

**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 **April 9, 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.

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
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	**NOT mapped on GIS**
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

N10	Agnes Clark	2426-15-9599 and 2426-25-0406	19062 and 098B0-58- 00-0036-0	311682	Vacant; Pine Street, Chatham 24531
N11	Agnes Clark	2426-25-3444	19062	311682	Vacant; Pine Street, Chatham 24531
N12	James W. Peters, Jr.	2450-47-1929	161451	305036	Vacant; near Gunn Lane, Ringgold 24586
N13	John Arthur McClure	2339-37-9808 and 2339-37-9769	152C0-05- 0A-0004-0 and 152C0- 05-0A-0003- 0	305132	Vacant; Lafayette Drive, Danville 24540
N14	Whit Choice	2416-81-6171	2287	311692	Vacant; Kemper Street, Chatham 24531
N15	W A Payne	1336-22-2779	9024	311751	Vacant; Cobbs Knob 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.

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, 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 – Pittsylvania County NJS
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 Wednesday, April 9, 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.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (April 9, 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.

_____ 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 9th day of April 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 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

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

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
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 N14
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 N15

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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