

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
BOTETOURT 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 (**with phone simulcast available**) the following described real estate at **Greenfield Auditorium, Room #212**, located at **57 S. Center Drive, Daleville, VA 24083**, on **Friday, April 30, 2021** at **1:00pm** 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 subsequently posted by Nicely's Auction Company. ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS").

	<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
N1.	Mary F. Austin, et al.	Tax Map No. 77-3A Account No. 25251 TACS No. 216313	Goode Lane, Buchanan; +/- 0.25 acres
N2.	J.F. Fisher	Tax Map No. 4A-38 Account No. 20037 TACS No. 216335	Vacant Lot front on Railway Road, Eagle Rock
N3.	Bessie Cheatwood	Tax Map No. 65A(15)D; Tax Map No. 65A(15)E; and, Tax Map No. 65A(15)F Account Nos. 22440, 22441, and 22442 TACS No. 216323	Three Adjacent Lots fronting on Rabbit Run, Buchanan
N4.	Six Dogs LLC	Tax Map No. 101-33B Account No. 31313 TACS No. 319465	Vacant; College Drive, Daleville; +/- 0.055 acres
N5.	Fannie Guy, et al.	Tax Map No. 107-179B Account No. 20314 TACS No. 216316	Vacant; Near Basham Lane and Cloverdale Road, Roanoke; +/-0.53 acres
N6.	Hettie Dooley	Tax Map No. 109-178 Account No. 16207 TACS No. 216315	Vacant; Near Blue Ridge Blvd., Fronting on Short Rd.; Blue Ridge; +/- 0.137 acres

	<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
N7.	EJ Miller, Jr.	Tax Map No. 17A(12)11 Account No. 17252 TACS No. 496405	T D Evans Farm 11 in TR 3A; Off Ball Park Road, Eagle Rock; Vacant Lot
N8.	JW Cronise Estate	Tax Map No. 17A(12)5 Account No. 17268 TACS No. 146388	T D Evans Farm 5 in TR 3A; Off Ball Park Road, Eagle Rock; Vacant Lot
N9.	Marianna and Wesley Luburgh	Tax Map No. 17A(13)15 Account No. 17275 TACS No. 496406	T D Evans Farm 15 in TR 3B; Near Ball Park Road, Eagle Rock; Vacant Lot
N10.	Anna B. Walls and Nancy B. Byrdson, et al.	Tax Map No. 106-16 Account No. 12801 TACS No. 319466	Vacant; Reservoir Road, Roanoke; +/- 0.23
N11.	V.L. Perkins	Tax Map No. 1A(1)SEC147-7 Account No. 17682 TACS No. 216317	W Iron Gate Lots 7 in 147; not mapped
N12.	Marvin Walter Wright, Jr.	Tax Map No. 17A(5)22 Account No. 17336 TACS No. 496417	T D Evans Farm 22 in 4; Fronting on Downey Lane, Eagle Rock; Vacant Lot
N13.	Virgie Weade Rothwell	Tax Map No. 51-91A Account No. 20637 TACS No. 165090	Off Narrow Passage Road; +/- 0.29 acres
N14.	Robert White	Tax Map No. 89-41B Account No. 27281 TACS No. 146432	Vacant Lot; Fronting on Parsons Road, Troutville; +/- 0.924 acres

TERMS OF SALE: Botetourt County has the right to reject any bids determined to be unreasonable in relation to the estimated value of the property. All properties are sold in gross and not by the acre. Properties are offered for sale as-is, where is, with all faults and without any warranty, either expressed or implied. 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 auction date of April 30, 2021, and the highest bidder will be responsible for taxes from that date forward. Any unsold property will be offered for sale again at the next auction, whenever that may be.

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. 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.

There will be a **10% buyer's premium or \$100 flat fee (whichever is greater)** added to the final bid to determine the "final contract price". The **buyer's premium is in addition to the high bid amount.** Please consider the buyer's premium when placing bids.

Terms applicable to In-Person Bidders ONLY: The highest bidder shall make payment in full of the final contract price on the day of the auction. All payments must be made in the form of personal check, traveler's check, cashier's check or money order. **No cash will be accepted.**

Terms applicable to Phone Bidders ONLY: All interested parties must register and be approved by the Auctioneer. Registration is free of charge and is done through the Auctioneer's website at <https://nicelysauctionco.com>. If any interested bidders are unable to attend the auction in-person and do not have access to the internet to register they, **must contact Brandon Nicely at (540) 968-0962** for assistance. 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. The final **contract price must be received in full within five (5) business days** following the auction closing (**no later than May 7, 2021 at 1:00 pm, 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 Botetourt County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS OF SALE: 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.

In order to qualify as a purchaser at this auction, you may not owe delinquent taxes to Botetourt County and you may not be a Defendant in any delinquent tax suit. Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://nicelysauctionco.com> by email to Brammin57@aol.com or by phone to Brandon Nicely, Auctioneer, at (540) 862-0714. Questions concerning the property subject to sale should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to (804) 548-4425, or by writing to the address below.

Taxing Authority Consulting Services, PC
Re: Botetourt County NJS Auction
P.O. Box 31800
Henrico, Virginia 23294-1800

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

At that certain timed, a public auction with phone simulcast, real estate tax sale which closed on Friday, April 30, 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 May 7, 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 Botetourt 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 Botetourt 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 May 7, 2021). I further understand that in the event I owe delinquent taxes to the County of Botetourt, including being named as a Defendant in any delinquent tax suit filed by County of Botetourt, 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.

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:

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.

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.

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

Property N1: Mary F. Austin, et al.
Tax Map No. 77-3A



Current Data:

Tax Map No.: 77-3A

Owner: Mary F. Austin, et al.

Lot Description: Back Cr.

Physical Location: Good Lane, Buchanan

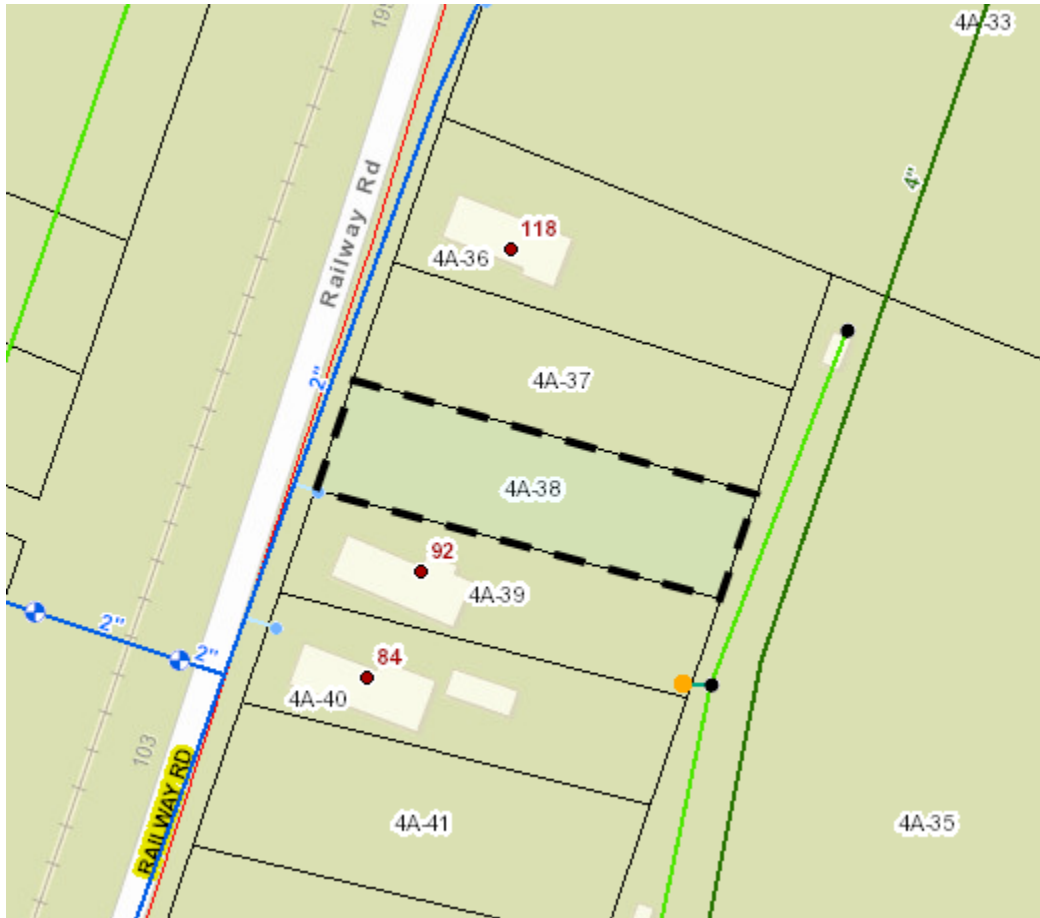
Vacant or Improved: Vacant

Acres: 0.25

Land Value: \$1,1.00

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, percability, zoning, road frontage, and any other matters of interest related to this property.

Property N2: J.F. Fisher
Tax Map No. 4A-38



Current Data:

Tax Map No.: 4A-38

Owner: J.F. Fisher

Lot Description: Glen Wilton LotS8 in A

Physical Location: Lot front on Railway Road

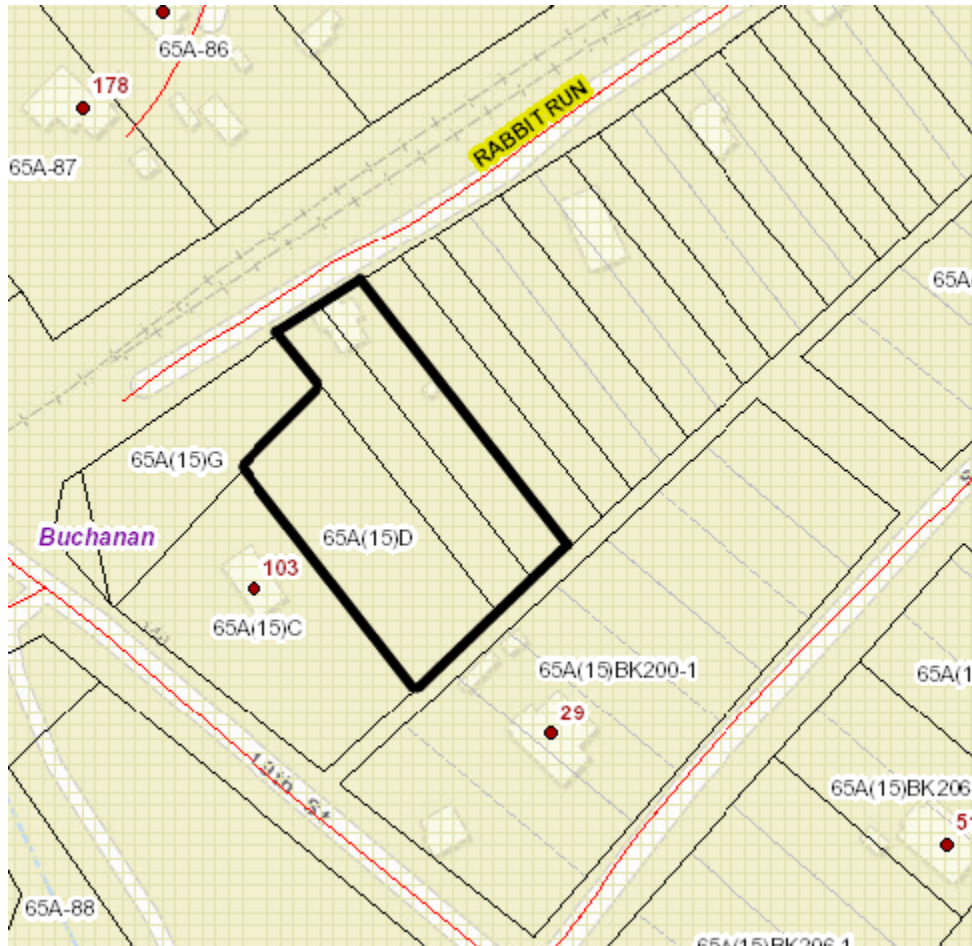
Vacant or Improved: Vacant

Acres: N/A

Land Value: \$1,700.00

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, percability, zoning, road frontage, and any other matters of interest related to this property.

Property N3: Bessie Cheatwood
Tax Map Nos. 65A(15)D; 65A(15)E; and 65A(15)F



Current Data:

Tax Map Nos.: 65A(15)D; 65A(15)E; and 65A(15)F

Owner: Bessie Cheatwood

Lot Description: Town of Buchanan; Lots 32, 33-34

Physical Location: Three Adjoining Lots; Rabbit Run

Vacant or Improved:

Acres: N/A

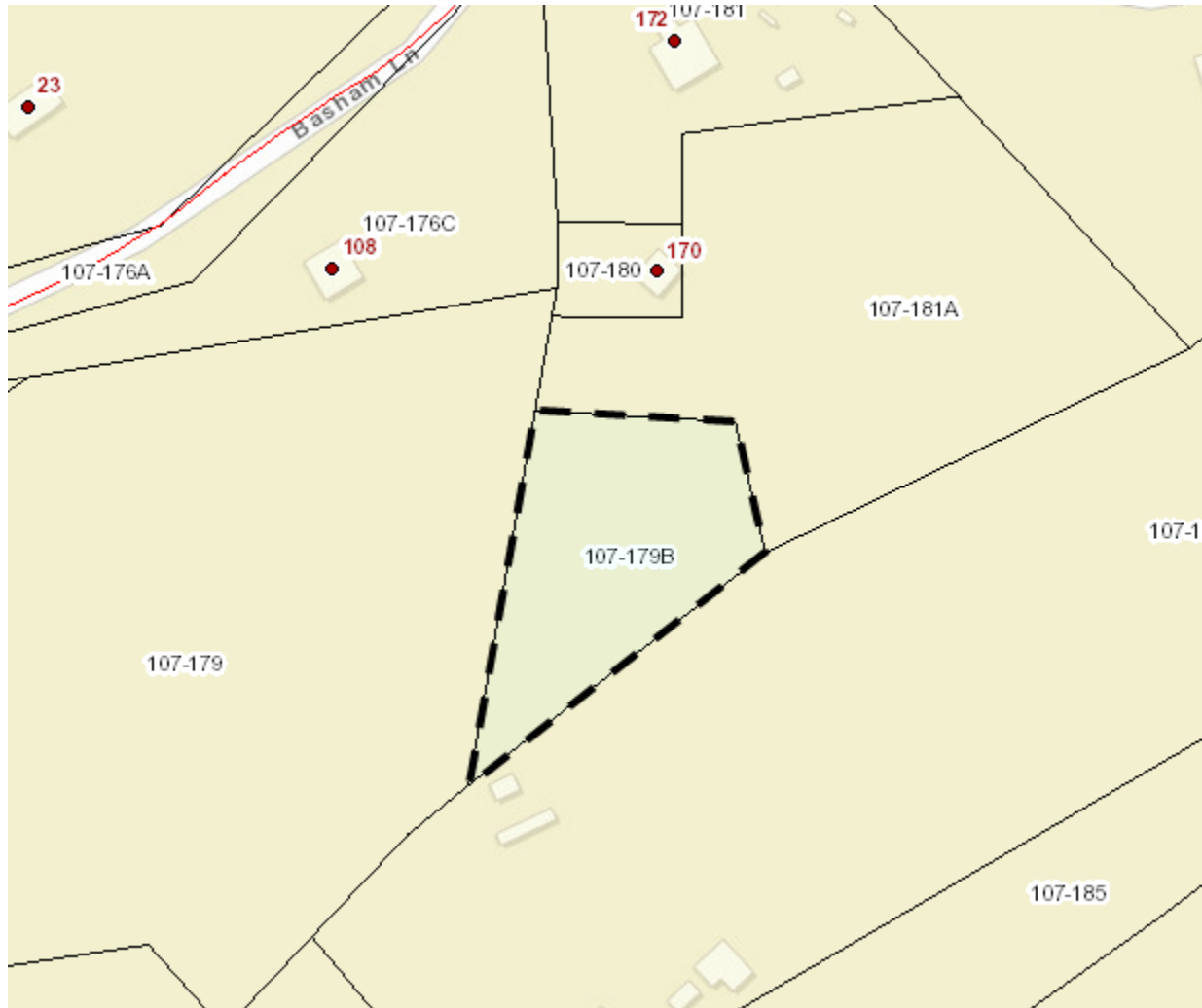
Total Land Value: \$10,600.00

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, percability, zoning, road frontage, and any other matters of interest related to this property.

Land Value: \$100.00

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, percability, zoning, road frontage, and any other matters of interest related to this property.

Property N5: Fannie Guy, et al.
Tax Map No. 107-179B



Current Data:

Tax Map No.: 107-179B

Owner: Fannie Guy, et al.

Lot Description: Troutville

Physical Location: Near Basham Lane and Cloverdale Road

Vacant or Improved: Vacant

Acres: 0.53

Land Value: \$1,000.00

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, percability, zoning, road frontage, and any other matters of interest related to this property.

Property N6: Hettie Dooley
Tax Map No. 109-178



Current Data:

Tax Map No. 109-178

Owner: Hettie Dooley

Lot Description: Blue Ridge

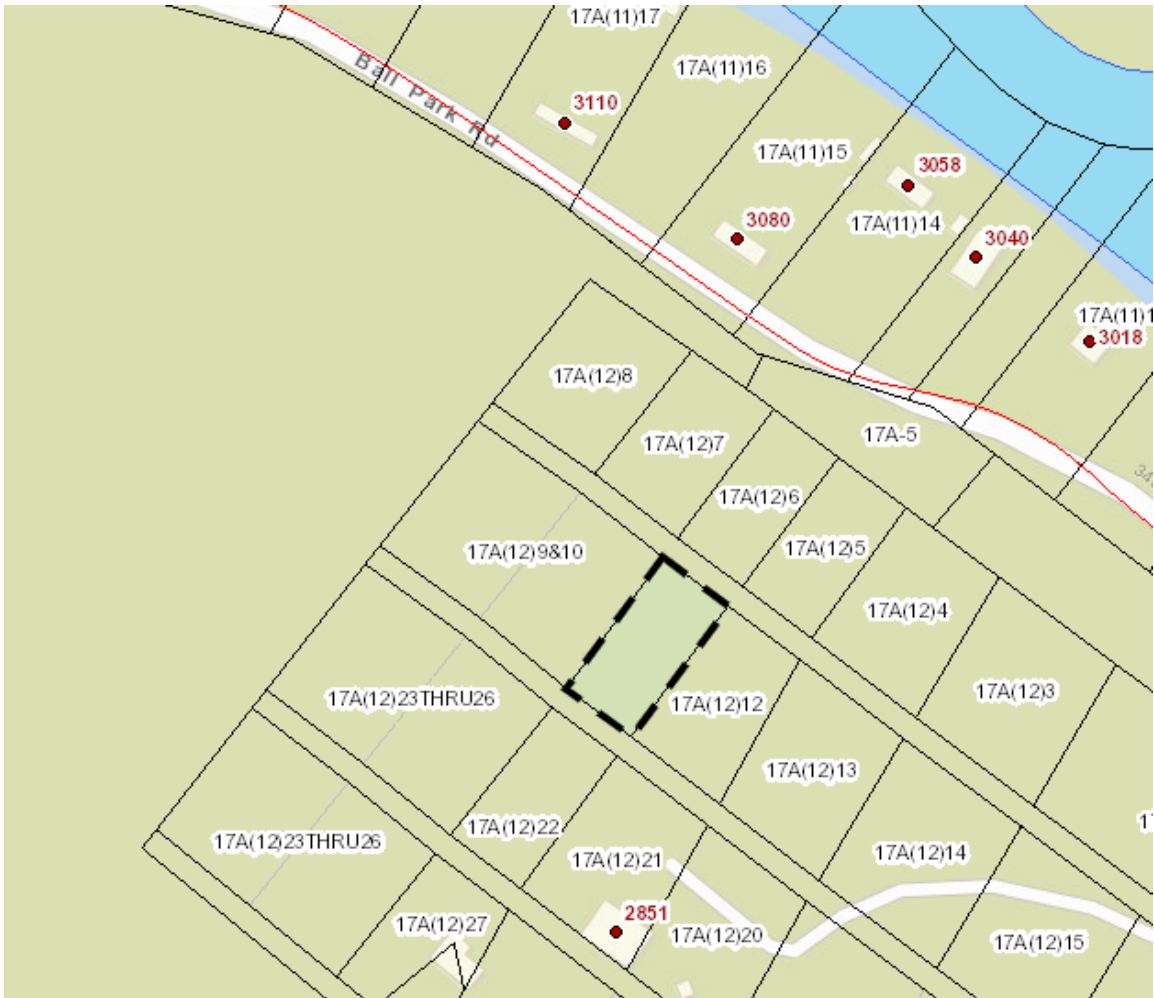
Physical Location: Near Blue Ridge Blvd., Fronting on Short Road

Vacant or Improved: Vacant

Acres: 0.137

Land Value: \$1,500.00

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, percability, zoning, road frontage, and any other matters of interest related to this property.

Tax Map No. 17A(12)11

Current Data:

Tax Map No.: 17A(12)11

Owner: EJ Miller, Jr.

Lot Description: T D Evans Farm 11 TR 3A

Physical Location: Off Ball Park Road

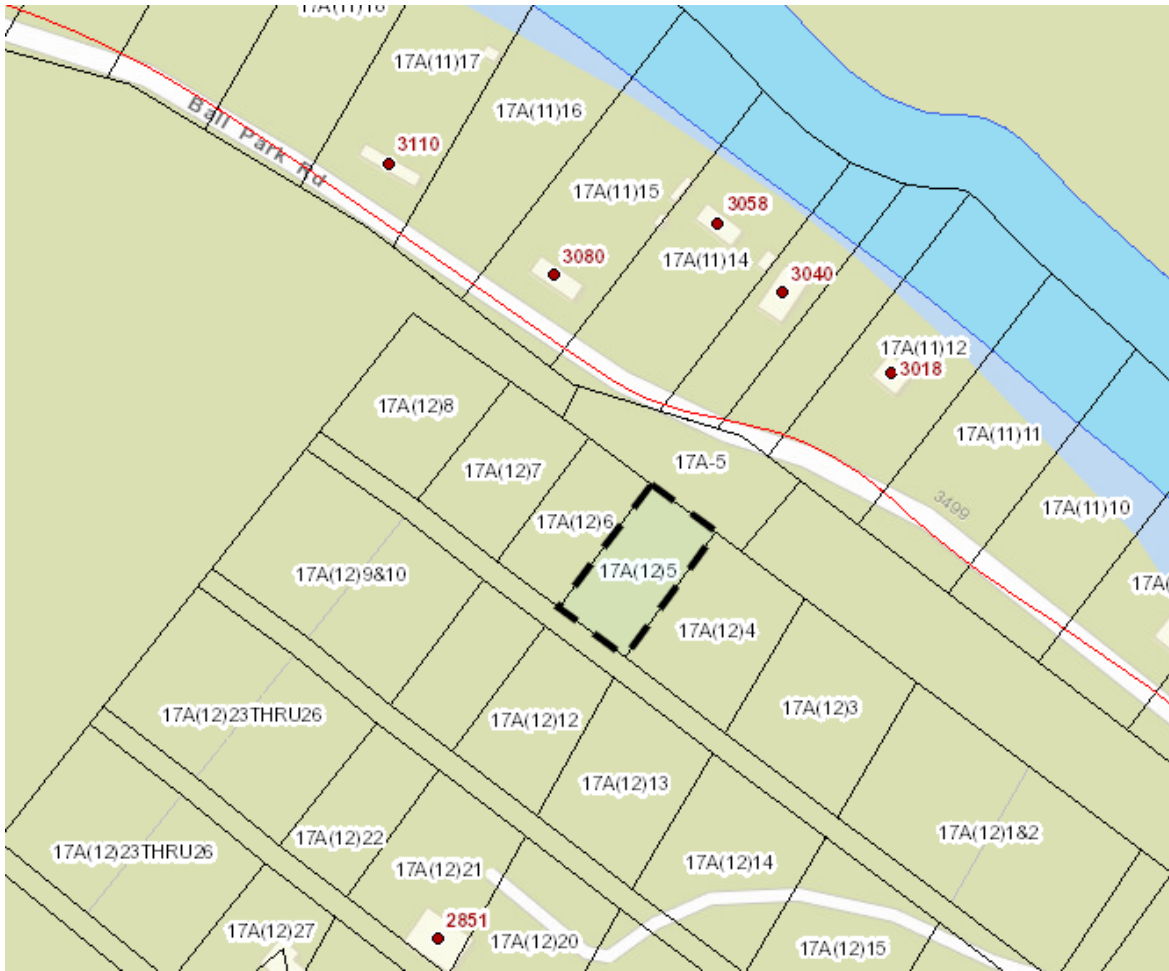
Vacant or Improved: Vacant

Acres: N/A

Land Value: \$3,400.00

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, percability, zoning, road frontage, and any other matters of interest related to this property.

Property N8: JW Cronise Estate
Tax Map No. 17A(12)5



Current Data:

Tax Map No.: 17A(12)5

Owner: JW Cronise Estate

Lot Description: T D Evans Farm 5 in TR 3A

Physical Location: Off Ball Park Road

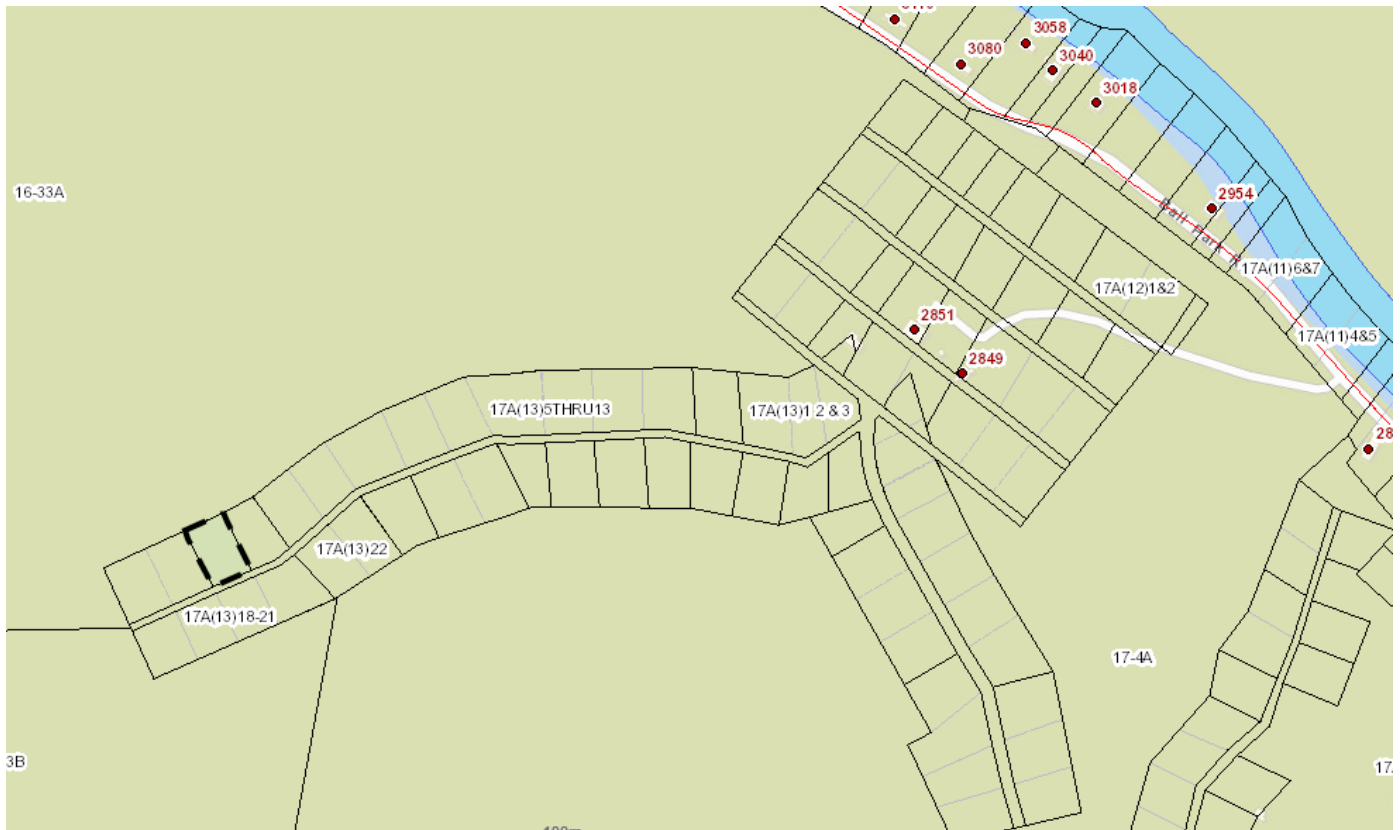
Vacant or Improved: Vacant

Acres: N/A

Land Value: \$3,400.00

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, percability, zoning, road frontage, and any other matters of interest related to this property.

Property N9: Marianna and Wesley Luburgh
Tax Map No. 17A(13)15



Current Data:

Tax Map No. 17A(13)15

Owner: Marianna and Wesley Luburgh

Lot Description: T D Evans Farm 15 in TR 3B

Physical Location: Near Ball Park Road

Vacant or Improved: Vacant

Acres: N/A

Land Value: \$3,400.00

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, percability, zoning, road frontage, and any other matters of interest related to this property.

**Property N10: Anna B. Walls and Nancy B. Byrdson, et al.
Tax Map No. 106-16**



Current Data:

Tax Map No.: 106-16

Owner: Anna B. Walls and Nancy B. Byrdson, et al.

Lot Description: Needmore

Physical Location: Reservoir Road

Vacant or Improved: Vacant

Acres: 0.23

Land Value: \$3,800.00

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, percability, zoning, road frontage, and any other matters of interest related to this property.

Property N11: V.L. Perkins
Tax Map No. 1A(1)SEC147-7



NOT MAPPED

Current Data:

Tax Map No.: 1A(1)SEC147-7

Owner: V.L. Perkins

Lot Description: W Iron Gate Lots 7 in 147

Physical Location:

Vacant or Improved: Vacant

Acres: N/A

Land Value: \$2,300.00

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, percability, zoning, road frontage, and any other matters of interest related to this property.

Property N12: Marvin Walter Wright, Jr.
Tax Map No. 17A(5)22



Current Data:

Tax Map No. 17A(5)22

Owner: Marvin Walter Wright, Jr.

Lot Description: T D Evans Farm 22 in 4

Physical Location: Fronting on Downey Lane

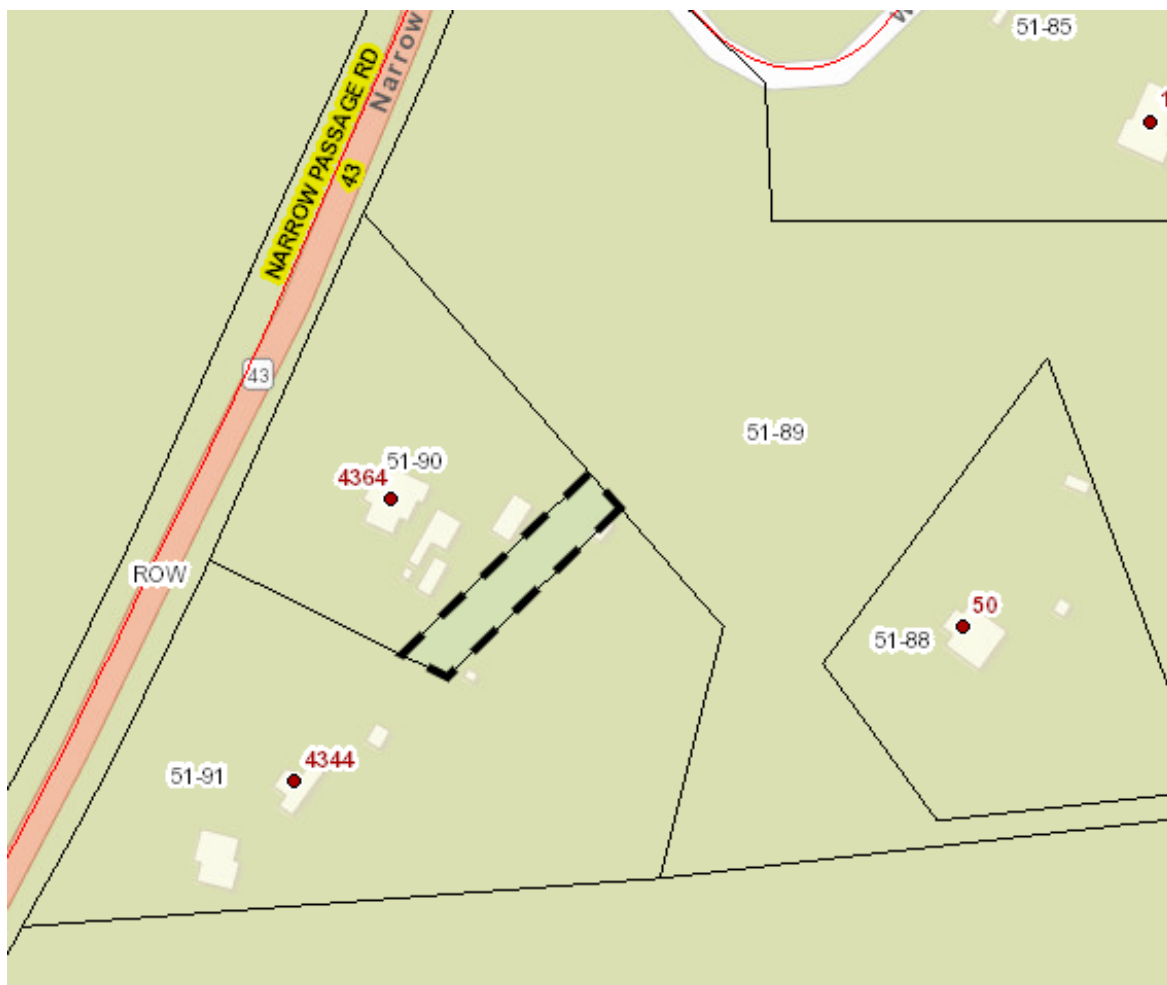
Vacant or Improved: Vacant

Acres: N/A

Land Value: \$4,000.00

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, percability, zoning, road frontage, and any other matters of interest related to this property.

Property N13: Virgie Weade Rothwell
Tax Map No. 51-91A



Current Data:

Tax Map No. 51-91A

Owner: Virgie Weade Rothwell

Lot Description: Springwood

Physical Location: Off Narrow Passage Road

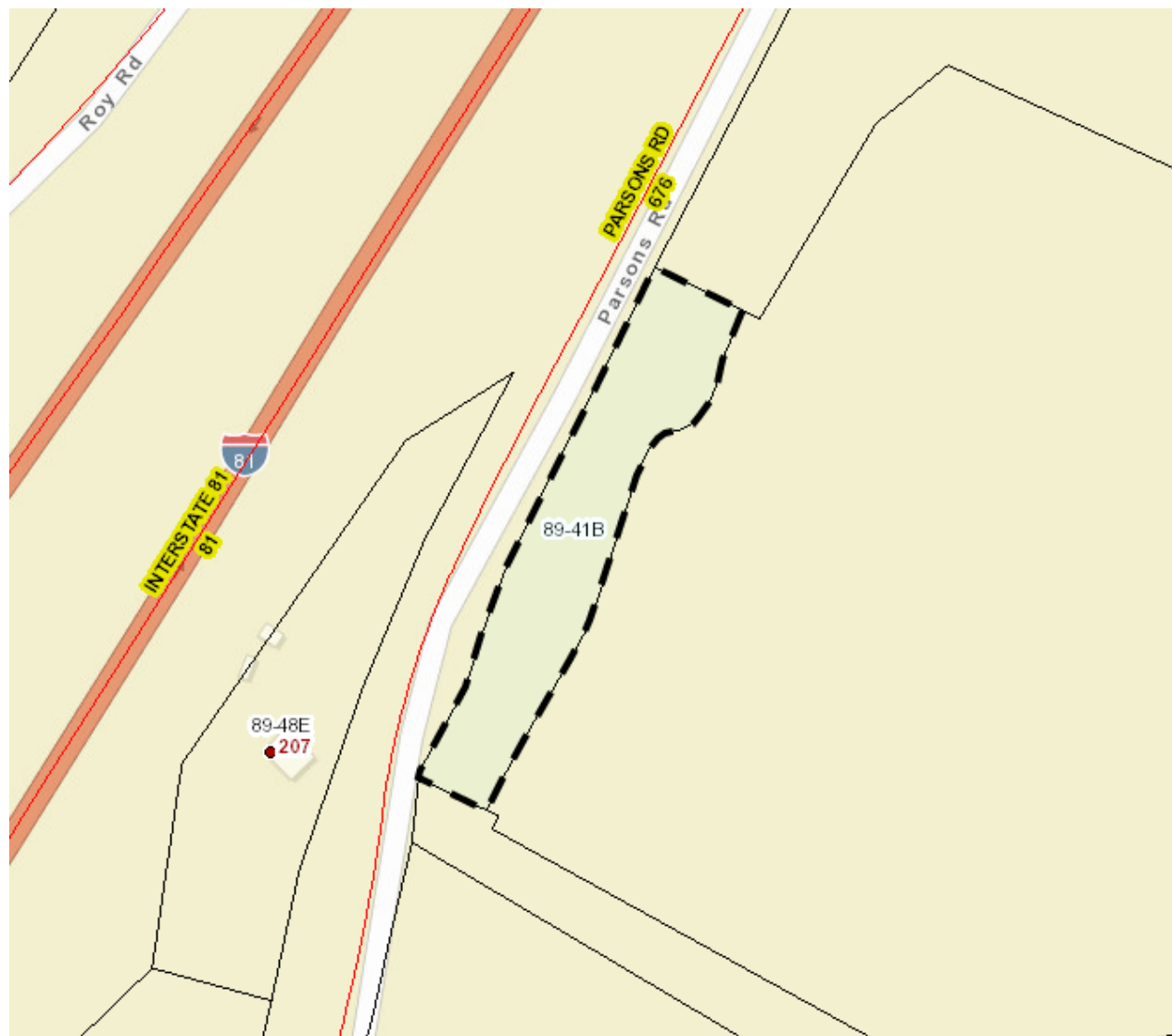
Vacant or Improved: Vacant

Acres: 0.29

Land Value: \$1,200.00

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, percability, zoning, road frontage, and any other matters of interest related to this property.

Property N14: Robert White
Tax Map No. 89-41B



Current Data:

Tax Map No. 89-41B

Owner: Robert White

Lot Description: Brick Union

Physical Location: Parsons Road

Vacant or Improved: Vacant

Acres: 0.924

Land Value: \$4,200.00

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, percability, zoning, road frontage, and any other matters of interest related to this property.