

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

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a live public auction to be held at **Pittsylvania County Community Center, 115 S. Main Street, Chatham, Virginia 24531**, on **February 11, 2025 at 12:00 PM**.

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

|    | <b>Property Owner(s)</b>          | <b>Tax Map No.</b>            | <b>Account No.</b> | <b>TACS No.</b> | <b>Property Description</b>                            |
|----|-----------------------------------|-------------------------------|--------------------|-----------------|--|
| N1 | Dorothy Davis                     | 2426-15-8560                  | 098B0-60-00-0015-0 | 641548          | Vacant; Pine Street, Chatham 24531                     |
| N2 | Andrew McKinney and Mary McKinney | 1388-10-6074                  | 6769               | 311822          | Vacant; near Berry Hill Road, Danville 24541           |
| N3 | Henry Travers                     | 2530-39-8013 and 2530-39-8111 | 13644              | 311654          | Vacant; Franklin Street and Payne Street, Gretna 24557 |
|    |                                   |                               |                    |                 | 2530-39-8111 is NOT mapped on GIS                      |
| N4 | Arthur Hunt                       | 2415-49-6291 and 2415-49-7241 | 3892 and 59734     | 311838          | Vacant; Callands Road, Chatham 24531                   |
|    |                                   |                               |                    |                 | 2415-49-7241 NOT mapped on GIS                         |
| N5 | Shelby Yeatts                     | 9990-00-0182                  | 15977              | 311780          | <b>**NOT mapped on GIS**</b>                           |
| N6 | Debbie A. Moxley                  | 1441-91-4015                  | 13200-09-00-0010-0 | 311808          | Vacant; Martin Drive, Axton 24054                      |
| N7 | John Jack Adkins                  | 2415-97-7319                  | 098F0-01-00-0055-A | 305883          | 101 Gibson Drive, Chatham 24531                        |
| N8 | Pres Davis                        | 2531-42-2130                  | 20504              | 311649          | Vacant; Blue Ridge Drive, Gretna 24557                 |
| N9 | Juanita English Hughes Willis     | 2329-25-3167                  | 15100-35-00-0048-A | 305059          | Vacant; Greenwood Drive, Danville 24540                |

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|     |   |   |   |        |  |
|-----|---|---|---|--------|--|
| N10 | Agnes Clark   | 2426-15-9599 <b>and</b><br>2426-25-0406 | 19062 <b>and</b><br>098B0-58-<br>00-0036-0                      | 311682 | Vacant; Pine Street,<br>Chatham 24531                                |
| N11 | Agnes Clark   | 2426-25-3444                            | 19062   | 311682 | Vacant; Pine Street,<br>Chatham 24531                                |
| N12 | James W. Peters, Jr.                                  | 2450-47-1929                            | 161451  | 305036 | Vacant; near Gunn Lane,<br>Ringgold 24586                            |
| N13 | Edward Idean Smith                                    | 2426-17-7016                            | 11100   | 311860 | Vacant; near North Main<br>Street and White Street,<br>Chatham 24531 |
| N14 | Timothy S. Williams<br>and Jessica Easton<br>Williams | 2534-95-4679                            | 203581  | 306070 | 3405 Shula Drive, Hurt<br>24563                                      |
| N15 | John Arthur McClure                                   | 2339-37-9808 <b>and</b><br>2339-37-9769 | 152C0-05-<br>0A-0004-0<br><b>and</b> 152C0-<br>05-0A-0003-<br>0 | 305132 | Vacant; Lafayette Drive,<br>Danville 24540                           |
| N16 | Whit Choice   | 2416-81-6171                            | 2287  | 311692 | Vacant; Kemper Street,<br>Chatham 24531                              |
| N17 | W A Payne   | 1336-22-2779                            | 9024  | 311751 | Vacant; Cobbs Knob<br>Road, Axton 24054                              |

**GENERAL TERMS OF SALE:** The Treasurer 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 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.

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**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 pay the high bid in full, along with the buyer's premium and deed recording costs, following the close of the auction. **There will be a 10% buyer's premium, subject to a minimum of \$150.00, added to the winning bid.**

The highest bidder shall make payment in full 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.**

**GENERAL TERMS:** To qualify as a purchaser at this auction you may not owe delinquent taxes to County of Pittsylvania. 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) 612-0629, or by writing to the address below.

Taxing Authority Consulting Services, PC  
Attn: Tax Sales – Pittsylvania County NJS  
P.O. Box 31800  
Henrico, Virginia 23294-1800

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

At that certain real estate tax sale which closed on Tuesday, February 11, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$\_\_\_\_\_.

**Property Owner:**

**Tax Map Number:**

**Account Number:**

**TACS Number:**

**Bid Amount:** \$\_\_\_\_\_

**Buyer's Premium:** \$\_\_\_\_\_

**Deed Recordation Fee:** \$\_\_\_\_\_

**Credit Card Hold:** \$(\_\_\_\_\_)

**Total Due:** \$\_\_\_\_\_

I understand that the above-referenced "Total Due" is required to be paid today. 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, unknown liens, 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 Pittsylvania Circuit Court Clerk's Office for recordation. I understand that I will receive the entered 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.

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I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (February 11, 2025). I further understand that in the event I owe delinquent taxes to the above-named locality, that this contract shall become 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 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 also understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, I agree to forfeit all amounts paid and pay any charges incurred in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

|                              |                           |
|------------------------------|---------------------------|
| _____<br><b>Signature</b>    | _____<br>Street Address   |
| _____<br>Name (please print) | _____<br>City, State, Zip |
| _____<br>Telephone           | _____<br>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 11th day of February, 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

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**Property N1**  
**Dorothy Davis**



**Parcel: 2426-15-8560    Address:    Owner: DAVIS, DOROTHY**

**Land Value:** \$3,000

**Improvement Value:** n/a

**Total Value:** \$3,000

**Acreage:** n/a

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**Property N2**

**Andrew McKinney and Mary McKinney**



**Parcel: 1388-10-6074    Address:    Owner: MCKINNEY, ANDREW MCKINNEY, MARY**

**Land Value: \$3,000**

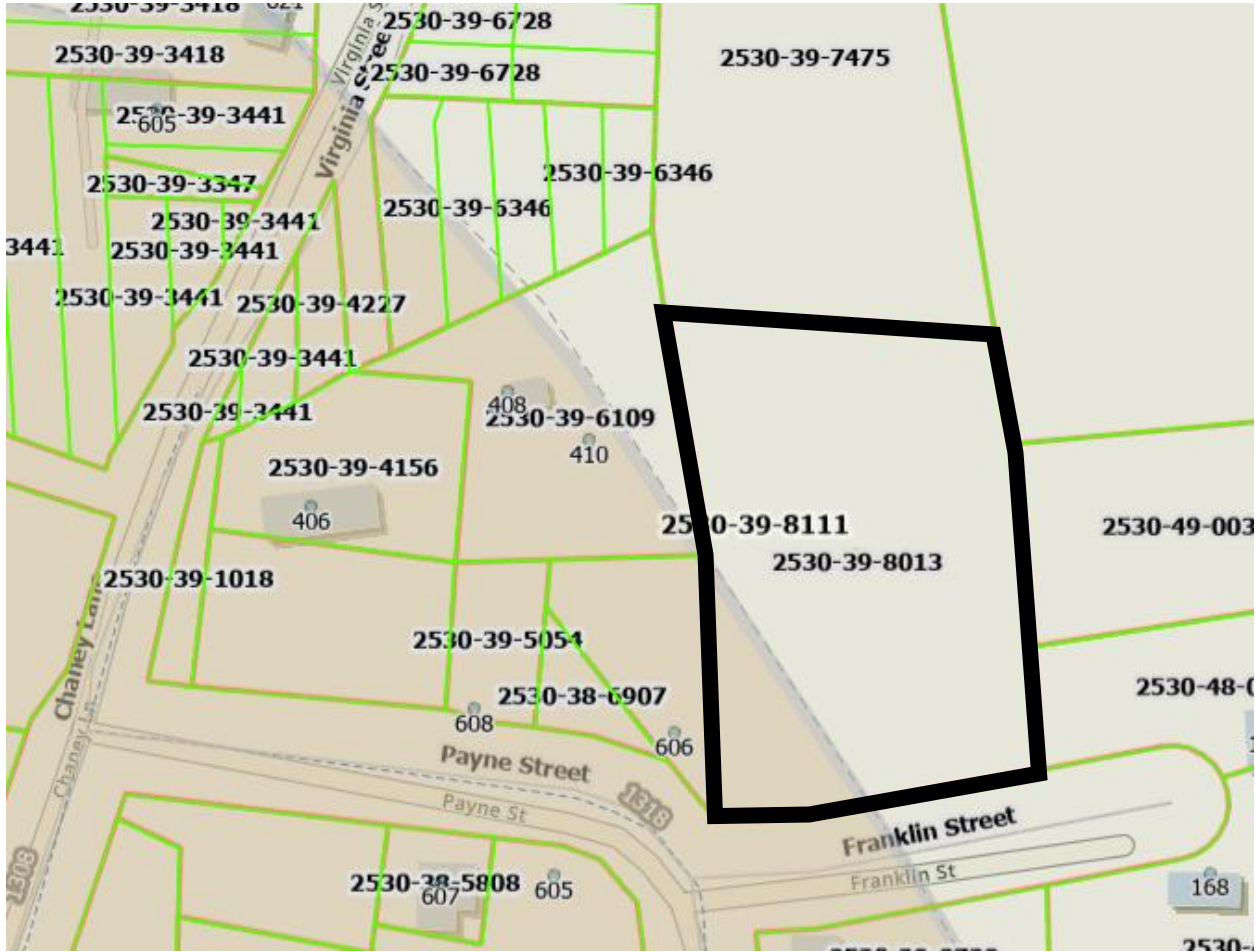
**Improvement Value: n/a**

**Total Value: \$3,000**

**Acreage: n/a**

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**Property N3**  
**Henry Travers**



**Parcel: 2530-39-8013    Address:    Owner: TRAVERS, HENRY**

**Land Value: \$5,000**

**Improvement Value: n/a**

**Total Value: \$5,000**

**Acreage: n/a**

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**Property N4  
Arthur Hunt**



**Parcel: 2415-49-6291    Address:    Owner: HUNT, ARTHUR**

**Land Value:**

**Improvement Value:**

**Total Value:**

**Acreage: ±**

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**Property N5**  
**Shelby Yeatts**



**\*\*not mapped on GIS\*\***

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**Property N6**  
**Debbie A. Moxley**



**Parcel: 1441-91-4015    Address: 340 MARTIN DR    Owner: MOXLEY, DEBBIE A**

**Land Value:** \$7,000

**Improvement Value:** n/a

**Total Value:** \$7,000

**Acreage:** ± 0.63 acre

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**Property N7**  
**John Jack Adkins**



**Parcel: 2415-97-7319    Address: 101 GIBSON DR    Owner: ADKINS, JOHN JACK**

**Land Value:** \$3,000

**Improvement Value:** n/a

**Total Value:** \$3,000

**Acreage:** n/a

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**Property N8  
Pres Davis**



**Parcel: 2531-42-2130    Address:    Owner: DAVIS, PRES**

**Land Value:** \$3,000

**Improvement Value:** n/a

**Total Value:** \$3,000

**Acreage:** n/a

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**Property N9**  
**Juanita English Hughes Willis**



**Parcel: 2329-25-3167    Address:    Owner: WILLIS, JUANITA ENGLISH HUGHES**

**Land Value:** \$6,300

**Improvement Value:** n/a

**Total Value:** \$6,300

**Acreage:** n/a

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**Property N10**  
**Agnes Clark**



**Parcel: 2426-15-9599    Address:    Owner: CLARK, AGNES**

**Parcel: 2426-25-0406    Address:    Owner: CLARK, AGNES**

**Land Value:** \$5,000

**Improvement Value:** n/a

**Total Value:** \$5,000

**Acreage:** ± 0.83 acre

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**Property N11**  
**Agnes Clark**



**Parcel: 2426-25-3444    Address:    Owner: CLARK, AGNES**

**Land Value:** \$8,000

**Improvement Value:** n/a

**Total Value:** \$8,000

**Acreage:** n/a

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**Property N12**  
**James W. Peters, Jr.**



**Parcel: 2450-47-1929    Address:    Owner: PETERS, JAMES W JR**

**Land Value:** \$5,000

**Improvement Value:** n/a

**Total Value:** \$5,000

**Acreage:** ± 1.00 acre

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**Property N13**  
**Edward Idean Smith**



**Parcel: 2426-17-7016    Address:    Owner: SMITH, EDWARD IDEAN**

**Land Value: \$8,400**

**Improvement Value: n/a**

**Total Value: \$8,400**

**Acreage: ± 4.19 acres**

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**Property N14**

**Timothy S. Williams and Jessica Easton Williams**



**Parcel: 2534-95-4679    Address: 3405 SHULA DR    Owner: WILLIAMS, TIMOTHY S WILLIAMS, JESSICA EASTON**

**Land Value:** \$10,000

**Improvement Value:** n/a

**Total Value:** \$10,000

**Acreage:** ± 0.61 acre

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**Property N15**  
**John Arthur McClure**



**Parcel: 2339-37-9808    Address:    Owner: MCCLURE, JOHN ARTHUR**

**Land Value:** \$8,000

**Improvement Value:** n/a

**Total Value:** \$8,000

**Acreage:** ± 0.58 acre

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**Property N16  
Whit Choice**



**Parcel: 2416-81-6171    Address:    Owner: CHOICE, WHIT**

**Land Value:** \$2,000

**Improvement Value:** n/a

**Total Value:** \$2,000

**Acreage:** ± 0.25 acre

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**Property N17**

**W A Payne**



**Parcel: 1336-22-2779    Address:    Owner: PAYNE, W A**

**Land Value:** \$5,500

**Improvement Value:** n/a

**Total Value:** \$5,500

**Acreage:** ± 0.33 acre

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