**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 | 109-A-3 | 576364 | 7.00 acres +/- along Corner Road |
| N7 | Junius Bailey | 115-A-61 | 576360 | 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 suitableness 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

SAMPLE

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

# 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.

SAMPLE

_____
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

SAMPLE

# Property No. N1

Tax Map No. 039-6-7F
Owner: Joseph H. Brown

**Property Address**
0 GREEN BAY ROAD

**Owner Name/Address**
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 ----------|

| Exterior | Interior | Site |
|---|---|---|
| | | SITE-PUBLIC |
| | | SITE-PAVED |

|---------- Land Valuation ----------|

| M | Cls | Desc | G | Size | Dpth | Rate | FV/Pct | Value |
|---|---|---|---|---|---|---|---|---|
| A | 18 | RESIDUAL | U | 1.000 | | 3000.00 | | 3000 |
| Total Land Value | | | | 1.000 | | | | 3000 |

|---------- Comments ----------|

POOR TOPO

|---------- |

Total Property Value 3000

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# 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**
0 S BRIDGE STREET

**Owner Name/Address**
EARLY REBECCA LEWIS
C/O MARTHA BRADLEY
601 LIVINGSTON DRIVE
WILLINGBORO NJ 08046

**Map ID:** 023A81414 6
**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:**
**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:**
**Total Value:** $13,000

|---------- Improvement Description ----------|

| Exterior | Interior | Site |
|---|---|---|
| | | SITE-PUBLIC |
| | | SITE-PAVED |

|---------- Land Valuation ----------|

| M | Cls | Desc | G | Size | Dpth | Rate | FV/Pct | Value |
|---|---|---|---|---|---|---|---|---|
| L | 50 | FV LOT | O | | 1 | 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**
0 PAMPLIN ROAD

**Owner Name/Address**
FERGUSON HOWARD
C/O HOWARD FERGUSON JR
16 PERKINS LANE
FARMVILLE, VA 23901

**Map ID:** 044 A 17
**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

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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   Size   Dpth     Rate     FV/Pct  Value
 L  50 FV LOT     O        1         13000.00            13000
 Total Land Value                                        13000

|------------------------- Comments -------------------------|
 MAILING ADDRESS REMOVED - OWNERS DECEASED.
 NO KNOWN RESPONSIBLE PARTY. 1/26/2018
 25 REAS ZONED 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
MEHERRIN VA 23954

**Map ID:** 109 A 3
**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

|---------- Improvement Description ----------|

| Exterior | Interior | Site |
|---|---|---|
| | | SITE-GRAVEL |

|---------- Land Valuation ----------|

| M | Cls | 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
P O BOX 156
MEHERRIN VA 23954

**Map ID:** 115 A 61
**Acct No:** 10524-1
**Legal Description:** JONES

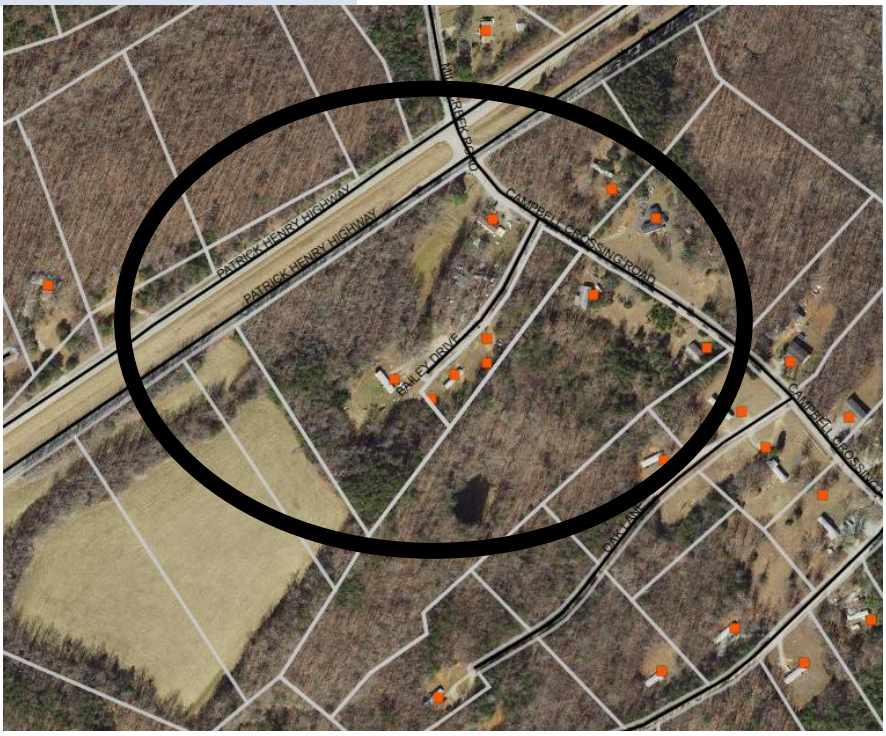
**Instrument:** 00 00
**Occupancy:** VACANT
**Dwelling Type:**
**Use/Class:** SINGLE FAMILY: 0-19.99 AC **Acreage:** 4.450
**Year Assessed:** 2025 **Year Built:** **Land Use:**
**Zoning:** **Year Remodeled:** **Total Mineral:** $0
**District:** 04 LEIGH **Year Effective:** **Total Land:** $6,700
**MH/Type:** N **On Site Date:** 04/12/2024 **Total Improvements:** $0
**Condition:** **Review Date:** 12/18/2024 **Total Value:** $6,700

|---------- Improvement Description ----------|

| Exterior | Interior | Site |
|---|---|---|
| | | SITE-PUBLIC |
| | | SITE-PAVED |

|---------- Land Valuation ----------|

| M | Cls | Desc | G | Size | Dpth | Rate | FV/Pct | Value |
|---|---|---|---|---|---|---|---|---|
| A | 18 | RESIDUAL | F | 4.450 | | 1500.00 | | 6675 |
| Total Land Value | | | | 4.450 | | | | 6700 |
| Total Property Value | | | | | | | | 6700 |

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# NOTES