

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
CITY OF DANVILLE, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of City of Danville, 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 **Danville City Council Chambers on the fourth floor of the Municipal Building, 427 Patton Street, on December 11, 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)	Parcel ID	TACS No.	Property Description
J1	Kacey Hollaway	56610	493204	130 Princess Drive, Danville 24540
J2	Raymond E. Mason and Edna Bell Removed	54417	295489	28 Winstead Drive, Danville 24541
J3	James William, Jr. and Mary H. Layne	74573	439003	1157 Halifax Road, Danville 24540
J4	William and Tania Hardin	26404	120384	767 Main Street, Danville 24541
J5	Margaret W. and Jason W. and Jerome W. Peters	74307 and 74306	166204	Vacant; Old Halifax Road, Danville 24540
J6	Margaret W. and Jason W. and Jerome W. Peters	74304	166204	Vacant; Old Halifax Road, Danville 24540
J7	Margaret W. and Jason W. and Jerome W. Peters	74402	166204	Vacant; Halifax Road, Danville 24540
J8	Margaret W. and Jason W. and Jerome W. Peters	03351 and 03352	166204	Vacant; White Street, Danville 24540
J9	Margaret W. and Jason W. and Jerome W. Peters	25232	166204	Vacant; Stokes Street, Danville 24541
J10	Margaret W. and Jason W. and Jerome W. Peters	21999	166204	Vacant; Monroe Street, Danville 24541

J11	Margaret W. and Jason W. and Jerome W. Peters	23459	166204	Vacant; Holbrook Street, Danville 24541
J12	Leon Carroll and Janice Christine Howard	75751	120086	591 Elizabeth Street, Danville 24541
J13	Leon Carroll Howard	52040	120086	371 Norwood Drive, Danville 24540
J14	Rachele Maria Daivs, Suzanne Davis, Abednego Randall Davis, Charles Davis, Jonathan Gregory Davis, and Others	53744	120052	214 Mayfield Road, Danville 24541
J15	Willie C. and Rodney D. Jones	25827	120788	627 Holbrook Street, Danville 24541
J16	Teresa R. and Homer C. Wilkerson	74008	121145	515 Bradley Road, Danville 24540

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.

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 **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 (757) 651-1729 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 December 18, 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 City of Danville 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 City of Danville 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 dudleyresources.auction, by email to pbonnie@dudleyresources.com or by phone to Dudley Resources, at (757) 651-1729. 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 – City of Danville
P.O. Box 31800
Henrico, Virginia 23294-1800

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

Case Name: City of Danville 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 City of Danville, 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 that I bear the risk of loss from the date of this contract. 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 (December 11, 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

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:

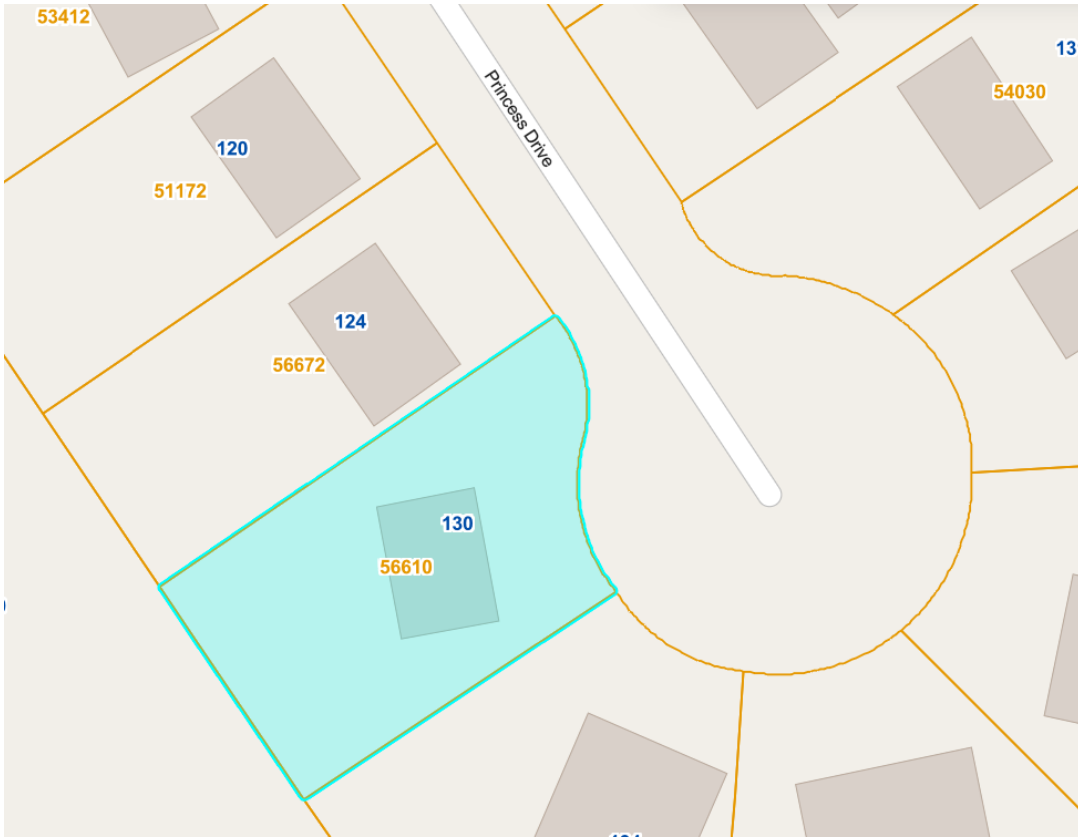
Type of Interest: ☐ Tenants in Common ☐ Tenants by Entirety with ROS ☐ Joint Tenants ☐ None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 11th day of December 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
Kacey Hollaway**



Additional Information

State Code: 1101 Single Fam
Res-1 Dwlng

Land Use: Residential

Tax Map: 1812001000009000

Approx. Acres: 0.18

Legal Description: 80 FT NO
24 PRINCESS DR

Zone: OTR Old Town
Residential



Summary

Parcel ID: 56610

Address: 130 PRINCESS DR

Owner Information

Owner Name: HOLLAWAY
KACEY

Value Information

Land Value: \$3,800

Land Use Value: \$0

Improvement: 31400

Total: \$35,200

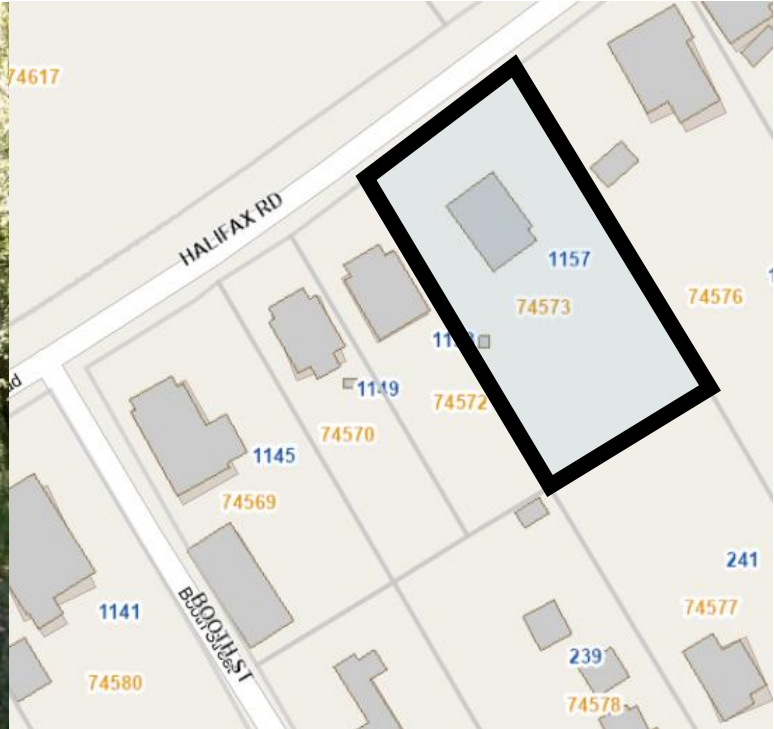
This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property

Property J2
Raymond E. Mason and Edna Bell

REMOVED

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Property J3
James William, Jr. and Mary H. Layne



Parcel ID: 74573

Address: 1157 HALIFAX RD

Owner Information

Owner Name: LAYNE JAMES WILLIAM JR &
MARY H

Value Information

Land Value: \$3,000

Land Use Value: N/A

Improvement: \$20,300

Total: \$23,300

Additional Information

State Code: 1101 Single Fam Res-1 Dwlng

Land Use: Residential

Tax Map: 3713008000014000

Approx. Acres:

Legal Description: NOS 15-16 (.45 AC)
HALIFAX RD

Zone: OTR Old Town Residential

Notes: N/A

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Property J4
William and Tania Hardin



Additional Information

State Code: 4841 Educational Bldg-Taxable

Land Use: Commercial

Tax Map: 1716004000008000

Approx. Acres:

Legal Description: 74.09 FT NO 2A (.326 AC)
MAIN ST

Zone: NC Neighborhood Retail Commercial

Notes: Danville Preservation League, Inc.
(previously) DB 08-3426: Full name of Grantee
on this deed--District Board of Missions &
Church Extension of the Danville District of the
Methodist Church.

Parcel ID: 26404

Address: 767 MAIN ST

Owner Information

Owner Name: HARDIN WILLIAM & TANIA

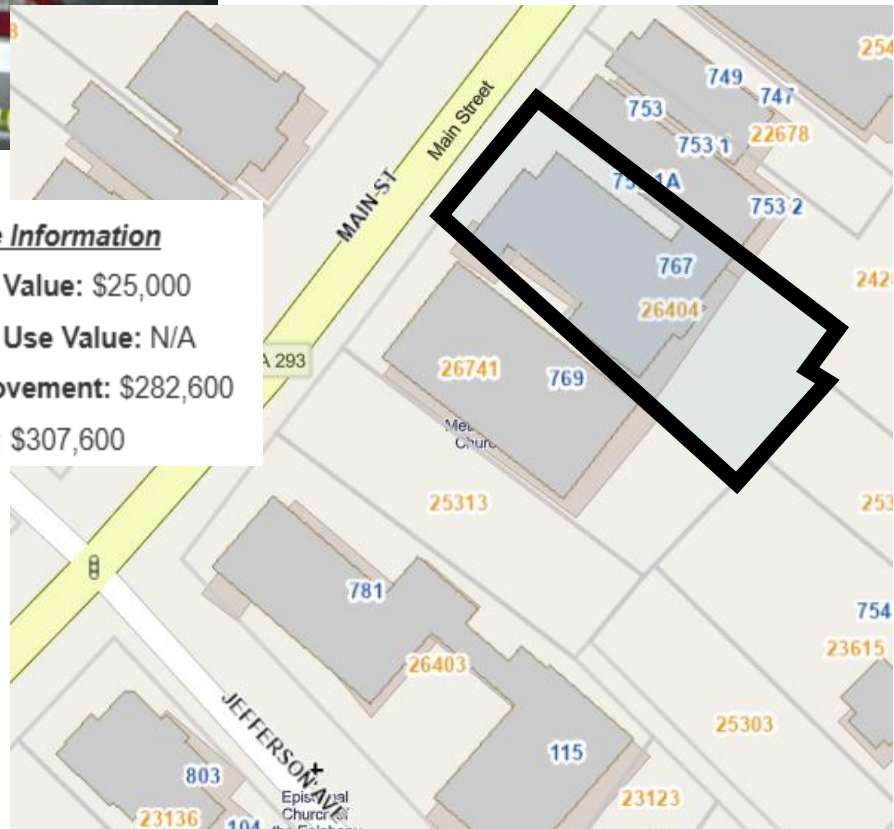
Value Information

Land Value: \$25,000

Land Use Value: N/A

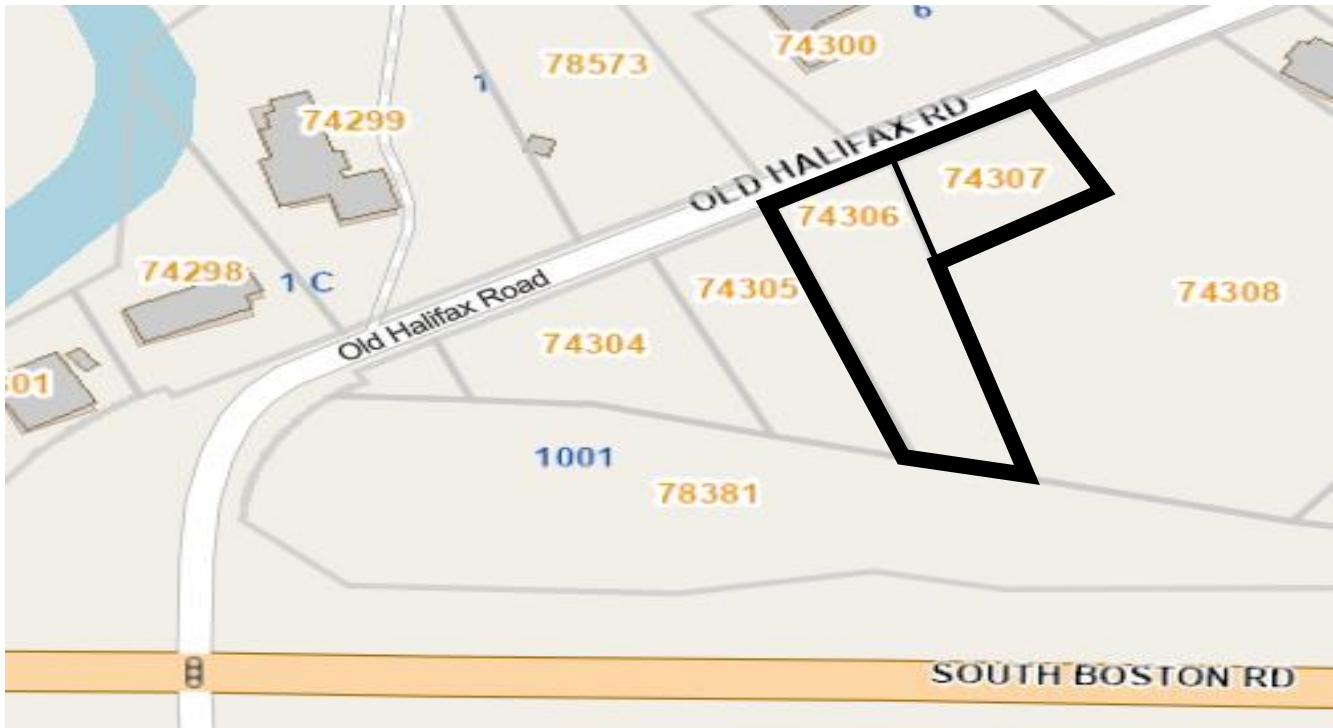
Improvement: \$282,600

Total: \$307,600



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Property J5
Margaret W. and Jason W. and Jerome W. Peters



Parcel ID: 74306

Address: OLD HALIFAX RD

Owner Information

Owner Name: PETERS MARGARET W &
 JASON W & JEROME W

Additional Information

State Code: 4091 Vac Com Buildable - 1

Land Use: Commercial

Tax Map: 2715002000018000

Approx. Acres:

Legal Description: NO B (.403 AC) OLD
 HALIFAX RD

Zone: HRC Highway Retail Comm

Notes: WB 11-164: James Jr. died 6/5/11 & 18
 lists. WB 07-39: Janet died 4/5/06 & 15 lists. DB
 00-92: 22 lists.

Value Information

Land Value: \$1,200

Land Use Value: N/A

Improvement: N/A

Total: \$1,200

Parcel ID: 74307

Address: OLD HALIFAX RD

Owner Information

Owner Name: PETERS MARGARET W &
 JASON W & JEROME W

Additional Information

State Code: 4091 Vac Com Buildable - 1

Land Use: Commercial

Tax Map: 2715002000019000

Approx. Acres:

Legal Description: .18 AC PT NO 6 OLD
 HALIFAX RD

Zone: HRC Highway Retail Comm

Notes: WB 11-164: James Jr. died 6/5/11 & 18
 lists.

Value Information

Land Value: \$1,500

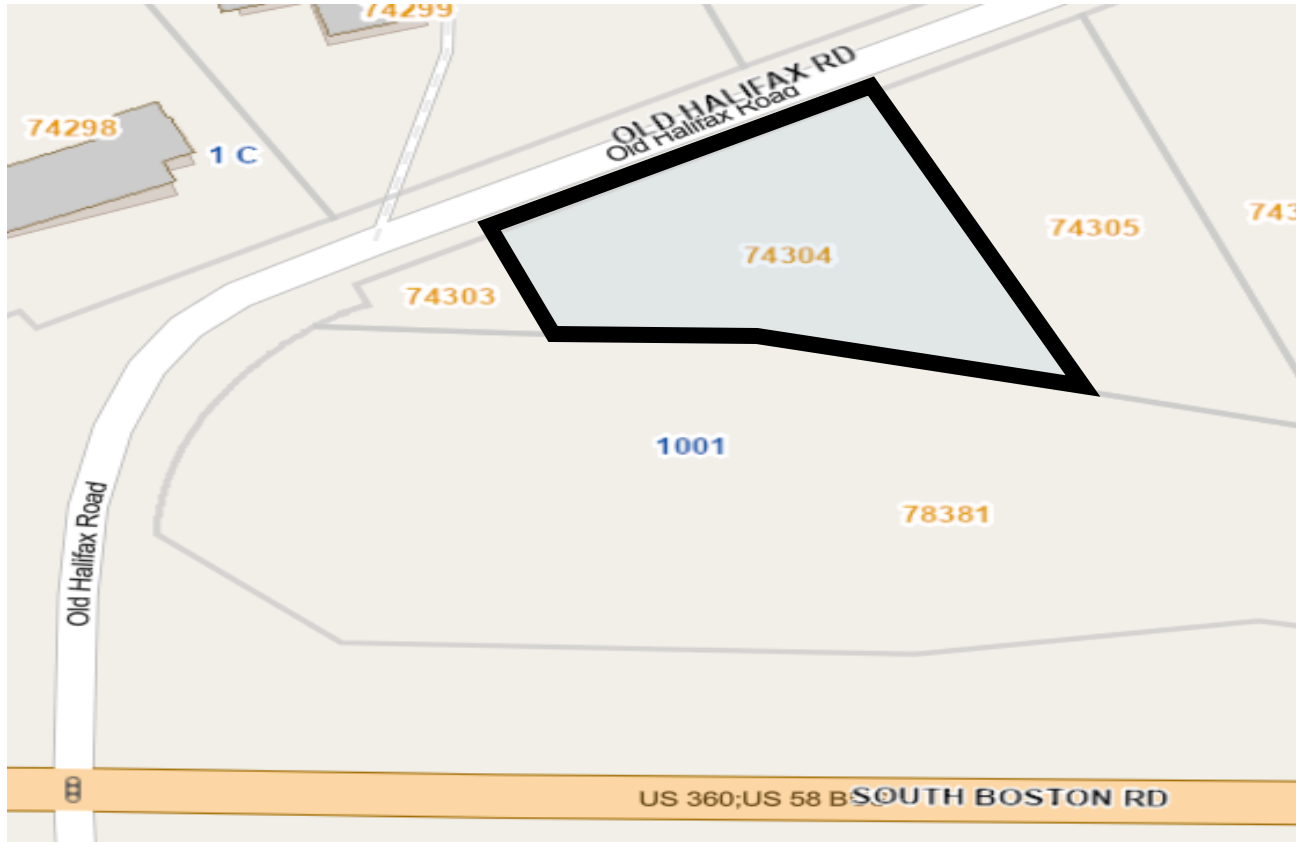
Land Use Value: N/A

Improvement: N/A

Total: \$1,500

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Property J6
Margaret W. and Jason W. and Jerome W. Peters



Parcel ID: 74304

Address: OLD HALIFAX RD

Owner Information

Owner Name: PETERS MARGARET W &
JASON W & JEROME W

Value Information

Land Value: \$1,000

Land Use Value: N/A

Improvement: N/A

Total: \$1,000

Additional Information

State Code: 4091 Vac Com Buildable - 1

Land Use: Commercial

Tax Map: 2715002000016000

Approx. Acres:

Legal Description: NO A (.32 AC) OLD
HALIFAX RD

Zone: HRC Highway Retail Comm

Notes: WB 11-164: James Jr. died 6/5/11 & 18
lists. WB 07-39: Janet died 4/5/06 & 15 lists. DB
00-92: 22 lists.

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Property J7
Margaret W. and Jason W. and Jerome W. Peters



Parcel ID: 74402

Address: HALIFAX RD

Owner Information

Owner Name: PETERS MARGARET W &
JASON W & JEROME W

Value Information

Land Value: \$2,000

Land Use Value: N/A

Improvement: N/A

Total: \$2,000

Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 2712003000005000

Approx. Acres:

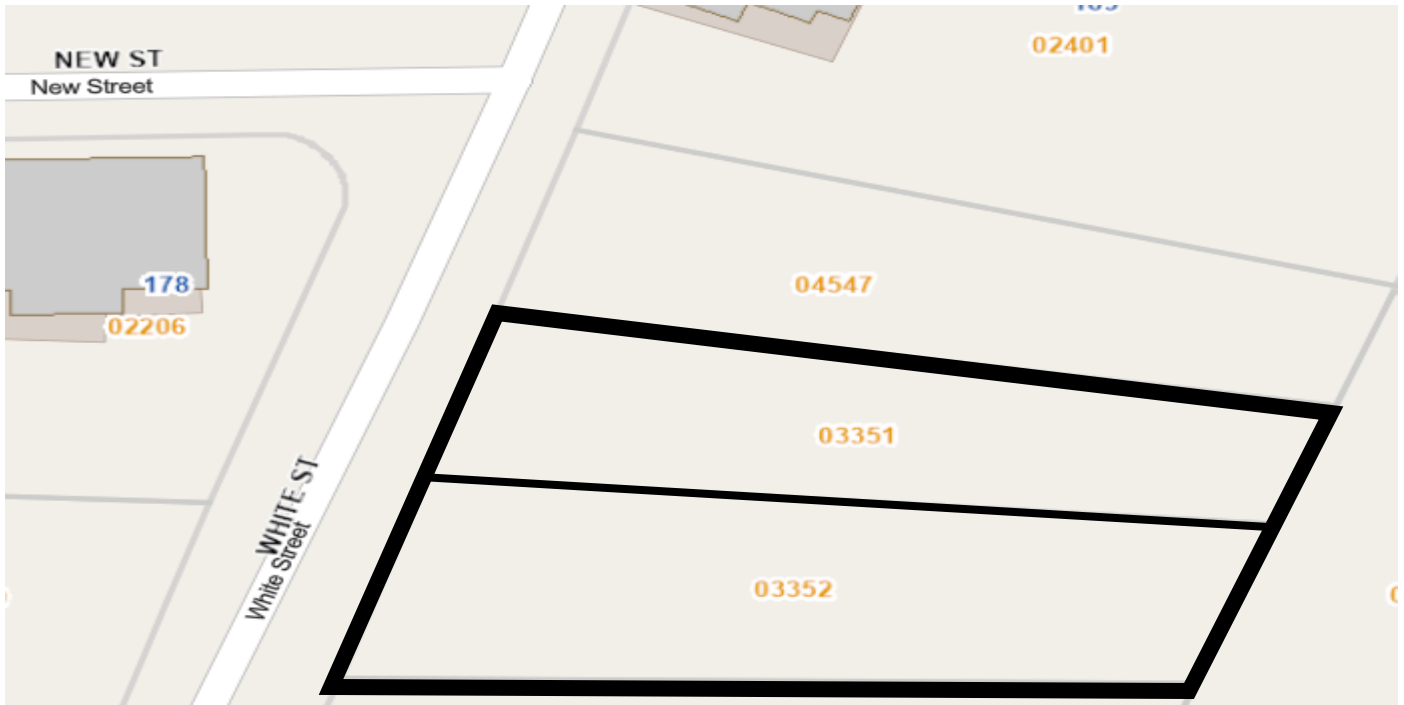
Legal Description: NO C (1.62 AC) HALIFAX
RD

Zone: OTR Old Town Residential

Notes: WB 11-164: James Jr. died 6/5/11 & 18
lists. WB 07-39: Janet died 4/5/06 & 15 lists. DB
00-92: 22 lists.

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Property J8
Margaret W. and Jason W. and Jerome W. Peters



Parcel ID: 03351

Address: WHITE ST

Owner Information

Owner Name: PETERS MARGARET W &
JASON W & JEROME W

Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 2819013000003000

Approx. Acres:

Legal Description: 40 FT PT NO 3 WHITE ST

Zone: OTR Old Town Residential

Notes: Avg Lot: 40.0 x 203.0 WB 11-164:
James Jr. died 6/5/11 & 18 lists. WB 07-39:
Janet died 4/5/06 & 15 lists. DB 00-92: 22 lists.

Value Information

Land Value: \$900

Land Use Value: N/A

Improvement: N/A

Total: \$900

Parcel ID: 03352

Address: WHITE ST

Owner Information

Owner Name: PETERS MARGARET W &
JASON W & JEROME W

Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 2819013000002000

Approx. Acres:

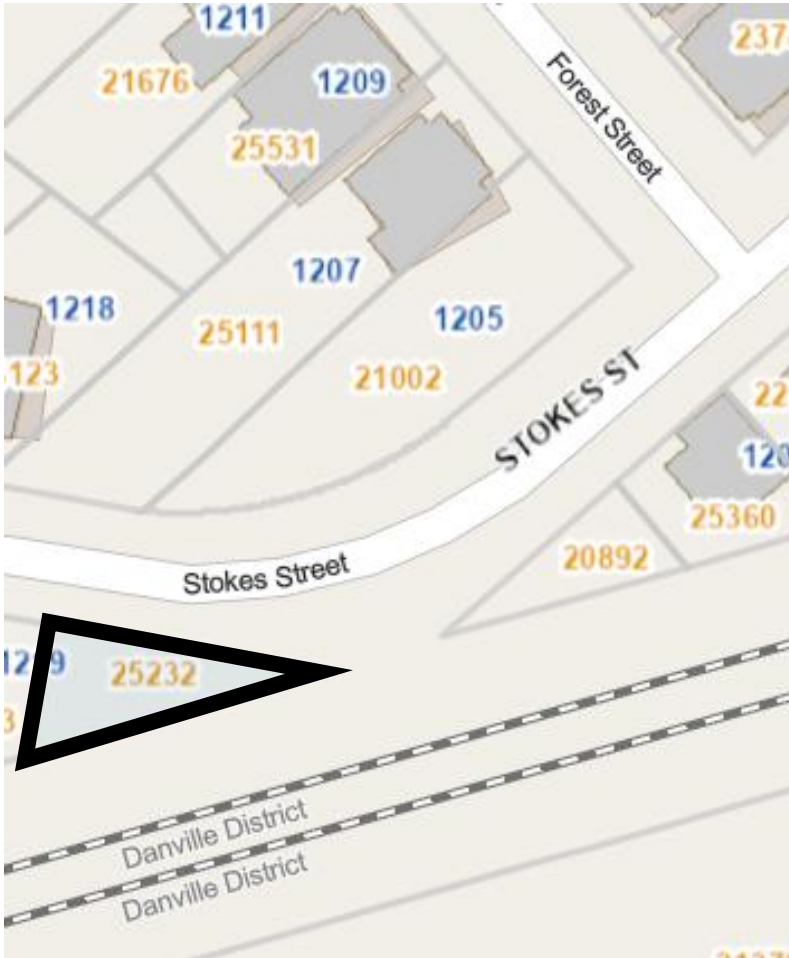
Legal Description: 50 FT PT NO 2 WHITE ST

Zone: OTR Old Town Residential

Notes: Avg Lot: 50.0 x 205.0 WB 11-164:
James Jr. died 6/5/11 & 18 lists. WB 07-39:
Janet died 4/5/06 & 15 lists. DB 00-92: 22 lists.

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Property J9
Margaret W. and Jason W. and Jerome W. Peters



Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 1608004000006000

Approx. Acres:

Legal Description: 94.02 FT NO 4B SEC 8
STOKES ST

Zone: OTR Old Town Residential

Notes: WB 11-164: James Jr. died 6/5/11 & 18
lists.

Parcel ID: 25232

Address: STOKES ST

Owner Information

Owner Name: PETERS MARGARET W &
JASON W & JEROME W

Value Information

Land Value: \$800

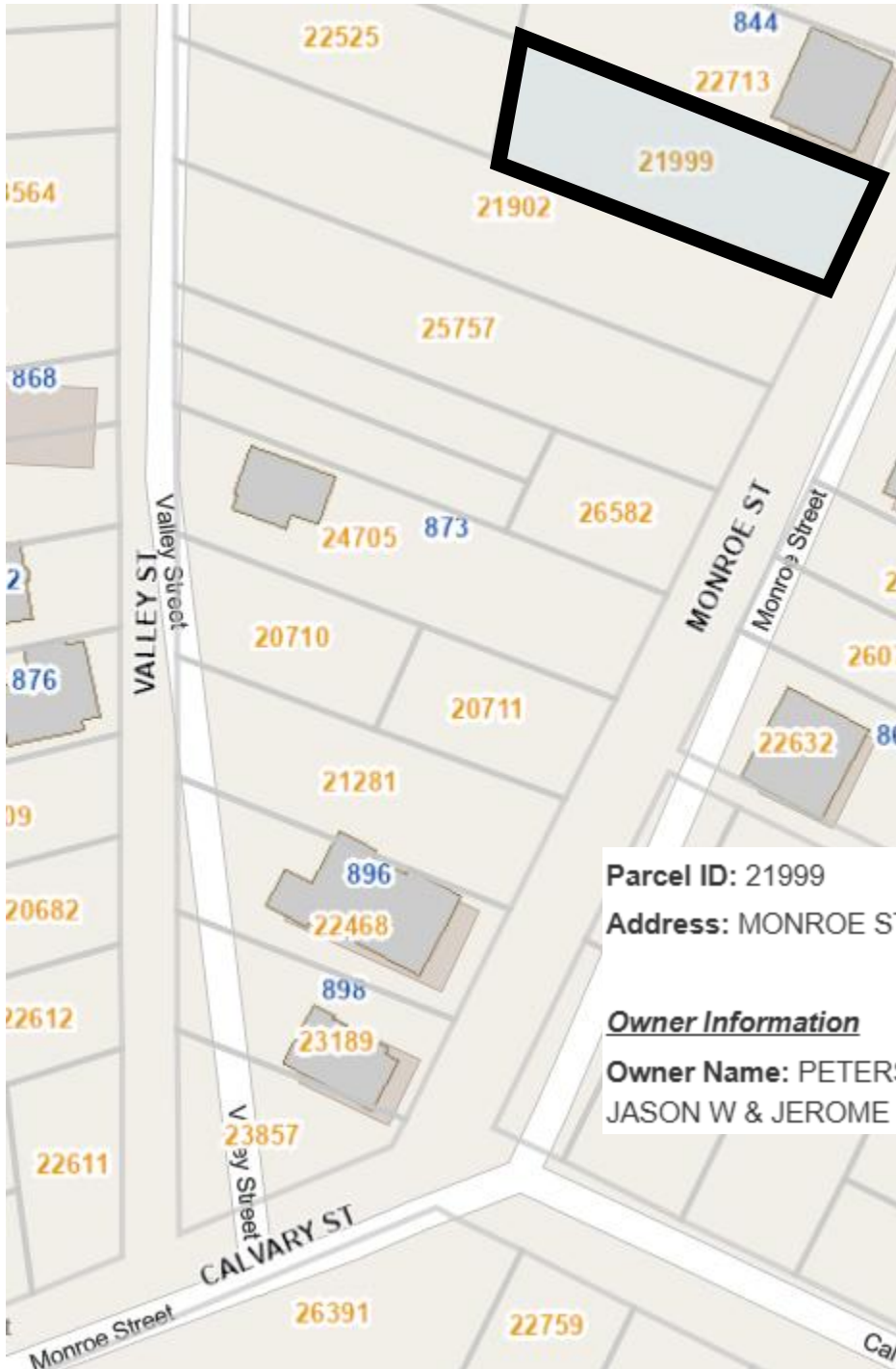
Land Use Value: N/A

Improvement: N/A

Total: \$800

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Property J10
Margaret W. and Jason W. and Jerome W. Peters



Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 1716016000025000

Approx. Acres:

Legal Description: 45 FT PT NO 56 MONROE ST

Zone: OTR Old Town Residential

Notes: Avg Lot: 45.0 x 143.0 WB 11-164:
James Jr. died 6/5/11 & 18 lists. WB 07-39:
Janet died 4/5/06 & 15 lists. DB 00-92: 22 lists.

Parcel ID: 21999

Address: MONROE ST

Owner Information

Owner Name: PETERS MARGARET W &
JASON W & JEROME W

Value Information

Land Value: \$1,300

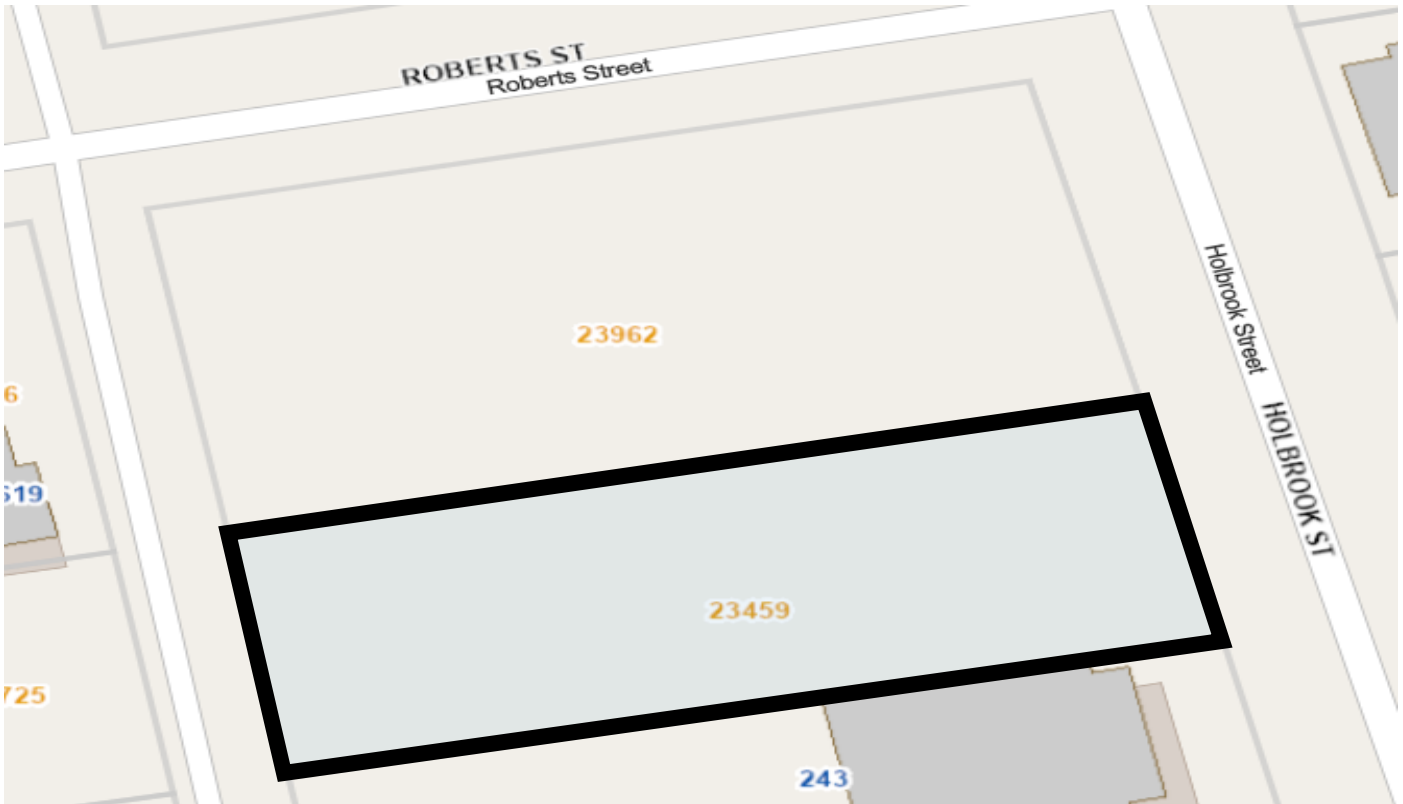
Land Use Value: N/A

Improvement: N/A

Total: \$1,300

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Property J11
Margaret W. and Jason W. and Jerome W. Peters



Parcel ID: 23459

Address: HOLBROOK ST

Owner Information

Owner Name: PETERS MARGARET W &
JASON W & JEROME W

Value Information

Land Value: \$3,200

Land Use Value: N/A

Improvement: N/A

Total: \$3,200

Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 1716022000017000

Approx. Acres:

Legal Description: 60.5 FT NO 44
HOLBROOK ST

Zone: OTR Old Town Residential

Notes: Avg Lot: 60.5 x 167.8 WB 11-164:
James Jr. died 6/5/11 & 18 lists. WB 07-39:
Janet died 4/5/06 & 15 lists. DB 00-92: 22 lists.
DB 00-91: 2 lists incl acct# 23459 & 24098.

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Property J12
Leon Carroll and Janice Christine Howard



Additional Information

State Code: 1101 Single Fam Res-1 Dwling

Land Use: Residential

Tax Map: 0619001000009000

Approx. Acres:

Legal Description: NOS 30-33 (.42 AC)
ELIZABETH ST

Zone: OTR Old Town Residential

Notes: 8/30/19-Per info from R. Dodson, Leon died 1/15/19 & Donice is his wife but nothing recorded yet. WB 04-214: Odie died 7/14/98. WB 04-213: Velma died 10/17/96.

Parcel ID: 75751

Address: 591 ELIZABETH ST

Owner Information

Owner Name: HOWARD LEON CARROLL &
JANICE CHRISTINE

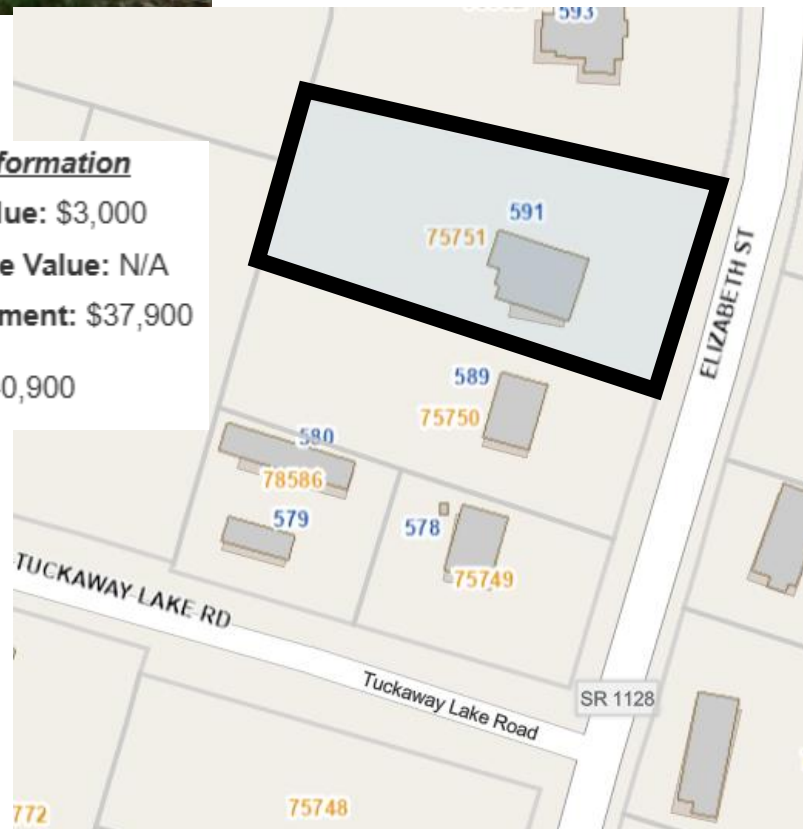
Value Information

Land Value: \$3,000

Land Use Value: N/A

Improvement: \$37,900

Total: \$40,900



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Property J13
Leon Carroll Howard



Additional Information

State Code: 1101 Single Fam Res-1 Dwling

Land Use: Residential

Tax Map: 2806013000014000

Approx. Acres:

Legal Description: 64 FT NO 70 NORWOOD DR

Zone: OTR Old Town Residential

Notes: Avg Lot: 53.0 X 145.0 5/9/24-Nursing home put sticker across the ownership on bill & sent back to us. 8/30/19-Per info from R. Dodson, Leon Howard died 1/15/19, nothing recorded yet & Donice Howard is his wife.

Parcel ID: 52040

Address: 371 NORWOOD DR

Owner Information

Owner Name: HOWARD LEON CARROLL

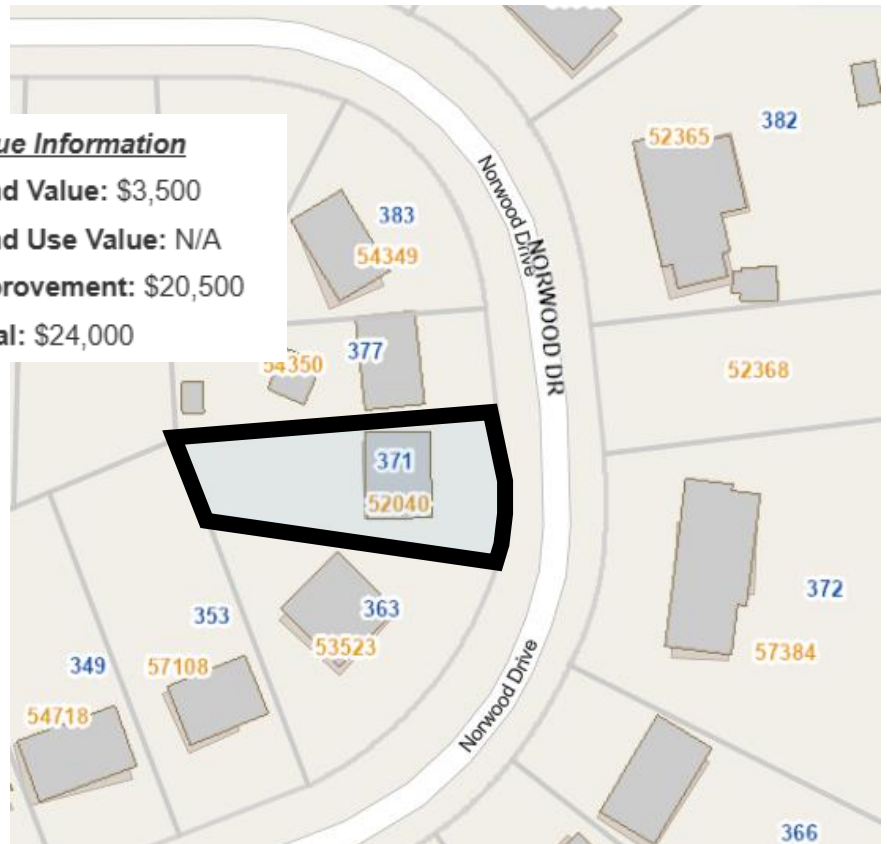
Value Information

Land Value: \$3,500

Land Use Value: N/A

Improvement: \$20,500

Total: \$24,000



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Property J14
Rachele Maria Davis, Suzanne Davis, Abednego Randall Davis, Charles Davis, Jonathan Gregory Davis, and Others



Parcel ID: 53744

Address: 214 MAYFIELD RD

Owner Information

Owner Name: DAVIS RACHELE MARIA & SUZANNE & ABEDNEGO RANDALL & CHARLES & JONATHAN GREGORY & OTHER

Value Information

Land Value: \$1,400

Land Use Value: N/A

Improvement: \$13,300

Total: \$14,700

Additional Information

State Code: 1101 Single Fam Res-1 Dwlng

Land Use: Residential

Tax Map: 9620005000002000

Approx. Acres:

Legal Description: 25 FT NO 80 BLK A MAYFIELD RD

Zone: OTR Old Town Residential

Notes: Avg Lot: 25.0 X 183.0 DB 23-4487: Patricia Davis Dabbs gave her 1/2 interest to 4 of 6 heirs of Harold Davis, those 4 have sur in 1/2 interest (Rachele, Abednego, Britney, Jonathan), Suzanne & Charles plus previous 4 are tenants in common in 1/2 interest of Harold & other is Britney Diane Barksdale. WB 23-335 Harold Davis died 9/13/23, his 1/2 interest passed to his 6 heirs, Patricia Davis owns 1/2 interest, they were divorced 12/15/22 & brought in a copy with the L/Heirs. DB 03-4242: Edward Jr. died 12/3/00, by sur to Catherine.



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Property J15
Willie C. and Rodney D. Jones



Additional Information

State Code: 1101 Single Fam Res-1 Dwlng

Land Use: Residential

Tax Map: 1711004000014000

Approx. Acres:

Legal Description: 65 FT NO 7 BLK H
HOLBROOK ST

Zone: OTR Old Town Residential

Notes: Avg Lot: 65.0 X 115.0 DB 09-4205:
Willie Mae died 7/13/05, survived by 7 heirs,
who signed off on this deed.

Parcel ID: 25827

Address: 627 HOLBROOK ST

Owner Information

Owner Name: JONES WILLIE C & RODNEY D

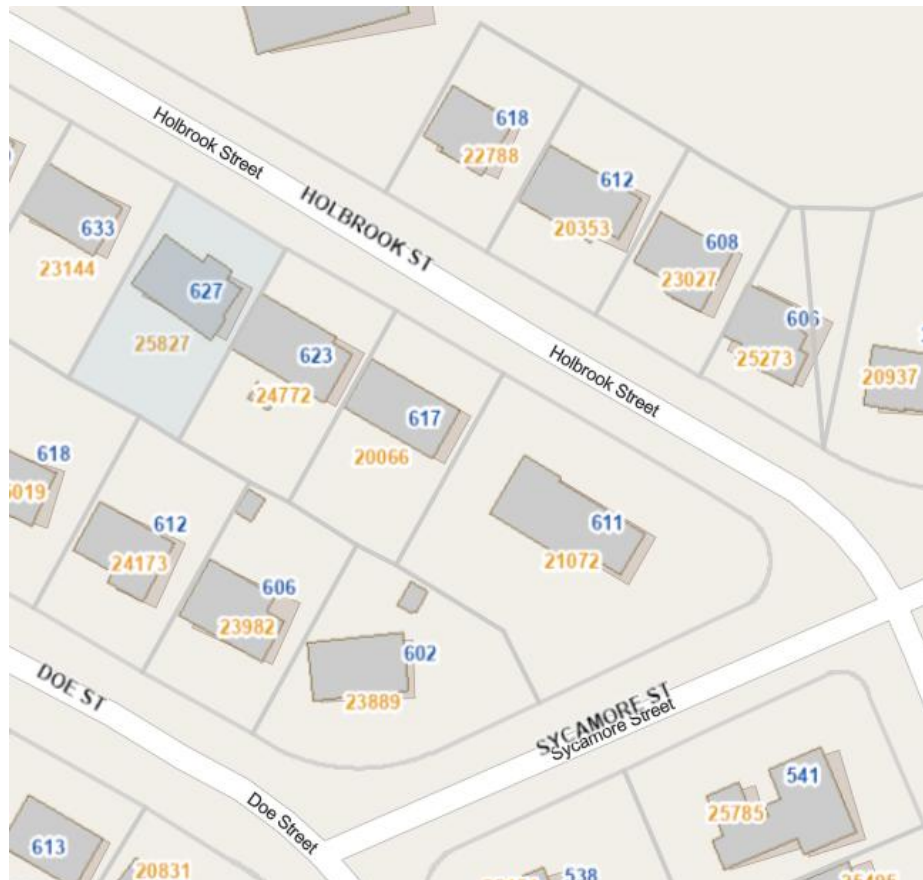
Value Information

Land Value: \$4,300

Land Use Value: N/A

Improvement: \$75,900

Total: \$80,200



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Property J16
Teresa R. and Homer C. Wilkerson



Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 2819003000001000

Approx. Acres:

Legal Description: NO 7 (0.213 AC)
BRADLEY RD & BELMEADE CT

Zone: OTR Old Town Residential

Notes: Avg. Lot: 48.0 X 194.0 7/28/15-Per call from Teresa, she & Homer are divorced so they now own as tenants in common. DB 03-3163: Billy Smith died 3/7/03, by sur to Virginia.

Parcel ID: 74008

Address: BRADLEY RD

Owner Information

Owner Name: WILKERSON TERESA R &
HOMER C

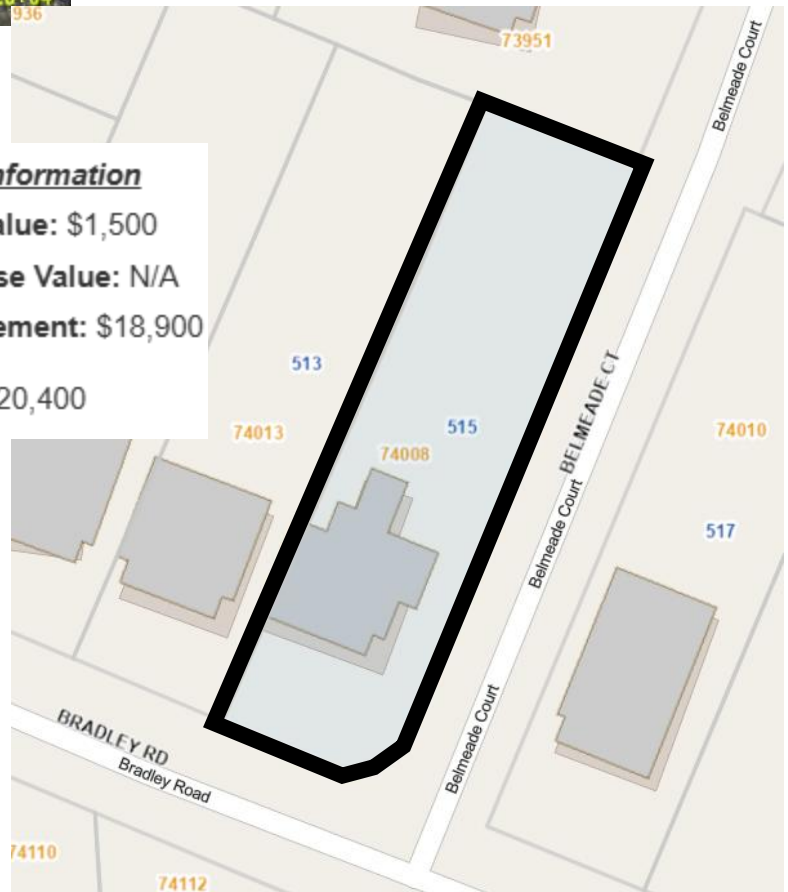
Value Information

Land Value: \$1,500

Land Use Value: N/A

Improvement: \$18,900

Total: \$20,400



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