

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Halifax, the undersigned Special Commissioner will offer for sale at a **simulcast** (with online and in person bidding) public auction the following described real estate at **the School Board Meeting Room, 1030 Mary Bethune Street, on January 21, 2025 at 12:00 PM**. If you plan to bid in person, and have not pre-registered online as a bidder, **please arrive no later than 11:30 AM** so that you can get registered in a timely manner.

The sale of such property is subject to the terms and conditions below, and any term or conditions which may be subsequently posted or announced by Dudley Resources (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	PRN	TACS No.	Property Description
J1	Linda S. Clements	4415/ 023515	23515	453875	Vacant; John Henry Brown Road, Clover
J2	Andrew John Lucas	3414/ 031053	31053	451675	2231 Thompson Store Road, Vernon Hill 24597
J3	Ben Medley	3430/ 018519	18519	451787	Vacant; Cherry Hill Trail, South Boston 24592
J4	Leo Hendren	3461/ 000662; 3461/ 000663; and, 3461/ 000664	662; 663; and, 664	453468	1914 Alderson Avenue, South Boston 24592
J5	Leo Hendren	3461/ 001584; and, 3461/ 001586	1584; and, 1586	453468	1910 Alderson Avenue, South Boston 24592
	Angelo & Tara Hendren	3461/ 001585	1585	657647	
J6	Michael L. Cousins and Others	4415/ 032550	32550	453198	1094 Mosely Ferry Road, Clover 24534
J7	G. L. & R. L. Whitt	3376/ 026086	26086	453916	Vacant; Shady Grove Church Road, Virgilina 24598
J8	Maria Watkins	3495/ 025474	25474	451860	Vacant; near Rodgers Chapel Road, 24534

J9	Juan B. & Maria R. Quinteros	3438/ 030623	30623	451907	Vacant; Volens Road, Nathalie 24577
J10	Jean B. Hubbard	3461/ 002097	2097	451805	705 Woodbrook Avenue, South Boston 24592
J11	Addie L. Jackson Estate	3482/ 015931	15931	451767	Vacant; Daniels Trail, Halifax 24558
J12	Jo Ann Brooks, et al.	3461/ 001685	1685	451585	Vacant; College Street, South Boston 24592
J13	Audie Ray & Deborah I. Ferguson	3461/ 001685	26816	451870	2020 Paradise Road, Alton 24520

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court. The Special Commissioner 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.

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. Properties are offered for sale as-is, where-is, and if-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, at their own expense, prior to bidding on any of the properties to determine the suitability of the property for their purposes. 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. There is no warranty as to the accuracy of any information contained in the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts. We do not provide and do not assist with obtaining title insurance or title to personal property.

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.

PAYMENT TERMS: The highest bidder shall make a deposit in the amount of twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, **along with a 10% buyer's premium, subject to a minimum of \$150.00, added to the final bid.** 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) per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale.

Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

The balance of the purchase price and recording costs for deed recordation shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

Credit Card information or other proof of funds will be collected as part of the registration process for deposit purposes. If using a credit card, immediately upon conclusion of the Sale, the highest bidder's registered credit card will be charged an initial deposit amount of \$2,500.00, or the minimum deposit amount outlined in the terms above, if less than \$2,500.00.

Terms applicable to In-Person Bidders ONLY: The deposit and buyer's premium are due on the day of the auction. All payments must be made in the form of personal check, cashier's check or money order. **No cash will be accepted.**

Terms applicable to Online Bidders ONLY: All interested parties must register and be approved by the Auctioneer. Registration and bidding are free of charge and are done through the Auctioneer's website <https://www.dudleyresources.auction>. If any interested bidders are unable to attend for in-person bidding and wish to bid on property, but do not have access to the internet, please contact Dudley Resources, at (804) 709-1954 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 deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than January 28, 2025).** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier's checks and money orders shall be made payable to County of Halifax and forwarded to TACS, at the address shown below. Cash and personal checks will not be accepted. Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Halifax and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://www.dudleyresources.auction>, by email to info@dudleyresources.com or by phone to Phil Bonnie, at (804) 709-1954. 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) 612-0629, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales (Halifax Auction)
P.O. Box 31800
Henrico, Virginia 23294-1800

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

At that certain real estate tax sale which closed on Tuesday, January 21, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

Case Name: County of Halifax v. _____ (**Case No.** _____)

Tax Map Number:

Account Number:

TACS Number:

Buyer's Premium: \$ _____

Bid Deposit: \$ _____

Credit Card Hold: \$(_____)

Total Due Now: \$ _____

I understand that the above-referenced "Total Due Now" is required to be deposited today with the Special Commissioner and that the balance of the high bid and the deed recordation cost will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Halifax, Virginia. I understand that in the event my payment is returned or otherwise does not clear within twenty (20) days, this contract of sale may be voided, I may be responsible for damages or costs of resale, and the next highest bidder may be contacted to purchase the property.

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 Special Commissioner intends to ask the Court 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 (January 21, 2025). I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit filed by the above-named locality, that this contract shall be voidable 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 Acknowledgement and Contract of Sale, or if the balance of the purchase price is not paid in full within fifteen (15) days of

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

confirmation, I agree to forfeit all amounts paid and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

I understand that by bidding, I have 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 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.

Signature	Street Address
Name (please print)	City, State, Zip
Telephone	Email Address

Title will be taken in the name of:

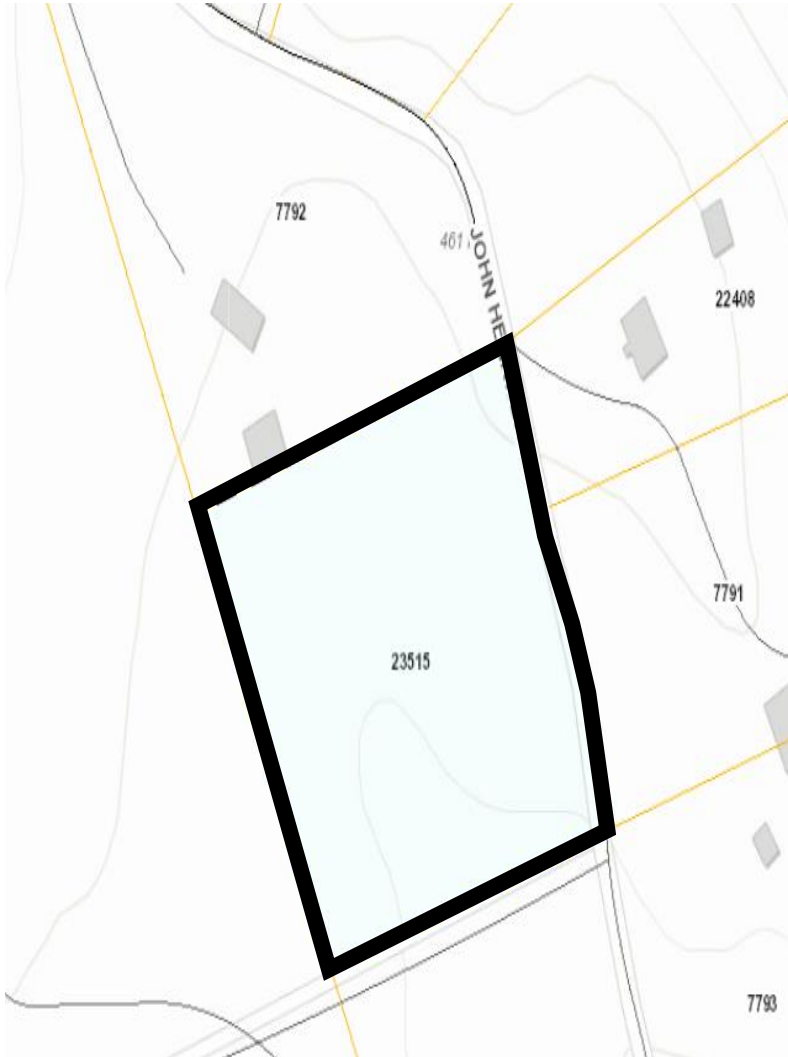
Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 21st day of January 2025, 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

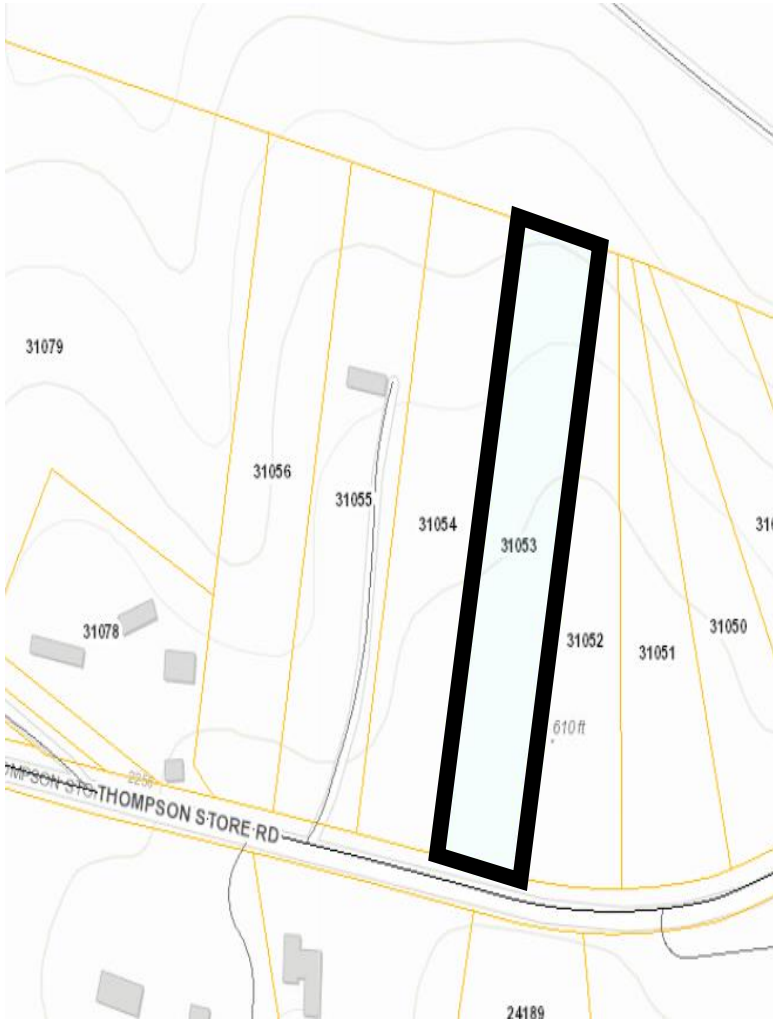
Property J1
Linda S. Clements



PRN: 23515
Owner: CLEMENTS LINDA S
3843 LONG MEADOW AVE NW
ROANOKE VA 24017
Alternative Parcel ID: PB13/218
Legal Description: LOT 17 ASHCAKE CREEK PB 13/218
District: D1
Exempt: 00
Mobile Home: 0
Tracts: 0
Road Number: 720
Deed Book & Page: 803/492
Sale Date: 02262002
Vacant or Improved: V
Code: 200
Land Unit Type: A
Description: Building
Acres: 3
Land value: \$10,674
Total Appraised Value: \$10,674
Total Assessed Value: \$10,674
Physical Location:
JOHN HENRY BROWN ROAD

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Property J2
Andrew John Lucas

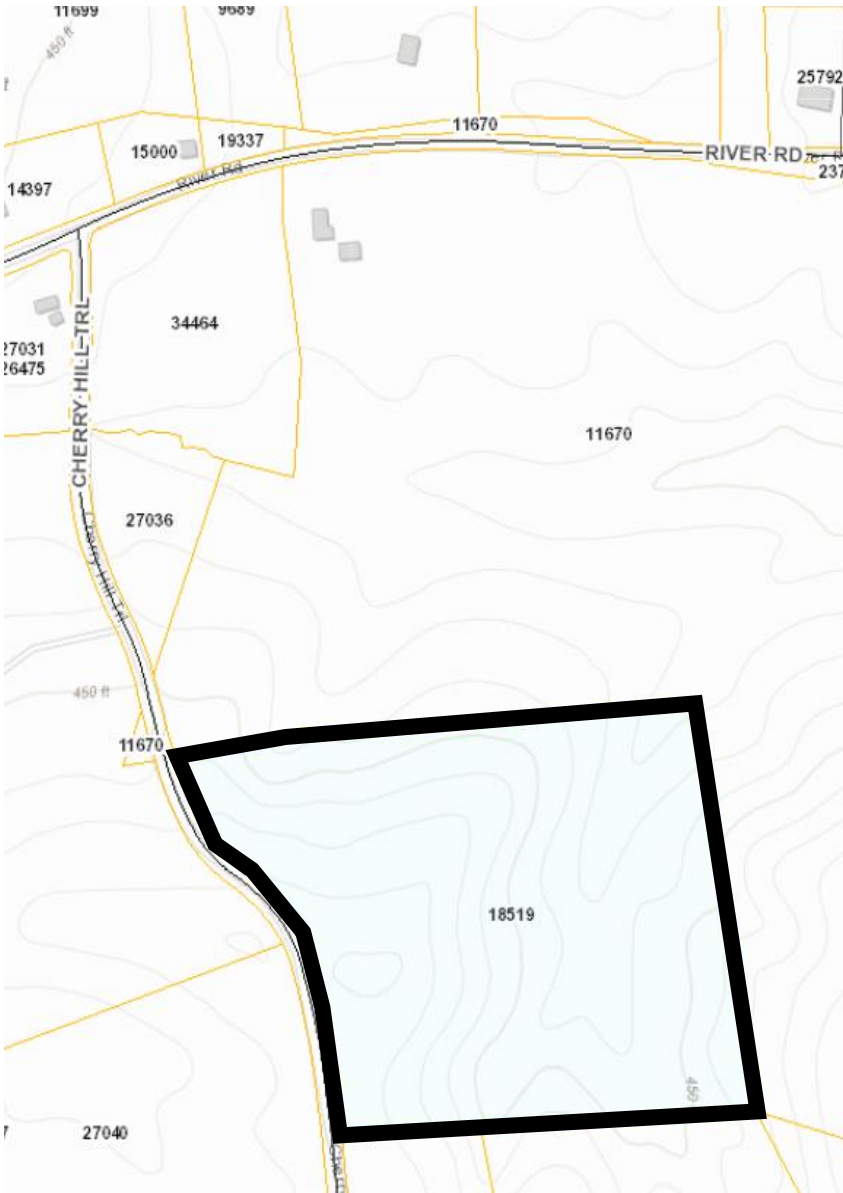


PRN: 31053
Owner: LUCAS ANDREW JOHN
2231 THOMPSON STORE RD
VERNON HILL VA 24597
Alternative Parcel ID: PB21/53
Legal Description: LOT 7 PT TRACT 4 ASHLEY'S RIDGE
PB12/76 PB21/53
District: D4
Exempt: 00
Mobile Home: 1
Tracts: 0
Road Number: 676
Deed Book & Page: 1084/559
Sale Date: 03082011
Sale Price: 20000
Vacant or Improved: V
Code: 200
Land Unit Type: A
Description: Building
Acres: 1.42
Land value: \$13,310
Building Value: \$9,100
Total Appraised Value: \$22,410
Total Assessed Value: \$22,410
Physical Location:
2231 THOMPSON STORE ROAD

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Property J3

Ben Medley

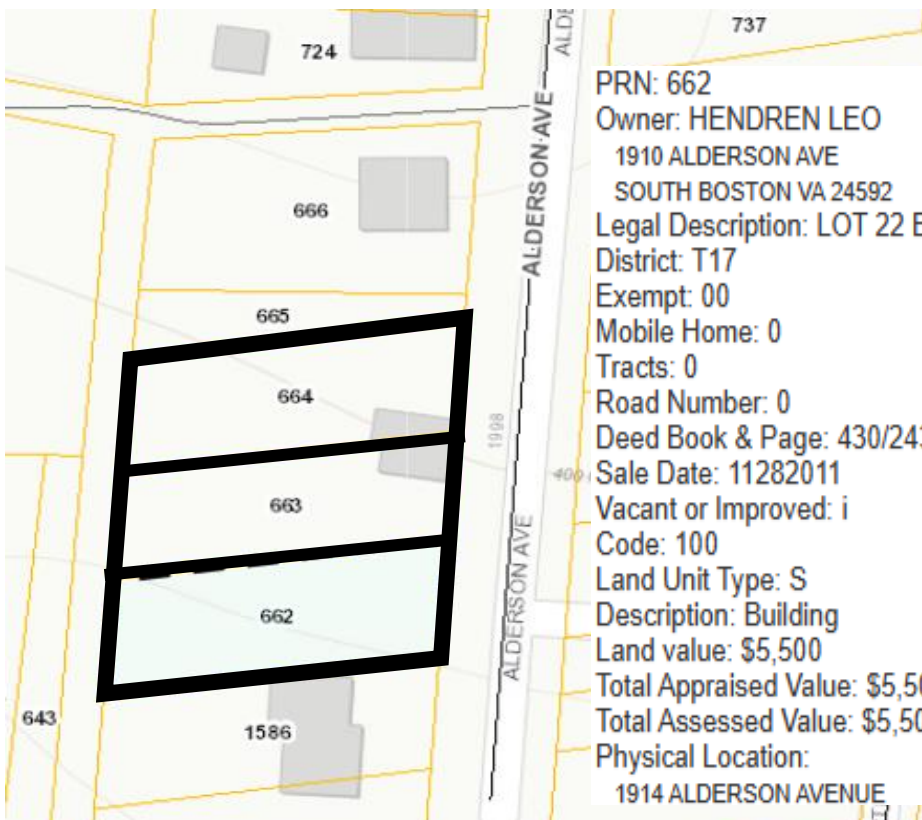


PRN: 18519
Owner: MEDLEY BEN
2757 BENTWOOD DRIVE
BIRMINGHAM AL 35235
Legal Description: CHERRY HILL
District: D4
Exempt: 00
Mobile Home: 0
Tracts: 0
Road Number: 860
Deed Book & Page: 0/0
Sale Date: 01012000
Vacant or Improved: V
Code: 200
Land Unit Type: A
Description: Building
Acres: 10
Land value: \$16,000
Total Appraised Value: \$16,000
Total Assessed Value: \$16,000
Physical Location:
CHERRY HILL TRAIL

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Property J4

Leo Hendren



PRN: 662
Owner: HENDREN LEO
1910 ALDERSON AVE
SOUTH BOSTON VA 24592
Legal Description: LOT 22 BLK 4 50 X 140 ALDERSON AVE
District: T17
Exempt: 00
Mobile Home: 0
Tracts: 0
Road Number: 0
Deed Book & Page: 430/243
Sale Date: 11282011
Vacant or Improved: i
Code: 100
Land Unit Type: S
Description: Building
Land value: \$5,500
Total Appraised Value: \$5,500
Total Assessed Value: \$5,500
Physical Location:
1914 ALDERSON AVENUE

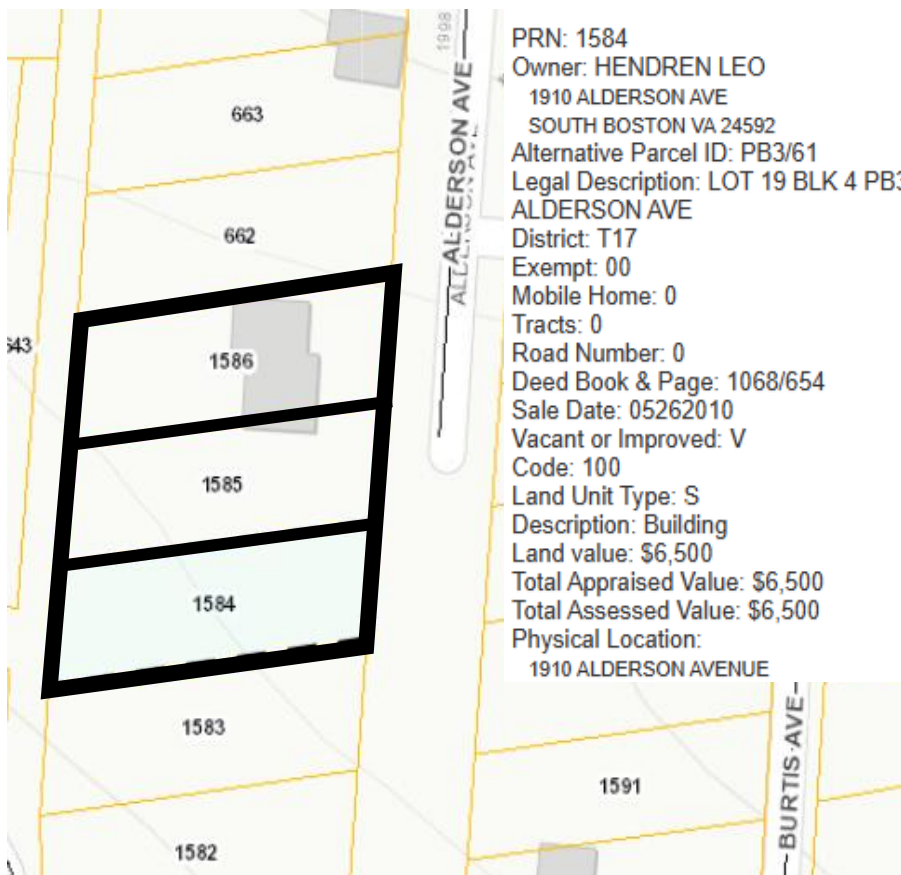
PRN: 663
Owner: HENDREN LEO
1910 ALDERSON AVE
SOUTH BOSTON VA 24592
Legal Description: LOT 23 BLK 4 50 X 140 ALDERSON AVE
District: T17
Exempt: 00
Mobile Home: 0
Tracts: 0
Road Number: 0
Deed Book & Page: 430/243
Sale Date: 11282011
Vacant or Improved: V
Code: 100
Land Unit Type: S
Description: Building
Land value: \$2,000
Total Appraised Value: \$2,000
Total Assessed Value: \$2,000
Physical Location:
ALDERSON AVENUE

PRN: 664
Owner: HENDREN LEO
1910 ALDERSON AVE
SOUTH BOSTON VA 24592
Legal Description: LOT 24 BLK 4 50 X 140 ALDERSON AVE
District: T17
Exempt: 00
Mobile Home: 0
Tracts: 0
Road Number: 0
Deed Book & Page: 548/607
Sale Date: 11282011
Vacant or Improved: V
Code: 100
Land Unit Type: S
Description: Building
Land value: \$2,000
Total Appraised Value: \$2,000
Total Assessed Value: \$2,000
Physical Location:
ALDERSON AVENUE

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Property J5

Leo Hendren and Angelo and Tara Hendren



PRN: 1584
Owner: HENDREN LEO
1910 ALDERSON AVE
SOUTH BOSTON VA 24592
Alternative Parcel ID: PB3/61
Legal Description: LOT 19 BLK 4 PB3/61 50 X 143
ALDERSON AVE
District: T17
Exempt: 00
Mobile Home: 0
Tracts: 0
Road Number: 0
Deed Book & Page: 1068/654
Sale Date: 05262010
Vacant or Improved: V
Code: 100
Land Unit Type: S
Description: Building
Land value: \$6,500
Total Appraised Value: \$6,500
Total Assessed Value: \$6,500
Physical Location:
1910 ALDERSON AVENUE

PRN: 1585
Owner: HENDREN ANGELO & TARA
1910 SPRING AVENUE
SOUTH BOSTON VA 24592
Alternative Parcel ID: PB3/61
Legal Description: LOT 20 BLK 4 PB3/61 50 X 143 ALDRERSN
AVE
District: T17
Exempt: 00
Mobile Home: 0
Tracts: 0
Road Number: 0
Sale Date: 03272019
Vacant or Improved: V
Code: 100
Land Unit Type: S
Description: Building
Land value: \$1,550
Total Appraised Value: \$1,550
Total Assessed Value: \$1,550
Physical Location:
ALDERSON AVENUE

PRN: 1586
Owner: HENDREN LEO
1910 ALDERSON AVE
SOUTH BOSTON VA 24592
Alternative Parcel ID: PB3/61
Legal Description: LOT 21 BLK 4 PB3/61 50 X 143
ALDERSON AVE
District: T17
Exempt: 00
Mobile Home: 0
Tracts: 0
Road Number: 0
Deed Book & Page: 1068/654
Sale Date: 05262010
Vacant or Improved: V
Code: 100
Land Unit Type: S
Description: Building
Land value: \$1,550
Total Appraised Value: \$1,550
Total Assessed Value: \$1,550
Physical Location:
ALDERSON AVENUE



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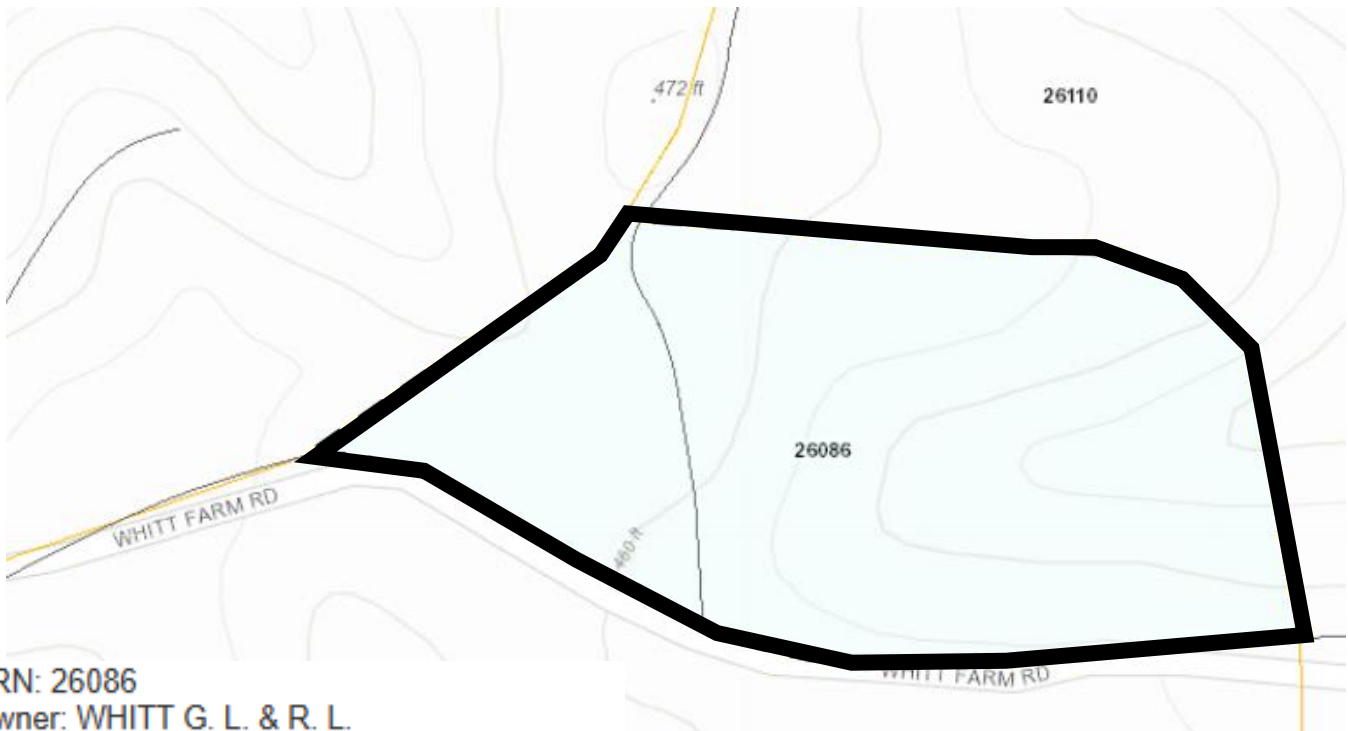
Property J6
Michael L. Cousins and Others



PRN: 32550
Owner: COUSINS MICHAEL L & OTHERS
1067 MILL RD
CLOVER VA 24534
Alternative Parcel ID: PB23/299
Legal Description: PT PARCEL 1 CLOVER PB23/299
District: D1
Exempt: 00
Mobile Home: 0
Tracts: 0
Road Number: 716
Deed Book & Page: 1173/851
Sale Date: 04212015
Vacant or Improved: I
Code: 200
Land Unit Type: A
Description: Building
Acres: 2.5
Land value: \$19,863
Building Value: \$41,215
Total Appraised Value: \$61,078
Total Assessed Value: \$61,078
Physical Location:
1094 MOSELY FERRY ROAD

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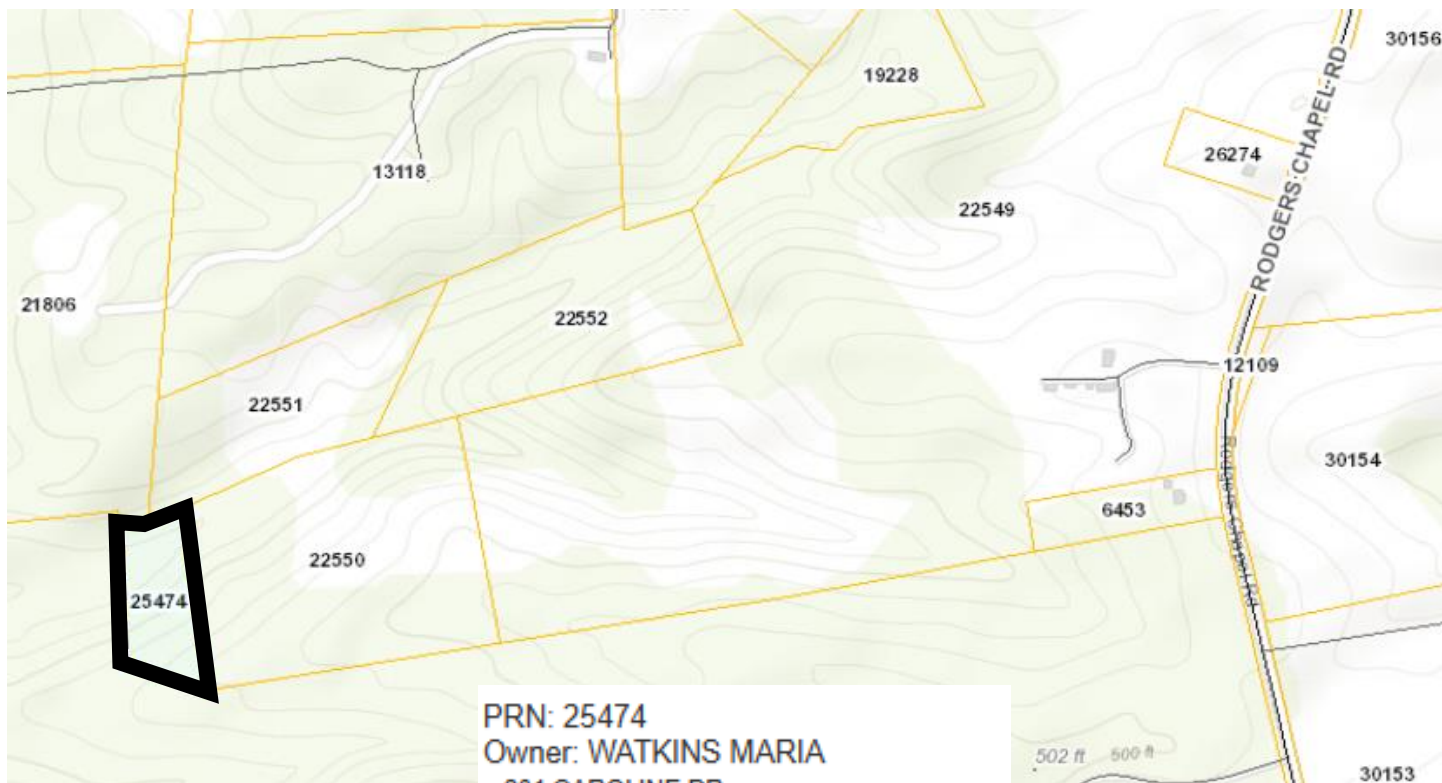
Property J7
G. L. & R. L. Whitt



PRN: 26086
Owner: WHITT G. L. & R. L.
1130 WHITT LOOP
ALTON VA 24520
Legal Description: LITTLE BLUE WING CREEK
District: D7
Exempt: 00
Mobile Home: 0
Tracts: 0
Road Number: 744
Deed Book & Page: 0/0
Sale Date: 01011900
Vacant or Improved: V
Code: 200
Land Unit Type: A
Description: Building
Acres: 5
Land value: \$10,990
Total Appraised Value: \$10,990
Total Assessed Value: \$10,990
Physical Location:
SHADY GROVE CHURCH ROAD

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Property J8
Maria Watkins

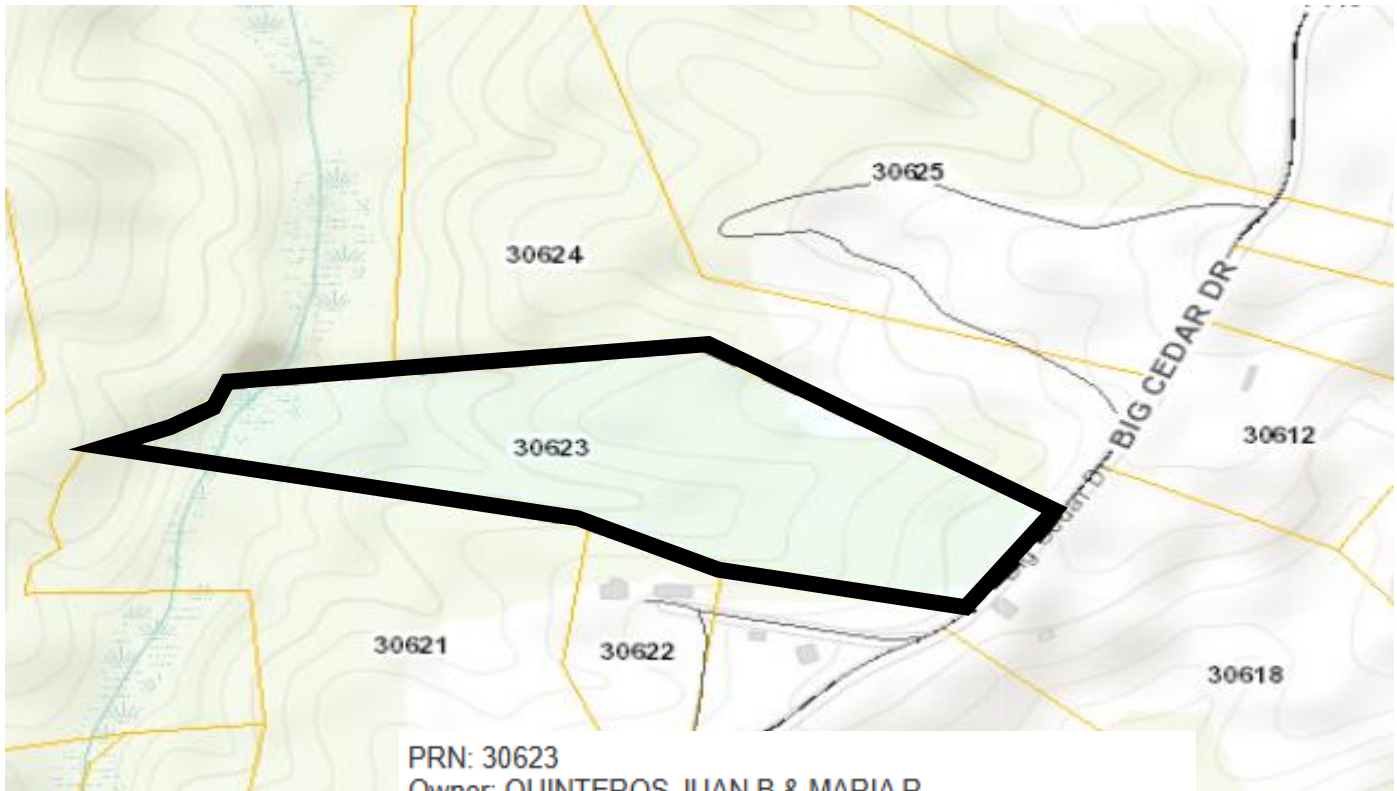


PRN: 25474
Owner: WATKINS MARIA
301 CAROLINE DR
RUTHER GLEN VA 22546
Legal Description: DIFFICULT CREEK
District: D1
Exempt: 00
Mobile Home: 0
Tracts: 0
Road Number: 607
Deed Book & Page: 0/0
Sale Date: 01011900
Vacant or Improved: V
Code: 200
Land Unit Type: A
Description: Building
Acres: 2.55
Land value: \$10,073
Total Appraised Value: \$10,073
Total Assessed Value: \$10,073
Physical Location:
RODGERS CHAPEL ROAD

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Property J9

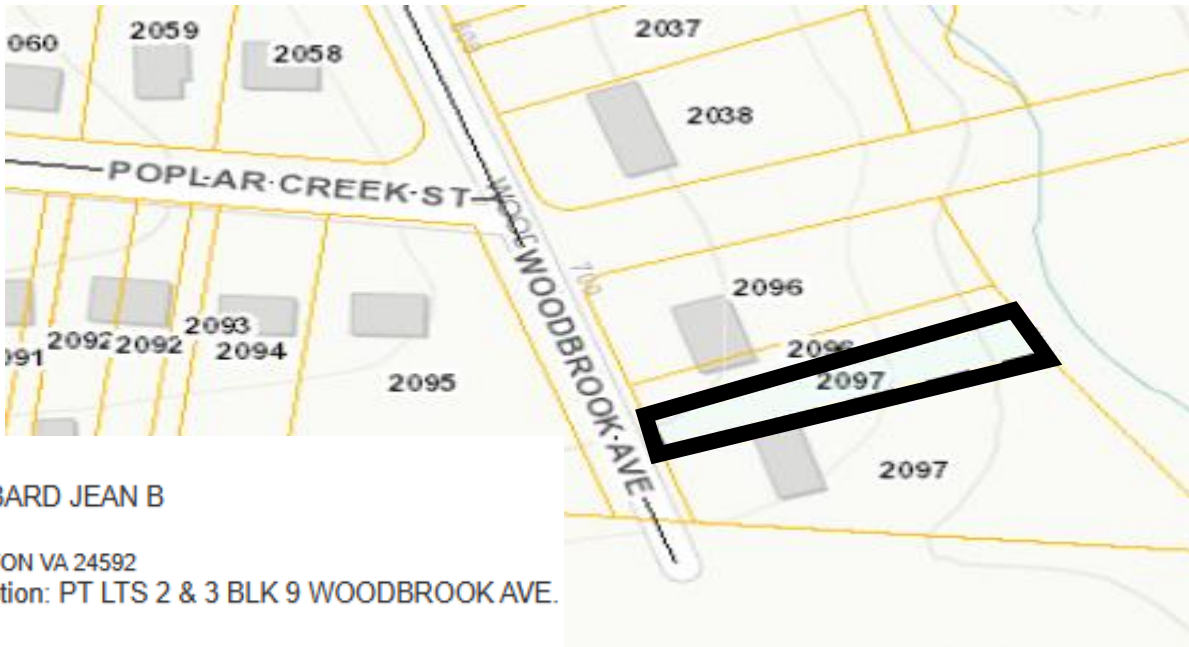
Juan B. & Maria R. Quinteros



PRN: 30623
Owner: QUINTEROS JUAN B & MARIA R
ALEXANDRIA VA 22306
Alternative Parcel ID: 20/136
Legal Description: LOT 9 SEC II TABLE ROCK FARM PB20/136
District: D2
Exempt: 00
Mobile Home: 0
Tracts: 0
Road Number: 603
Deed Book & Page: 738/741
Sale Date: 12131999
Sale Price: 32990
Vacant or Improved: V
Code: 500
Land Unit Type: A
Description: Building
Acres: 20.07
Land value: \$36,628
Total Appraised Value: \$36,628
Total Assessed Value: \$36,628
Physical Location:
VOLENS ROAD

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Property J10
Jean B. Hubbard

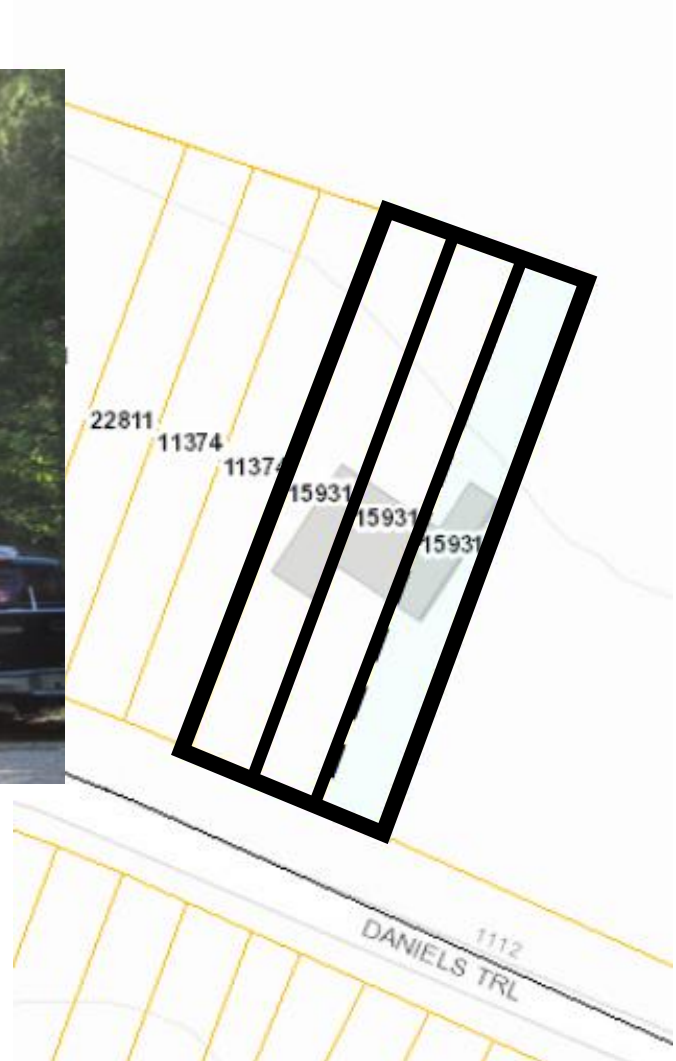


PRN: 2097
Owner: HUBBARD JEAN B
P O BOX 324
SOUTH BOSTON VA 24592
Legal Description: PT LTS 2 & 3 BLK 9 WOODBROOK AVE.
District: T17
Exempt: 00
Mobile Home: 0
Tracts: 0
Road Number: 0
Deed Book & Page: 399/266
Sale Date: 01012000
Vacant or Improved: i
Code: 100
Land Unit Type: S
Description: Building
Land value: \$7,500
Building Value: \$8,532
Total Appraised Value: \$16,032
Total Assessed Value: \$16,032
Physical Location:
705 WOODBROOK AVENUE



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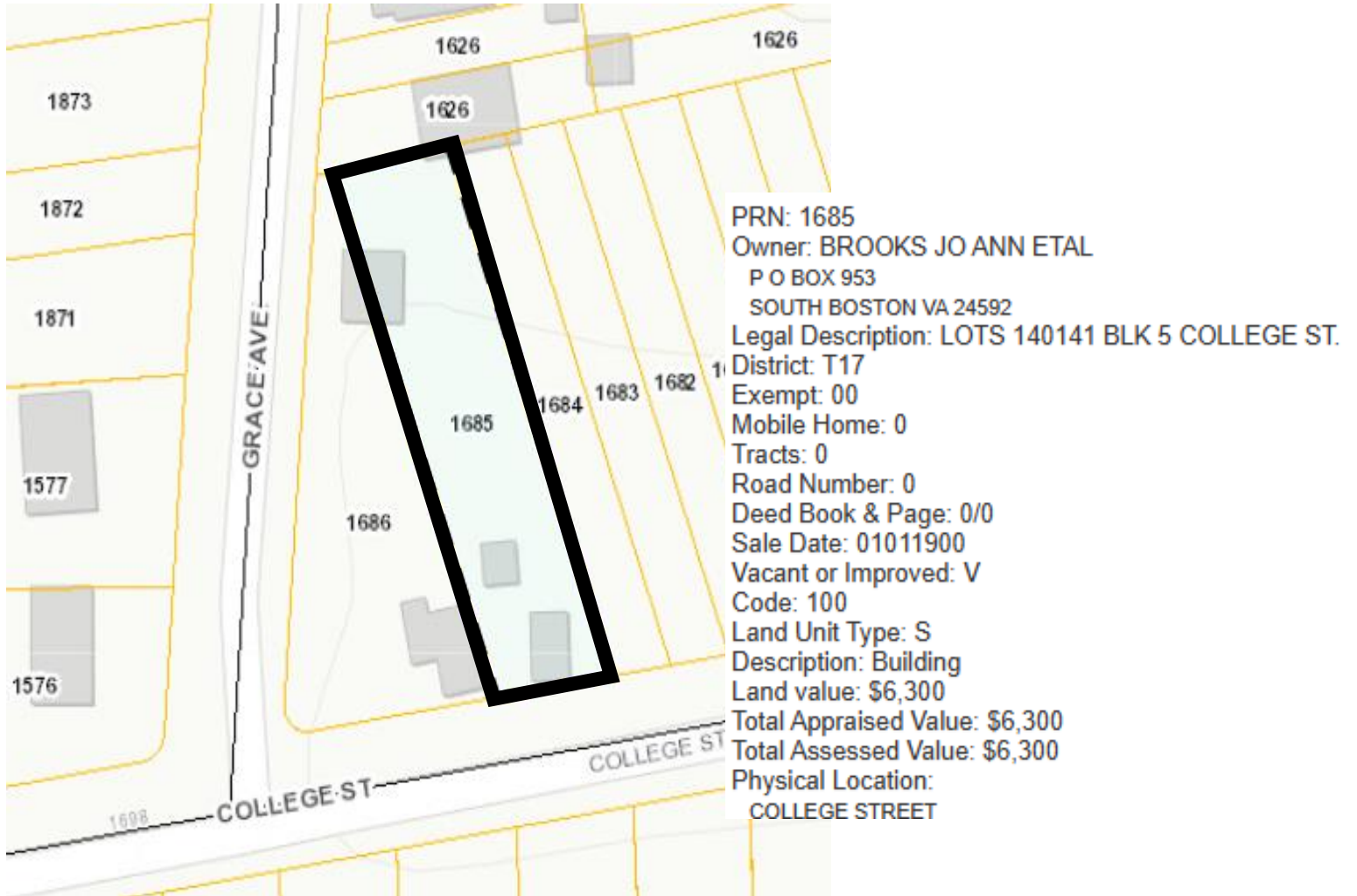
Property J11
Addie L. Jackson Estate



PRN: 15931
Owner: JACKSON ADDIE L. EST. C/O EUNICE J. JACKSON
3702 MOHAWK AVE.
BALTIMORE MD 21207
Legal Description: LOTS 3536 & 37 BLK B- R.G. HOUSER LD.
District: D5
Exempt: 00
Mobile Home: 0
Tracts: 0
Road Number: 729
Deed Book & Page: 0/0
Sale Date: 01011969
Vacant or Improved: V
Code: 200
Land Unit Type: S
Description: Building
Land value: \$3,300
Building Value: \$9,000
Total Appraised Value: \$12,300
Total Assessed Value: \$12,300
Physical Location:
DANIELS TRAIL

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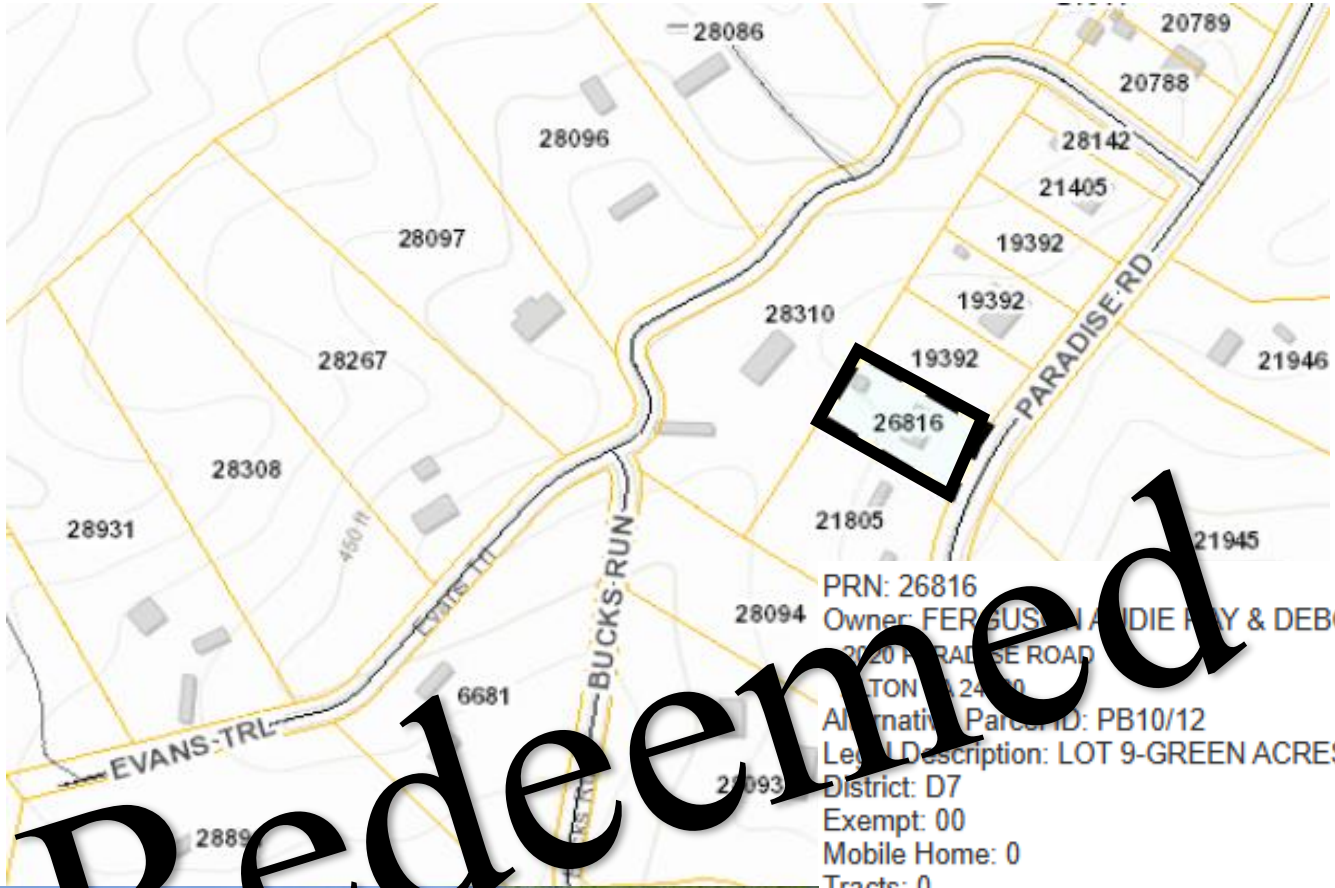
Property J12
Jo Ann Brooks, et al.



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Property J13

Audie Ray & Deborah L. Ferguson



Redeemed

PRN: 26816
Owner: FERGUSON, AUDIE RAY & DEBORAH L
2020 PARADISE ROAD
TUNNUNGTON, TN 37170
Alternative Parcel ID: PB10/12
Legal Description: LOT 9-GREEN ACRES PB10/12
District: D7
Exempt: 00
Mobile Home: 0
Tracts: 0
Road Number: 707
Deed Book & Page: 1069/670
Sale Date: 06142010
Sale Price: 60000
Vacant or Improved: I
Code: 200
Land Unit Type: S
Description: Building
Acres: 0.47
Land value: \$7,500
Building Value: \$53,573
Total Appraised Value: \$61,073
Total Assessed Value: \$61,073
Physical Location:
2020 PARADISE ROAD



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.