

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

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a simulcast (with online and in person bidding) public auction to be held at **Prince Edward County Courthouse, 111 South Street, Farmville, Virginia 23901**, on **August 13, 2025**, at **11:00 AM. 3rd Floor in Court Room "A"**

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be posted or announced by For Sale At Auction (“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.	TACS No.	Property Description
N1	Joseph H. Brown	039-6-7F	947124	1.00 acre +/- Along Green Bay Road
N2	Grace Homes for Children	0022000(0A)00-114	844380	1.00 acres +/- located in the Town of Farmville
N3	Rebecca Lewis Early	0023A08(14)14-006	844376	.0101 acres +/- along South Bridge Street (Lot 16 B-14 EMV TM 281406) located in the Town of Farmville
N4	Howard Ferguson	044-A-17	768899	0.143 acres +/- along Pamplin Rd
N5	Tom Anderson	0023A08(14)09-011	725106	0.271 acres +/- (PT 3TM 280911) located in the Town of Farmville
N6	Willie Jefferson REDEEMED	109-A-3 REDEEMED	576364 REDEEMED	7.00 acres +/- along Corner Road
N7	Junius Bailey REDEEMED	115-A-61 REDEEMED	576360 REDEEMED	4.450 acres +/- in the Leigh Magisterial District

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, added to the winning bid.**

Terms applicable to In-Person Bidders ONLY: 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.**

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 www.forsaleatauction.biz. 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 For Sale at Auction, at (540) 899-1776 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 full balance due must be received within seven (7) days following the auction closing (no later than August 20, 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 Prince Edward 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 the County of Prince Edward. Questions concerning the registration and bidding process should be directed to the Auctioneer online at www.forsaleatauction.biz, by email to inquiry@forsaleatauction.biz or by phone, at (540) 899-1776. 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 804-548-4429, or by writing to the address below.

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

SAMPLE “Online bidders ONLY”
PURCHASER’S ACKNOWLEDGEMENT AND
CONTRACT OF SALE

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

Case 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 price or \$150.00 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 _____ at _____ 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 _____ 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 _____ 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 auction closing date. I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit by 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 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.

High Bidder Electronic Signature

Date: _____

Bidder Name: _____

Street Address: _____

City, State, ZIP: _____

Phone: _____

Email: _____

Title will be taken in the name of:

Type of Interest: ☐ Tenants in Common ☐ Tenants by Entirety with ROS
 ☐ Joint Tenants with ROS ☐ N/A

If **purchaser** contact information is different from **bidder** contact information, please provide it 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 _____.

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

SAMPLE “In-person bidders ONLY”
PURCHASER’S ACKNOWLEDGEMENT AND
CONTRACT OF SALE

At that certain real estate tax sale held on August 13, 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: _____

I understand that payment in full for my bid, stated above, a 10% buyer’s premium in the amount of \$_____ (10% or \$150.00, whichever is greater), and recordation costs in the amount of \$_____ are to be paid today. I understand that in the event my payment is returned or is otherwise not made within twenty (20) days, 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 specific guarantee of covenants of title 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 Commissioner’s Deed will be prepared within fifteen (15) days of payment clearance and that the same will be forwarded to the Prince Edward County 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 August 13, 2025. I further understand that in the event I owe delinquent taxes to Prince Edward County, including being named as a Defendant in any delinquent tax suit filed by Prince Edward County, 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 if I fail to comply with this Purchaser’s Acknowledgment and Contract of Sale, that the bid amount and buyer’s premium paid hereunder will be forfeited, and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

Name (please print)

Signature

Address

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 13th date of August, 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 Address Owner Name/Address
 0 GREEN BAY ROAD BROWN JOSEPH H ET AL
 4070 THIRD STREET
 FARMVILLE VA 23901

Map ID: 039 6 7F
 Acct No: 11206-1

Legal Description: SAUNDERS

Deed Book/Page: 269 / 96

Instrument: 00 00

Occupancy: VACANT

Dwelling Type:

Use/Class: SINGLE FAMILY: 0-19.99 AC Acreage: 1.000

Year Assessed: 2025

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 05 LOCKETT

Year Effective:

Total Land: \$3,000

MH/Type: N

On Site Date: 04/25/2024 Total Improvements: \$0

Condition:

Review Date: 10/25/2024

Total Value: \$3,000

Improvement Description		Site
Exterior	Interior	
		SITE-PUBLIC
		SITE-PAVED

Land Valuation		
M Cls	Desc	Value
A 18	RESIDUAL U	3000.00
Total Land Value		3000

Comments	
POOR TOPO	
Total Property Value	
3000	

Property No. N1

Tax Map No. 039-6-7F

Owner: Joseph H. Brown



Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While Prince Edward County has worked to ensure that the assessment data contained herein is accurate, the Prince Edward County assumes no liability for any errors, omissions, or inaccuracies in the information provided for any reliance on any maps or data provided herein. Please consult Prince Edward County records for official information.

Property No. N2

Tax Map No. 0022000(0A)0-114
Owner: Grace Homes for Children

Property Address

Owner Name/Address
GRACE HOMES FOR CHILDREN
5 RICK COURT
HAMPTON VA 23663

Map ID: 022 A 114

Acct No: 14583-1

Legal Description: GIBBS

Deed Book/Page: 1900 / 2328

Occupancy: VACANT

Dwelling Type:

Use/Class: SINGLE FAMILY: 0-19.99 AC

Acreage: 1.000

Year Assessed: 2025

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 07 TOWN OF FARMVILLE

Year Effective:

Total Land: \$4,000

MH/Type: N

On Site Date: 04/17/2024

Total Improvements: \$0

Condition:

Review Date: 07/16/2024

Total Value: \$4,000

----- Improvement Description -----

Exterior

Interior

Site

SITE-PUBLIC

SITE-PAVED

----- Land Valuation -----

M Cls

Desc

G

Size

Dpth

Rate

FV/Pct

Value

A 54 FV RESIDUA A

1.000

4000.00

4000

Total Land Value

1.000

4000

Total Property Value

4000

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Property No. N3

Tax Map No. 0023A08-()-14-006
 Owner: Rebecca Lewis Early

Property Address		Owner Name/Address	
0 S BRIDGE STREET		EARLY REBECCA LEWIS	
		C/O MARTHA BRADLEY	
		601 LIVINGSTON DRIVE	
Map ID: 023A81414 6		WILLINGBORO NJ 08046	
Acct No: 12426-1			
Legal Description: LOT 16 B-14 EMV TM 281406			
Instrument: 00 00			
Occupancy: VACANT			
Dwelling Type:			
Use/Class: SINGLE FAM URBAN		Acreage: 0.000	
Year Assessed: 2025		Year Built:	
Zoning:		Year Remodeled:	
District: 07 TOWN OF FARMVILLE		Year Effective:	
MH/Type: N		On Site Date: 02/14/2024	
Condition:		Review Date:	
		Land Use:	
		Total Mineral: \$0	
		Total Land: \$13,000	
		Total Improvements: \$0	
		Total Value: \$13,000	

----- Improvement Description -----		-----	
Exterior	Interior	Site	Site
		SITE-PUBLIC	SITE-PAVED

----- Land Valuation -----		-----	
M Cls	Desc	O	Size
L 50	FV LOT	0	1
Rate		FV/Pct	Value
13000.00			13000
Total Land Value			13000
-----		-----	
Total Property Value			13000



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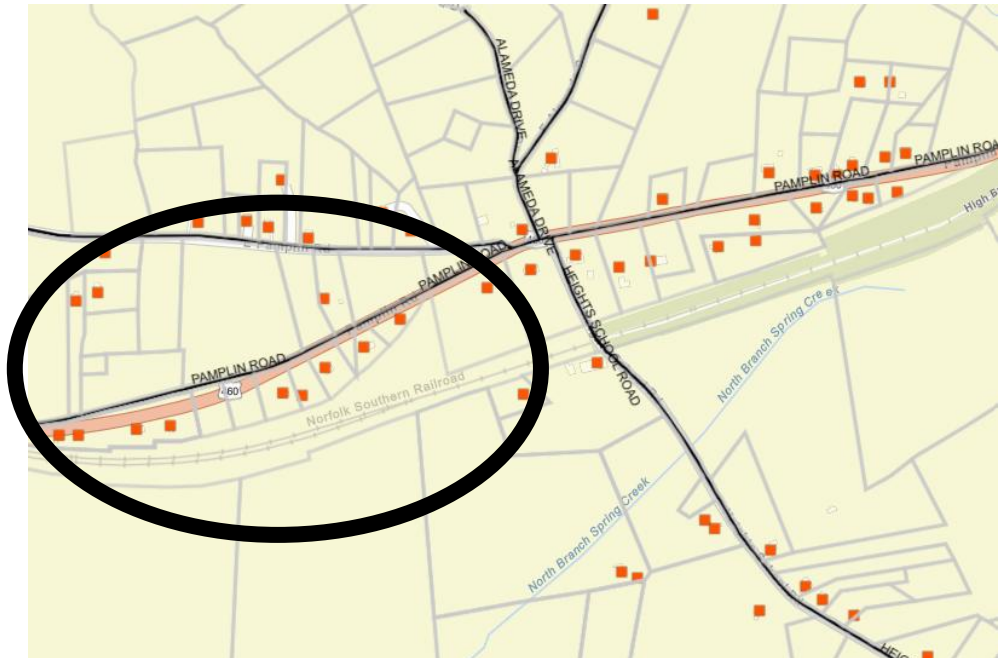
Property No. N4

Tax Map No. 044-A-17

Owner: Howard Ferguson

Property Address	Owner Name/Address						
0 PAMPLIN ROAD	FERGUSON HOWARD C/O HOWARD FERGUSON JR. 16 PERKINS LANE Map ID: 044 A 17 FARMVILLE, VA 23901 Acct No: 12789-1						
Legal Description: FERGUSON 0.143 AC							
Instrument: 00 00							
Occupancy: VACANT							
Dwelling Type:							
Use/Class: SINGLE FAMILY: 0-19.99 AC	Acreage: 0.143						
Year Assessed: 2025	Year Built:	Land Use:					
Zoning:	Year Remodeled:	Total Mineral: \$0					
District: 06 PROSPECT	Year Effective:	Total Land: \$400					
MH/Type: N	On Site Date: 12/07/2023	Total Improvements: \$0					
Condition:	Review Date:	Total Value: \$400					
----- Improvement Description -----							
Exterior	Interior	Site					
		SITE-PUBLIC SITE-PAVED					
----- Land Valuation -----							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	18 RESIDUAL	P	.143		2500.00		357
			Total Land Value	.143			400
----- Comments -----							
TOPO							

Total Property Value			400				



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Property No. N5

Tax Map No. 0023A08(14)09-011
Owner: Tom Anderson

Property Address	Owner Name/Address	
	ANDERSON TOM	
Map ID: 023A8149 11		
Acct No: 10184-1		
Legal Description: PT 3 TM 280911		
Instrument: 00 00		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: SINGLE FAM URBAN	Acreage: 0.000	
Year Assessed: 2025	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 07 TOWN OF FARMVILLE	Year Effective:	Total Land: \$13,000
MH/Type: N	On Site Date: 02/14/2024	Total Improvements: \$0
Condition:	Review Date: 01/03/2024	Total Value: \$13,000

Improvement Description -----		
Exterior	Interior	Site
SITE-NO ROAD		

Land Valuation -----		
M Cls	Desc	G
L 50	FV LOT	O
	Size	Dpth
	Rate	FV/Pct
		Value
		13000
		13000
		13000

Comments -----		
MAILING ADDRESS REMOVED - OWNERS DECEASED.		
NO KNOWN RESPONSIBLE PARTY. 1/26/2018		
25 REAS BONDED B2 / ISOLATED, SLOPING, WOODED TRACT		
0.26 ACRES (11,326 SF) PER GIS		

Total Property Value		13000



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Property No. N6

Tax Map No. 109-A-3
Owner: Willie Jefferson

Property Address **Owner Name/Address**
JEFFERSON WILLIE JR ET AL
C/O ALDREW MEEKS SR
1441 MOUNTAIN CREEK ROAD
Map ID: 109 A 3 MEHERRIN VA 23954
Acct No: 14280-1
Legal Description: CARTER
Deed Book/Page: 206 / 63
Instrument: 00 00
Occupancy: VACANT
Dwelling Type:
Use/Class: SINGLE FAMILY: 0-19.99 AC **Acreage:** 7.000
Year Assessed: 2025 **Year Built:** **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** \$0
District: 04 LEIGH **Year Effective:** **Total Land:** \$10,500
MH/Type: N **On Site Date:** 03/26/2024 **Total Improvements:** \$0
Condition: **Review Date:** 08/02/2024 **Total Value:** \$10,500

Exterior		Improvement Description		Interior		Site		
						SITE-GRAVEL		
M C/Ls	Desc	G	Size	Dpth	Rate	FV/Pct	Value	
A 18	RESIDUAL	F	7.000		1500.00		10500	
Total Land Value			7.000				10500	
Total Property Value								10500



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Property No. N7

Tax Map No. 115-A-61

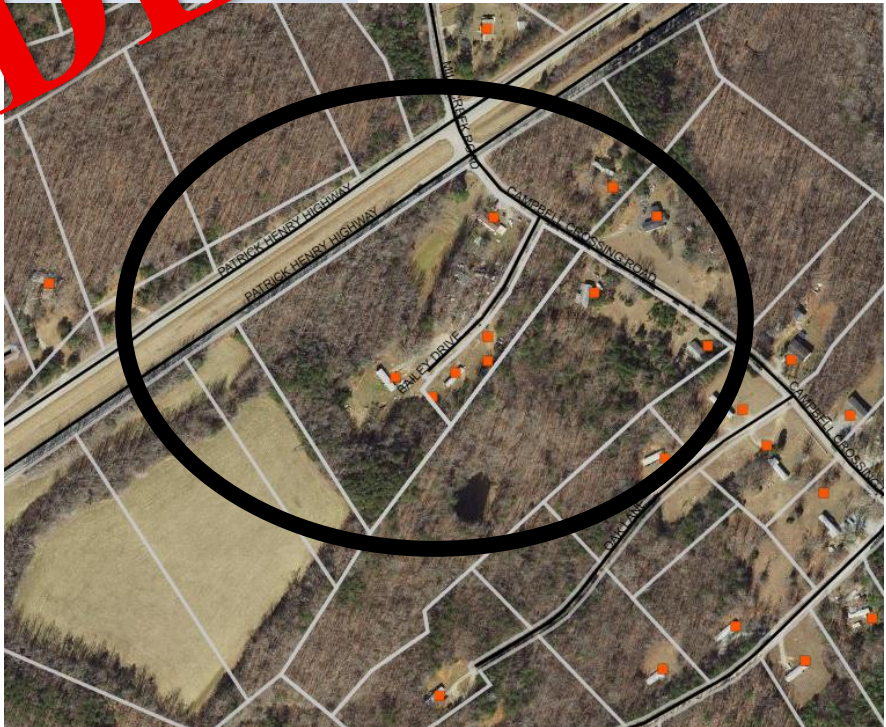
Owner: Junius Bailey

Property Address	Owner Name/Address		
	BAILEY JUNIUS & FRED JR & JAMES E		
	ET AL		
	C/O KATINA BAILEY		
Map ID: 115 A 61 P O BOX 156			
Acct No: 10524-1 MEHERRIN VA 23954			
Legal Description: JONES			
Instrument: 00 00			
Occupancy: VACANT			
Dwelling Type:			
Use/Class: SINGLE FAMILY: 0-19.99 AC	Acreage: 4.450		
Year Assessed: 2025	Year Built:	Land Use:	
Zoning:	Year Remodeled:	Total Mineral: \$0	
District: 04 LEIGH	Year Effective:	Total Land: \$6,700	
MH/Type: N	On Site Date: 04/12/2024	Total Improvements: \$0	
Condition:	Review Date: 12/18/2024	Total Value: \$6,700	

Exterior	Improvement Description	Interior	Site
			SITE-PUBLIC
			SITE-PAVED

M CIs	Desc	G	Land Valuation
A 18	RESIDUAL	F	4.450
			Rate 1500.00
			FV/Pct Value 6675
			Total Land Value 4.450 6700
			Total Property Value 6700

REDEEMED



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