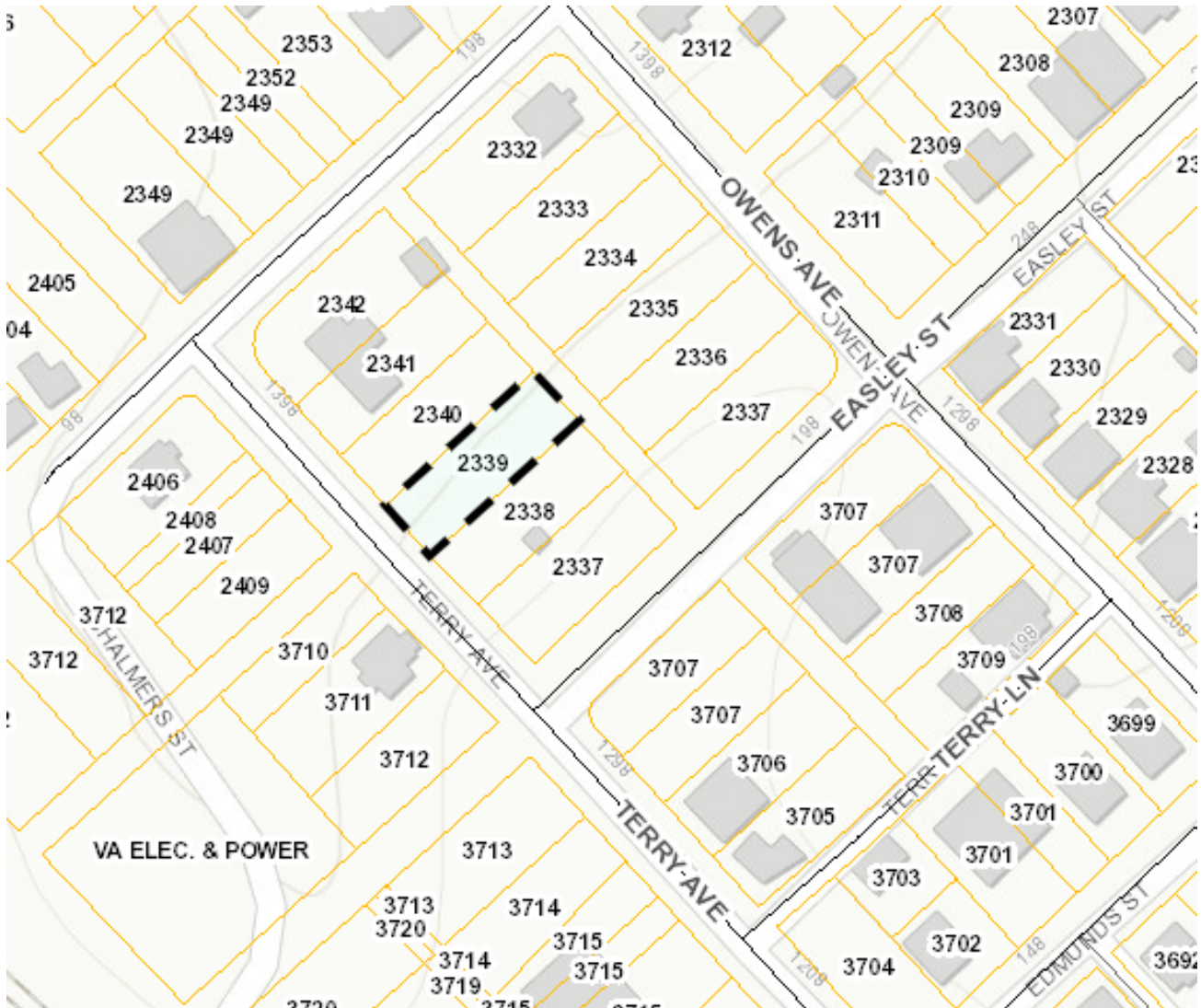
**Acres:** 1.00

**Land Value:** \$2,500.00    **Total Appraised Value:** \$2,500.00    **Total Assessed Value:** \$2,500.00

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**Property N9: Mary Belle Marshall Munson, et al.  
PRN No. 2339**



**Current Data:**

**PRN No. 2339**

**Owner:** Mary Belle Marshall Munson, et al.

**Legal Description:** Lot 9 BLK 75 Terry Avenue

**Physical Location:** Terry Avenue

**Vacant or Improved:** Vacant

**Acres:**

**Land Value:** \$4,600.00    **Total Appraised Value:** \$4,600.00    **Total Assessed Value:** \$4,600.00

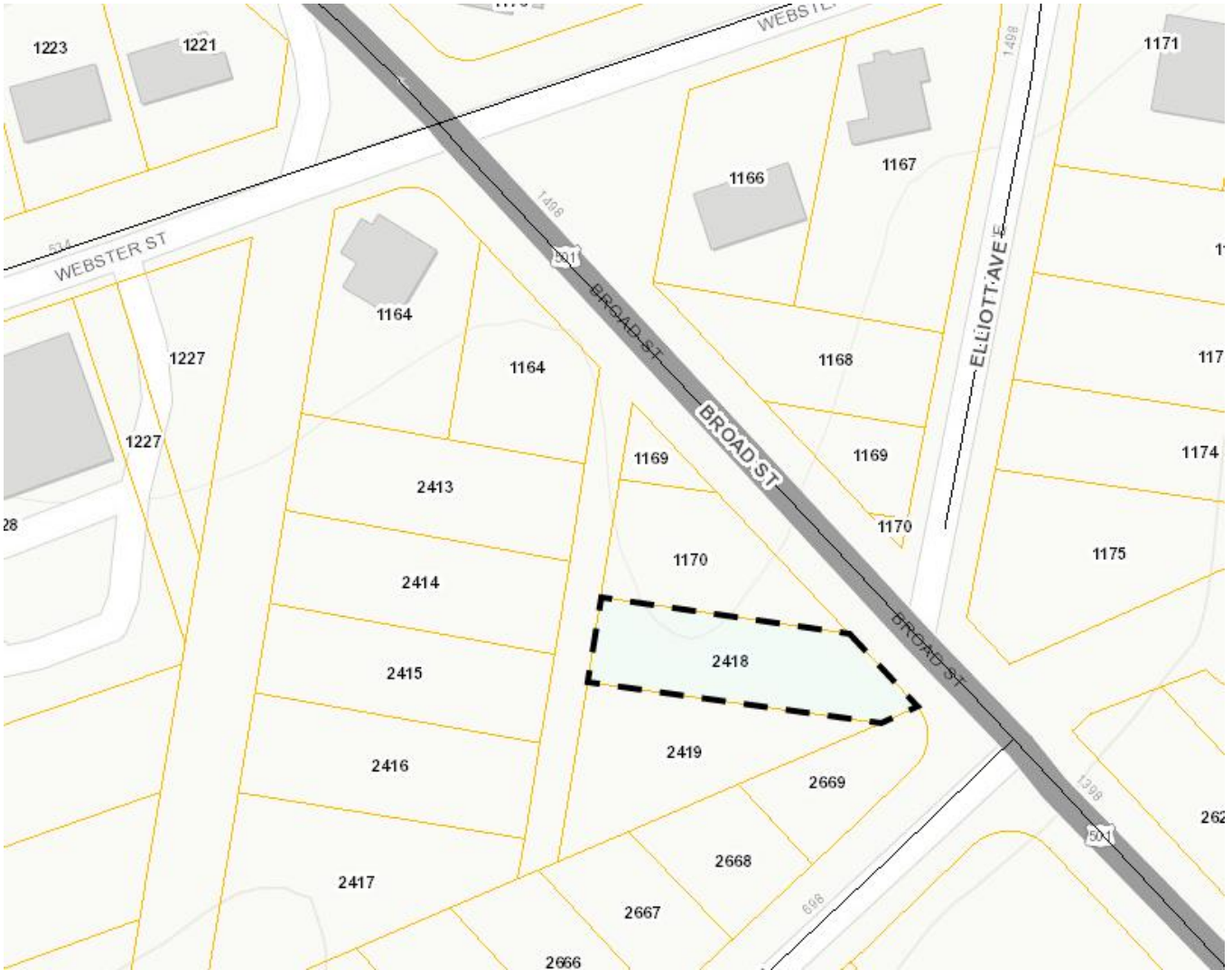
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**REDEEMED**

**Land Value: \$4,200.00    Total Appraised Value: \$4,300.00    Total Assessed Value: \$4,300.00**

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**Property N11: Eliza S. Loftis**  
**PRN No. 2418**



### Current Data:

PRN No. 2418

**Owner:** Eliza S. Loftis

**Legal Description:** Lot 20 BLK F 50 x 140 Elliott Avenue

**Physical Location:** Broad Street

**Vacant or Improved:** Vacant

**Acres:**

**Land Value: \$3,500.00    Total Appraised Value: \$3,500.00    Total Assessed Value: \$3,500.00**

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**Property N12: Jacqueline Williams, et al.**  
**PRN No. 26428**



**Current Data:**

**PRN No. 26428**

**Owner:** Jacqueline Williams, et al.

**Legal Description:** Cross Roads DB457/305

**Physical Location:** Crossroads Trail

**Vacant or Improved:** Improved

**Acres:** 2.00

**Land Value:** \$3,950.00    **Total Appraised Value:** \$3,950.00    **Total Assessed Value:** \$3,950.00

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