

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
CITY OF DANVILLE, 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 **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) | Tax Map No. | TACS No. | Property Description |
|----|--|--------------------|-----------------|---|
| N1 | Roy Howard and James Melvin, and Patricia and Cynthia and Steven Adams | 04166 | 342971 | Vacant; Bradley Road, Danville 24540 |
| N2 | Elsie M. Beasley | 74077 | 439227 | Vacant; Bradley Road, Danville 24540 |
| N3 | Elsie Marie Beasley | 03243 | 439227 | Vacant; Bradley Road, Danville 24540 |
| N4 | Elsie Marie Beasley | 03442 | 439227 | Vacant; Bradley Road, Danville 24540 |
| N5 | Elsie M. Beasley | 00344 | 439227 | Vacant; Stonewall Court, Danville 24540 |

| | | | | |
|-----|---|-------|--------|---|
| N6 | Katherine Saunders, Sheley T. and Rodney Hicks, Tonya Johnson, and Tammy Hicks | 02599 | 342981 | Vacant; Farrar Street, Danville 24540 |
| N7 | Kevin Jerome and Cynthia L. James | 02801 | 120931 | 815 Wylie Avenue, Danville 24540 |
| N8 | Lula Booker, Beatrice and Jackson Alger and Annie Lee Pinchback | 20583 | 119920 | Vacant; Holbrook Street, Danville 24541 |
| N9 | Carroll Holland and Calvin Holland and Sons General Contractors | 70955 | 119984 | Vacant; near Church Avenue, Danville 24541 |
| N10 | Brenda L. Soler | 04495 | 166273 | Vacant; Keen Street, Danville 24540 |
| N11 | Isaac M. Waller | 03281 | 600231 | 221 Bellevue Street, Danville 24540 |
| N12 | Willie Calvin Graham and Zonnie Mae Graham Heirs | 73904 | 119522 | Vacant; Koyeton Way, Danville 24540 |
| N13 | Janice Clare Wells | 73284 | 119824 | Vacant; Ida Street, Danville 24540 |
| N14 | Removed Pamela P. Warren | 22546 | 216061 | Vacant; Berryman Avenue, Danville 24541 |

| | | | | |
|-----|--------------------------------|-------|--------|--|
| N15 | Julius T. and Ann M. Robertson | 24612 | 120909 | Vacant; Colquhoun Street, Danville 24541 |
|-----|--------------------------------|-------|--------|--|

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.**

Credit Card information or other proof of funds will be collected as part of the registration process for deposit purposes. If using a credit card, immediately upon conclusion of the Sale, the highest bidder's registered credit card will be charged an initial deposit amount of \$2,500.00, or the minimum deposit amount outlined in the terms above, if less than \$2,500.00.

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 <https://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 (804) 709-1954 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 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 the City of Danville. Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://www.dudleyresources.auction>, by email to info@dudleyresources.com or by phone to Phil Bonnie, at (804) 709-1954. 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
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:

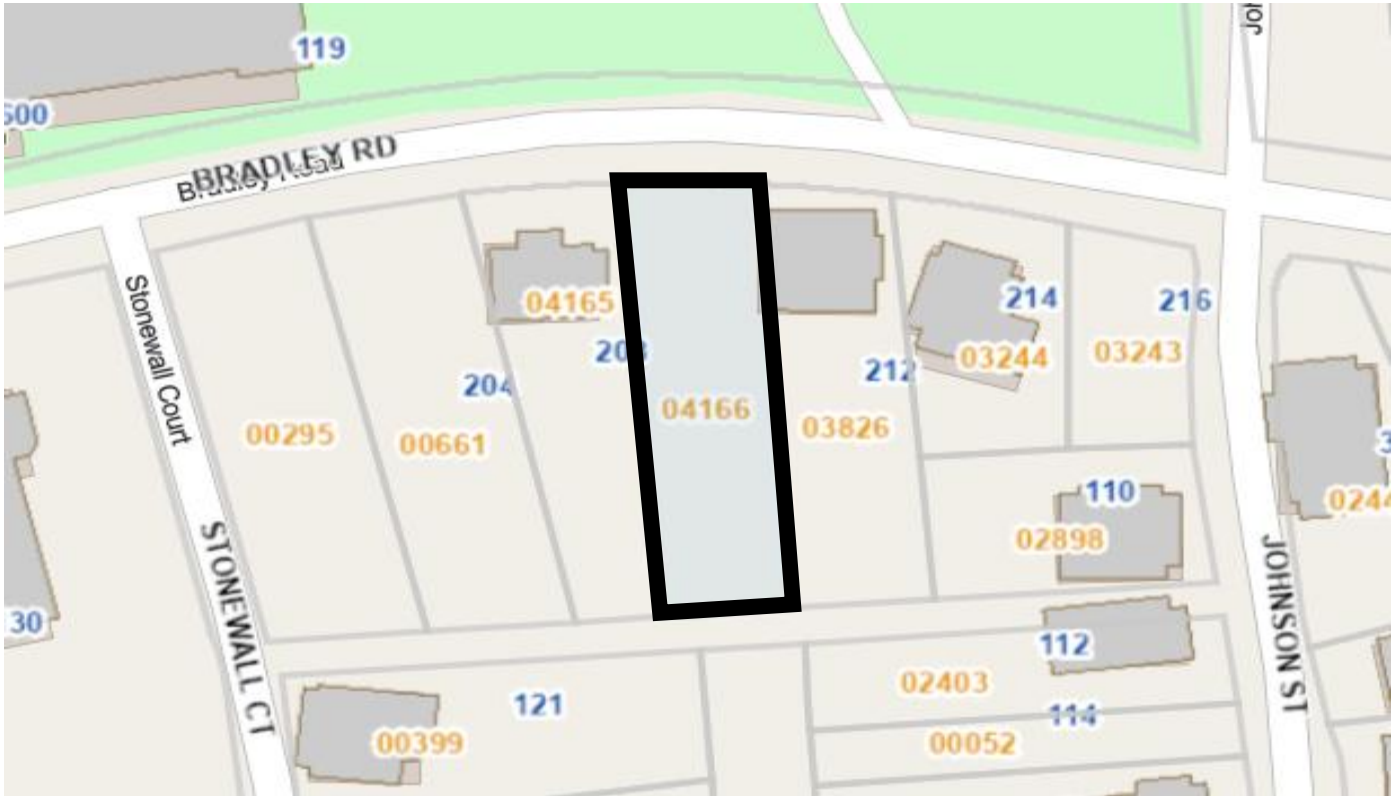
Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

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 N1
Roy Howard and James Melvin, and Patricia and Cynthia and Steven Adams



Parcel ID: 04166

Address: BRADLEY RD

Owner Information

Owner Name: ADAMS ROY HOWARD &
 JAMES MELVIN & PATRICIA & CYNTHIA &
 STEVEN

Value Information

Land Value: \$1,100

Land Use Value: N/A

Improvement: N/A

Total: \$1,100

Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 2819010000019000

Approx. Acres:

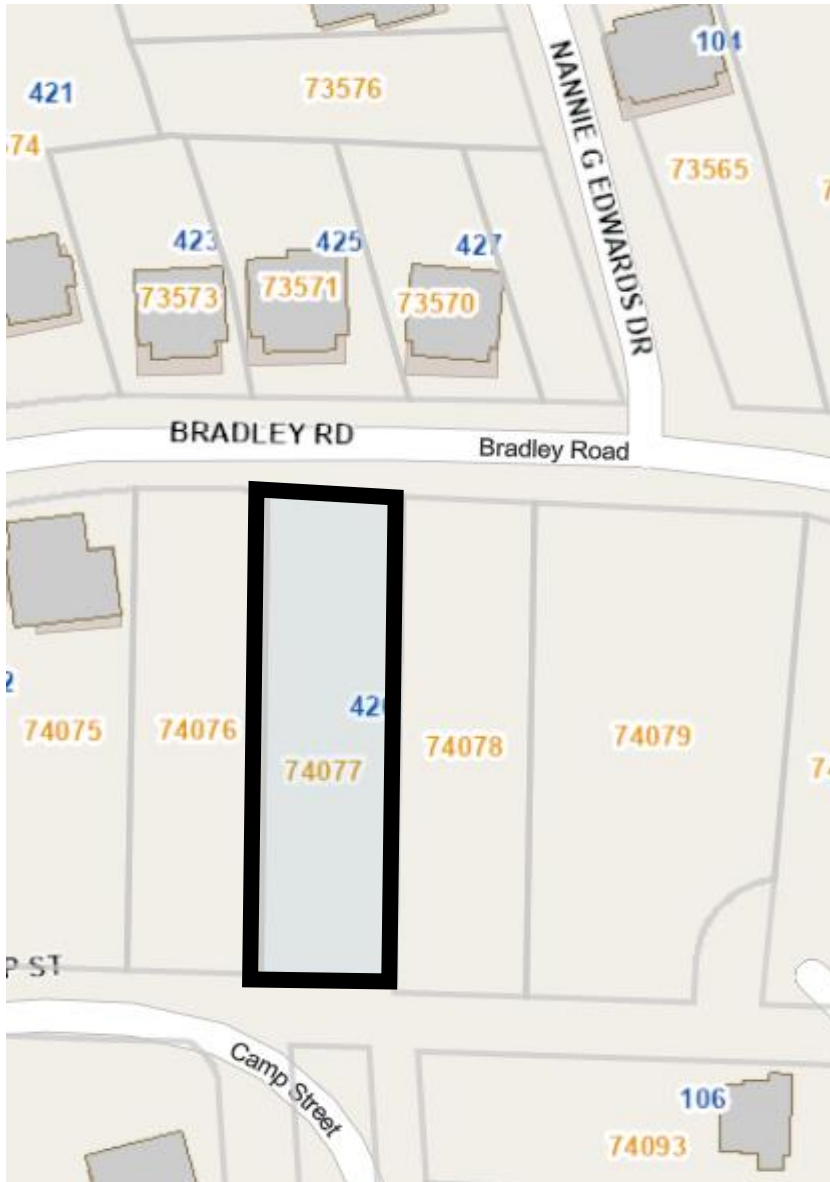
Legal Description: 47 FT PT NOS 8 & 9
 BRADLEY RD

Zone: OTR Old Town Residential

Notes: Avg Lot: 45.0 x 150.0 Roy (1/3 interest),
 James (1/3 interest), Patricia, Cynthia & Steven
 have 1/3 interest.

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**Property N2
Elsie M. Beasley**



Parcel ID: 74077
Address: BRADLEY RD

Owner Information

Owner Name: BEASLEY ELSIE M

Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 2819016000009000

Approx. Acres:

Legal Description: PT NO 10 BRADLEY RD

Zone: OTR Old Town Residential

Notes: WB 20-166: Robert Jr. died 4/3/20 & 14 lists.

Value Information

Land Value: \$1,500

Land Use Value: N/A

Improvement: N/A

Total: \$1,500

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**Property N3
Elsie Marie Beasley**

Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

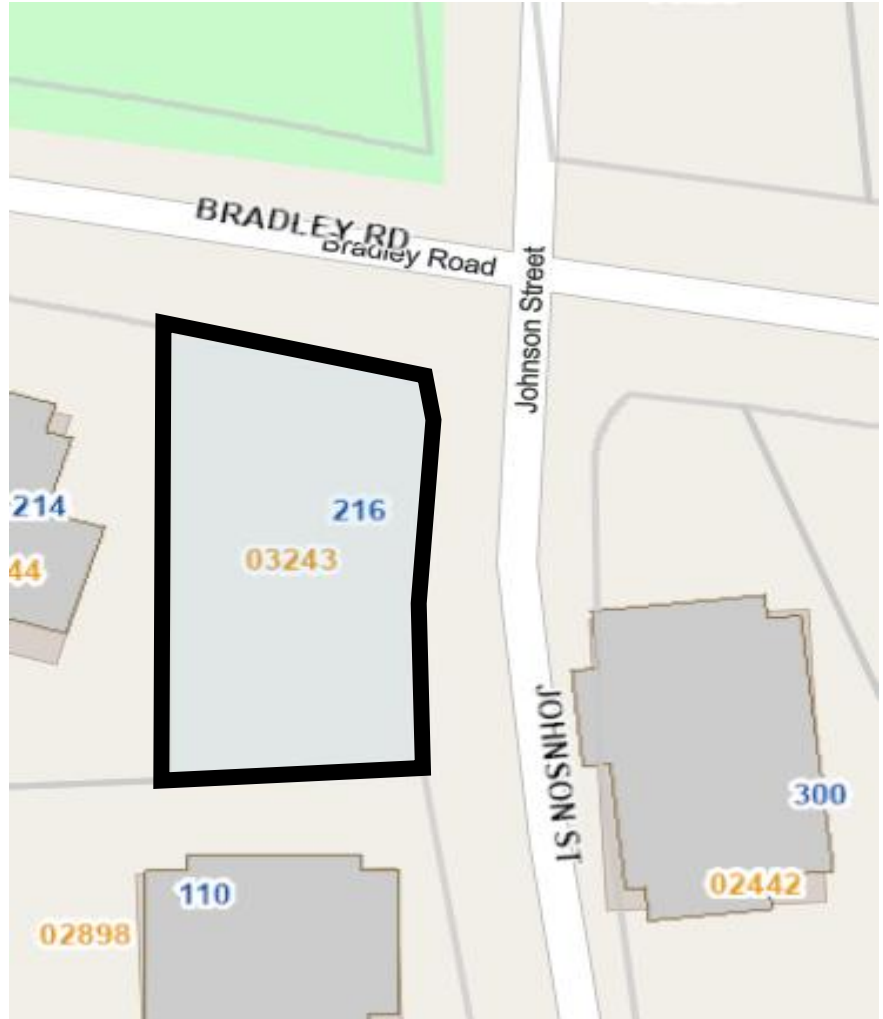
Tax Map: 2819010000022000

Approx. Acres:

Legal Description: PT NO 12 BRADLEY RD

Zone: OTR Old Town Residential

Notes: Avg Lot 39.0 X 83.0 WB 20-166: Robert Jr. died 4/3/20 & 14 lists.



Parcel ID: 03243

Address: BRADLEY RD

Owner Information

Owner Name: BEASLEY ELSIE MARIE

Value Information

Land Value: \$700

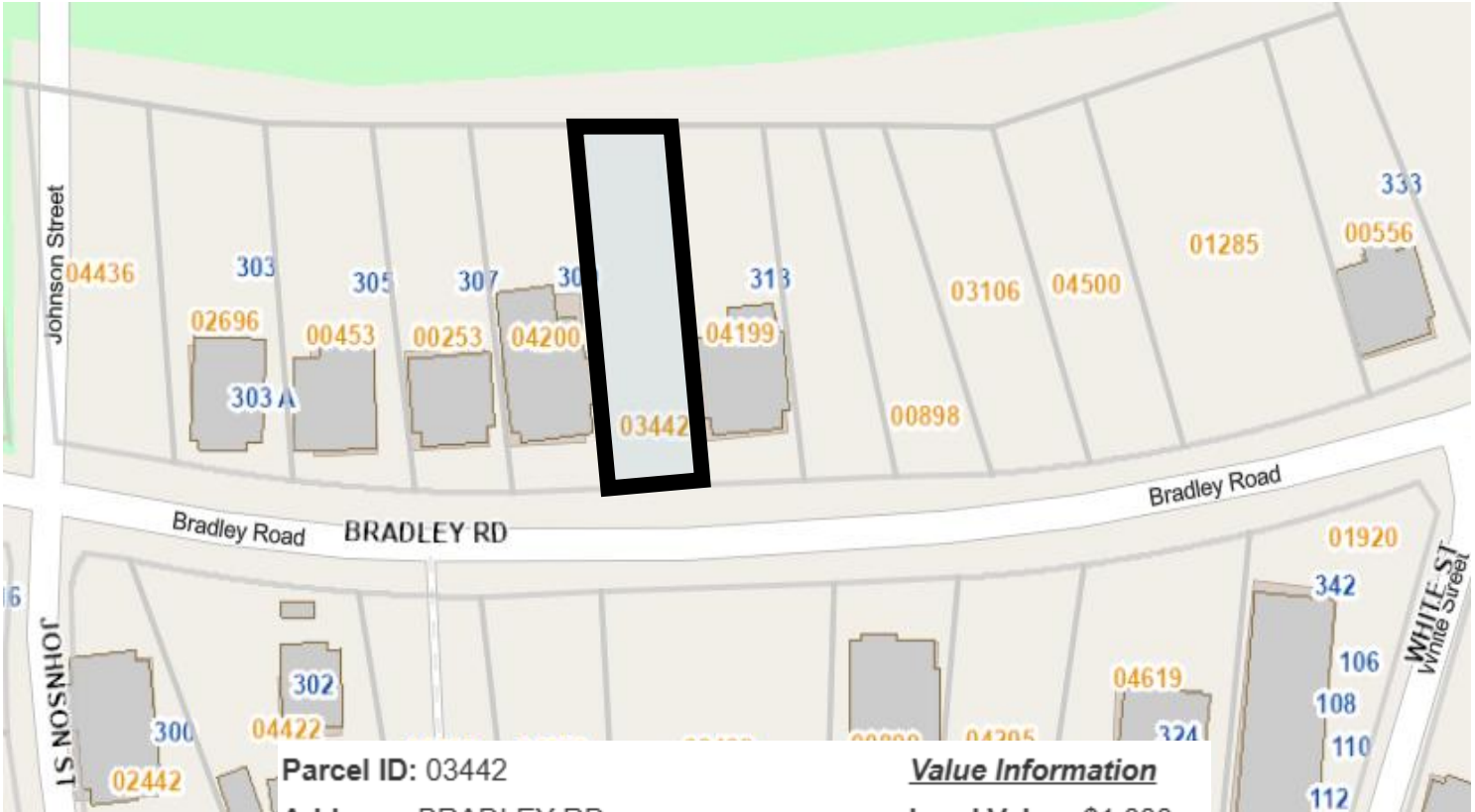
Land Use Value: N/A

Improvement: N/A

Total: \$700

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**Property N4
Elsie Marie Beasley**



Parcel ID: 03442
Address: BRADLEY RD

Value Information
Land Value: \$1,000
Land Use Value: N/A
Improvement: N/A
Total: \$1,000

Owner Information

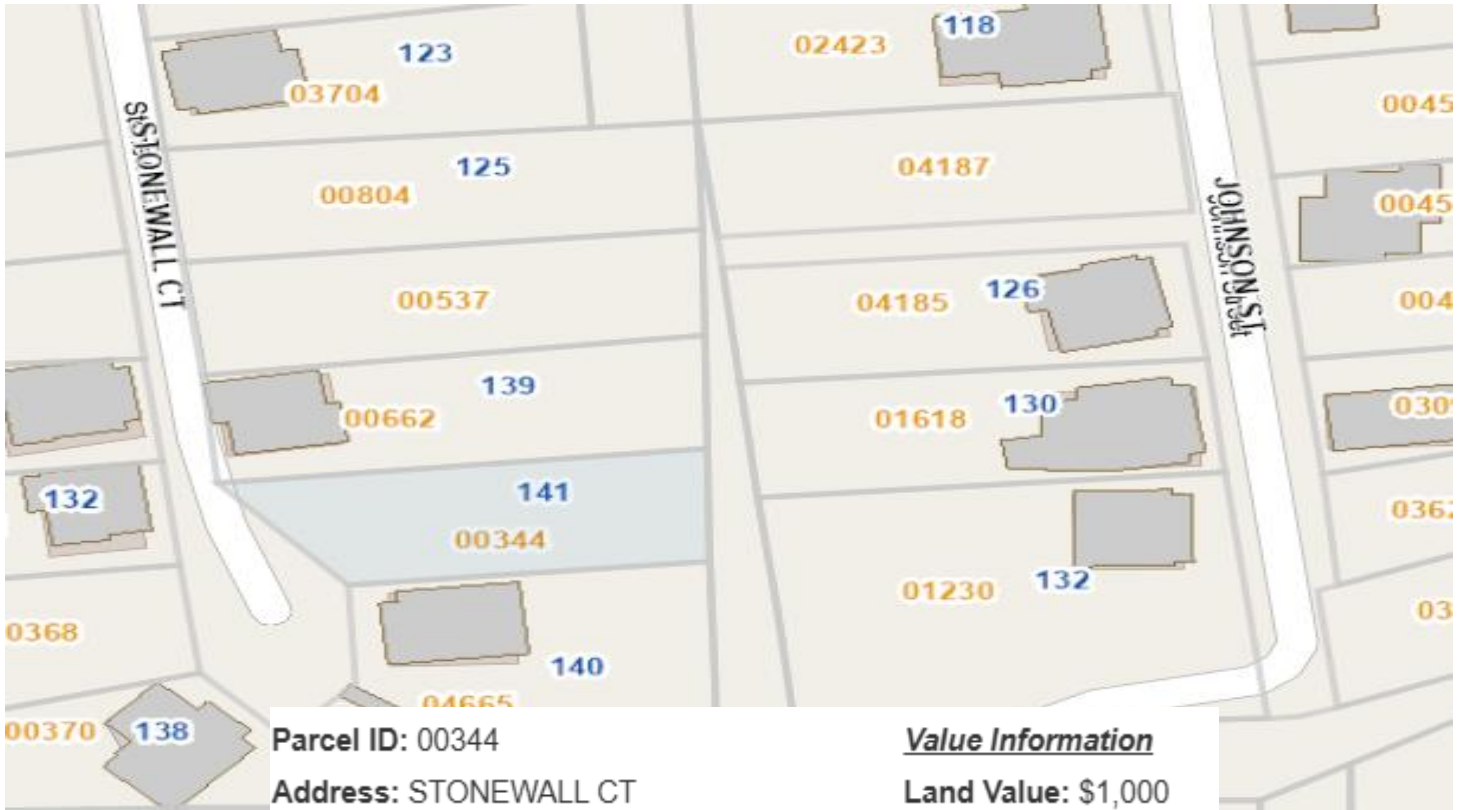
Owner Name: BEASLEY ELSIE MARIE

Additional Information

State Code: 1091 Vac Res Lot Buildable - 1
Land Use: Residential
Tax Map: 2819009000025000
Approx. Acres:
Legal Description: 40 FT PT NO 9 BRADLEY RD
Zone: OTR Old Town Residential
Notes: Avg Lot: 40.0 X 145.0 WB 20-166:
Robert Jr. died 4/3/20 & 14 lists.

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**Property N5
Elsie M. Beasley**



Parcel ID: 00344
Address: STONEWALL CT

Value Information
Land Value: \$1,000
Land Use Value: N/A
Improvement: N/A
Total: \$1,000

Owner Information

Owner Name: BEASLEY ELSIE M

Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 2819010000009000

Approx. Acres:

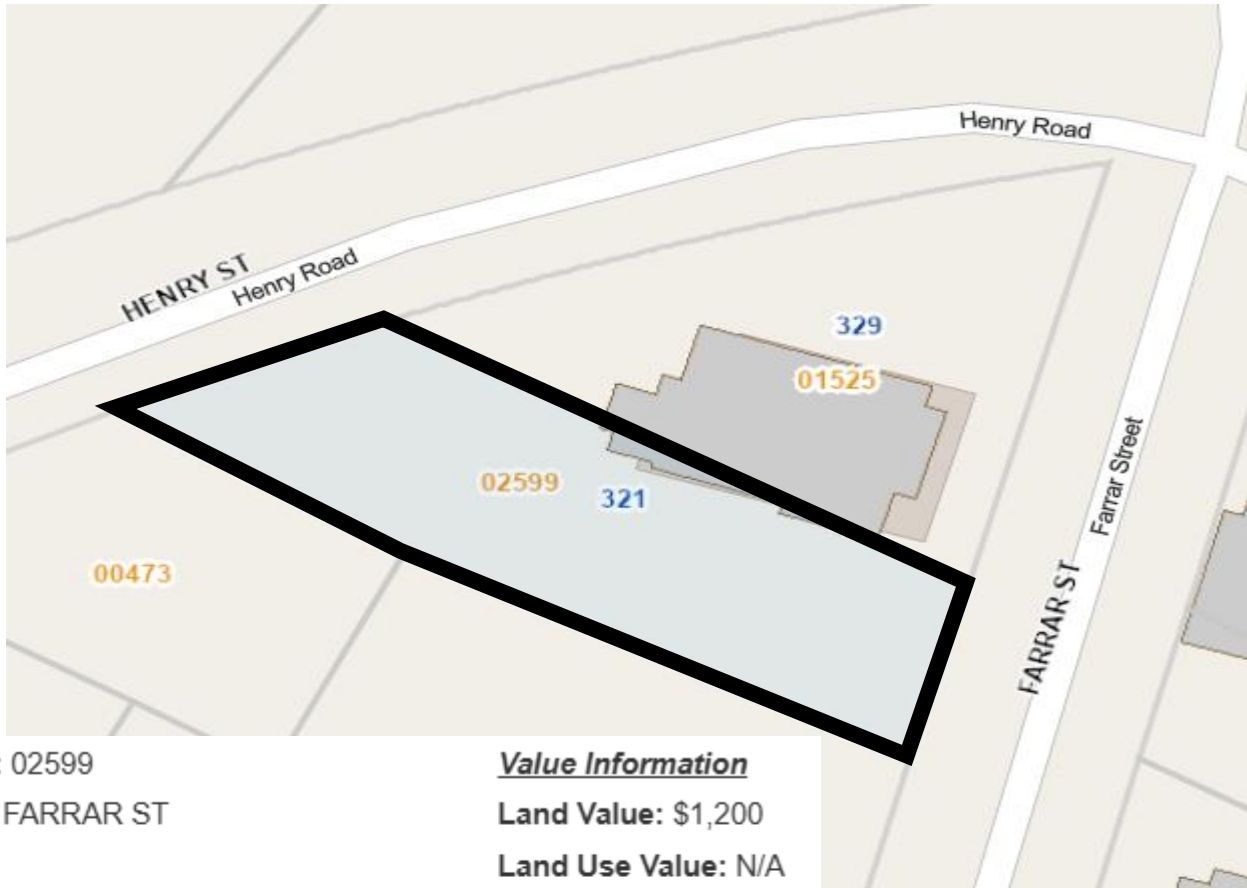
Legal Description: 57.5 FT NO 6
STONEWALL CT

Zone: OTR Old Town Residential

Notes: Avg Lot: 43.0 X 133.0 WB 20-166:
Robert Jr. died 4/3/20 & 14 lists.

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Property N6
Katherine Saunders, Sheley T. and Rodney Hicks, Tonya Johnson, and Tammy Hicks



Parcel ID: 02599
Address: FARRAR ST

Owner Information
Owner Name: HICKS KATHERINE
SAUNDERS & SHELEY T & RODNEY &
JOHNSON TONYA & HICKS TAMMY

Value Information
Land Value: \$1,200
Land Use Value: N/A
Improvement: N/A

Additional Information
Total: \$1,200
State Code: 1091 Vac Res Lot Buildable - 1
Land Use: Residential
Tax Map: 2705002000005000
Approx. Acres:
Legal Description: 40 FT PT NO 2 FARRAR ST
Zone: OTR Old Town Residential
Notes: Avg Lot: 45.0 X 160.0 WB 08-24:
Sylvester Hicks died 1/5/08, 5 lists, 1/2 interest to Katherine (ex-wife) & other 1/2 goes to 4 heirs of Sylvester.

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Property N7
Kevin Jerome and Cynthia L. James



Additional Information

State Code: 1101 Single Fam Res-1 Dwlng

Land Use: Residential

Tax Map: 2706003000037000

Approx. Acres:

Legal Description: 50 FT E PT NO 176
WYLLIE AVE

Zone: OTR Old Town Residential

Notes: Avg Lot: 50.0 X 150.0 1/15/15-Received a call from Kevin, he & Cynthia were divorced in 2009, pty was supposed to pass to her, Cynthia died in 2011, he will contact the divorce atty & see what can be done since this house is not his.

Parcel ID: 02801

Address: 815 WYLLIE AVE

Owner Information

Owner Name: JAMES KEVIN JEROME &
CYNTHIA L

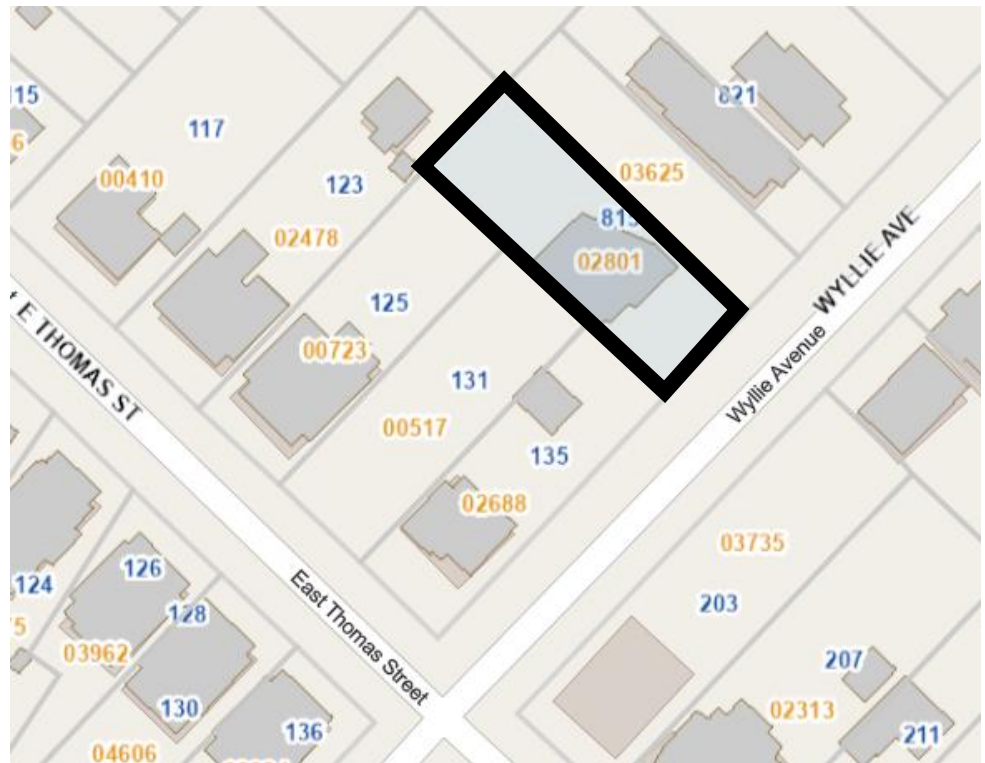
Value Information

Land Value: \$1,300

Land Use Value: N/A

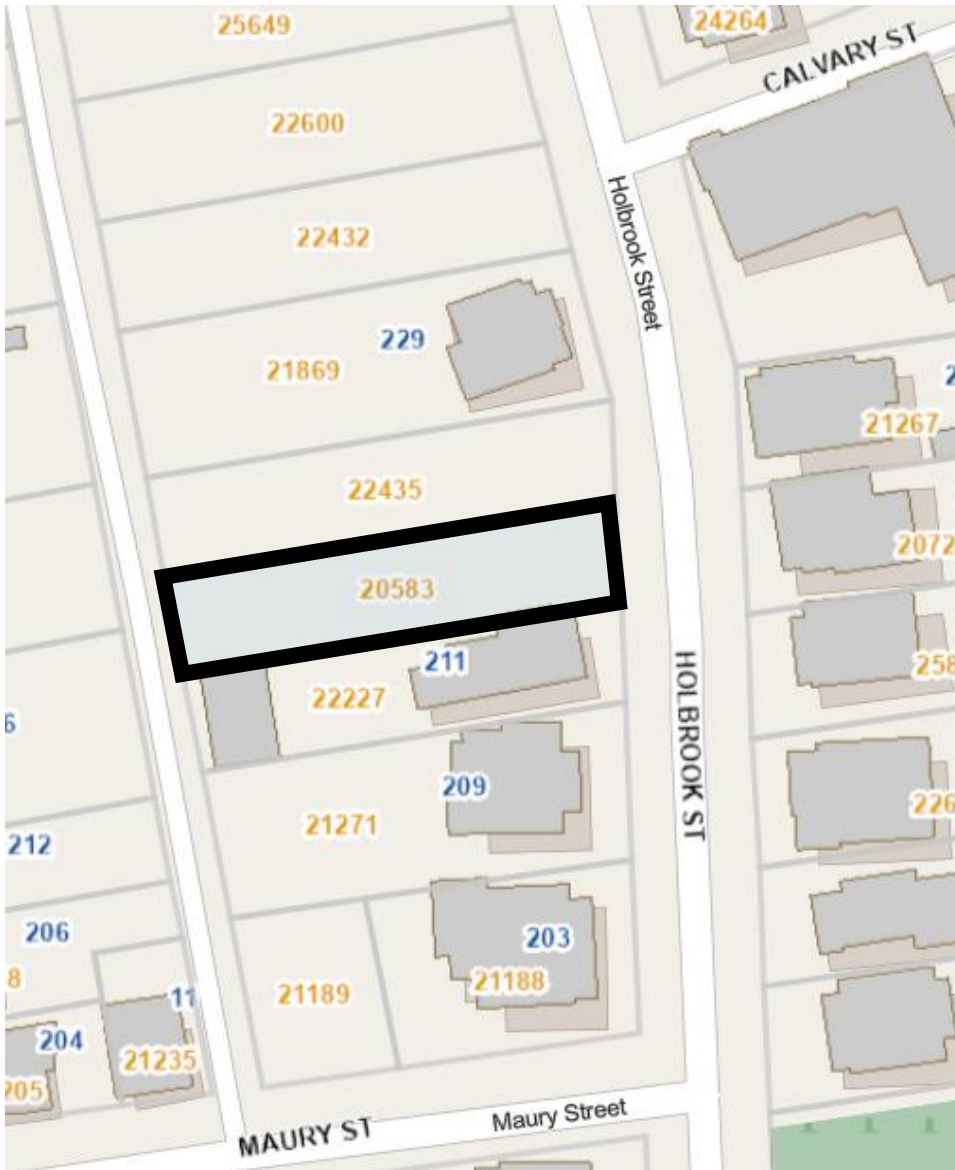
Improvement: \$9,500

Total: \$10,800



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Property N8
Lula Booker, Beatrice and Jackson Alger and Annie Lee Pinchback



Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 1716022000024000

Approx. Acres:

Legal Description: 40 FT PT NO 49 & 50
HOLBROOK ST

Zone: OTR Old Town Residential

Notes: Avg Lot: 40.0 X 175.0

Parcel ID: 20583

Address: HOLBROOK ST

Owner Information

Owner Name: BOOKER LULA & BEATRICE &
JACKSON ALGER & PINCHBACK ANNIE LEE

Value Information

Land Value: \$2,300

Land Use Value: N/A

Improvement: N/A

Total: \$2,300

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Property N9
Carroll Holland and Calvin Holland and Sons General Contractors



Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 9712005000054000

Approx. Acres:

Legal Description: NO 2 (.55) OFF CHURCH AVE

Zone: SR Suburban Residential

Notes: Card 01: 12/6/10 Dianne called & said atty has advised her not to pay taxes anymore because of judgements on her deceased brother, Calvin & Carroll, her father is deceased also.

Parcel ID: 70955

Address: CHURCH AVE

Owner Information

Owner Name: HOLLAND CARROLL & CALVIN
T/A HOLLAND AND SONS GENERAL
CONTRACTORS

Value Information

Land Value: \$3,500

Land Use Value: N/A

Improvement: N/A

Total: \$3,500

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**Property N10
Brenda L. Soler**

Parcel ID: 04495

Address: KEEN ST

Owner Information

Owner Name: SOLER BRENDA L

Value Information

Land Value: \$900

Land Use Value: N/A

Improvement: N/A

Total: \$900



Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 2710028000013000

Approx. Acres:

Legal Description: 48 FT NO 1 KEEN ST

Zone: OTR Old Town Residential

Notes: Card 01: Avg Lot: 46.0 X 92.0

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**Property N11
Isaac M. Waller**



Additional Information

State Code: 1101 Single Fam Res-1 Dwlng

Land Use: Residential

Tax Map: 2709010000023000

Approx. Acres:

Legal Description: 60 FT NO 49 BELLEVUE ST

Zone: OTR Old Town Residential

Notes: Avg Lot: 60.0 X 150.0



Parcel ID: 03281

Address: 221 BELLEVUE ST

Owner Information

Owner Name: WALLER ISAAC M

Owner Address: 221 BELLEVUE ST

Value Information

Land Value: \$1,500

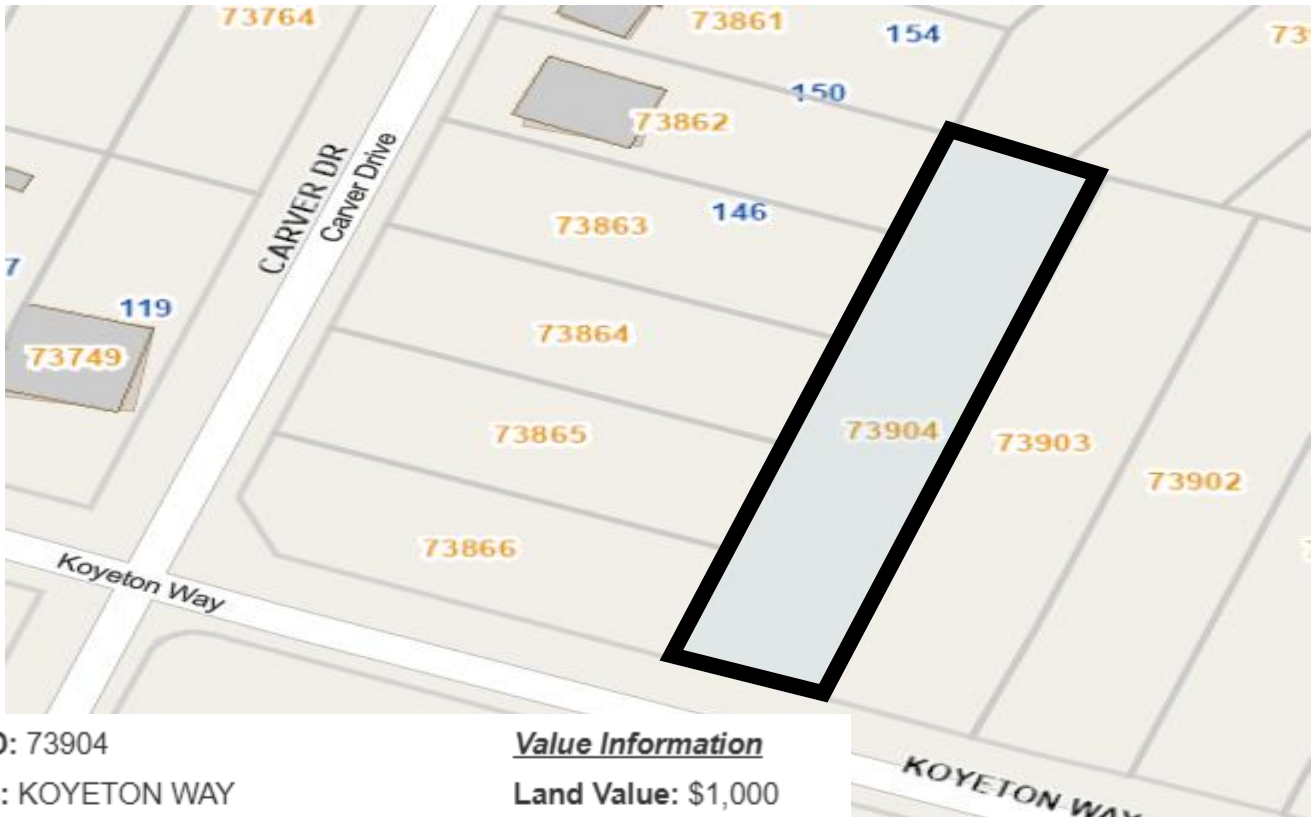
Land Use Value: N/A

Improvement: \$3,500

Total: \$5,000

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Property N12
Willie Calvin Graham and Zonnie Mae Graham Heirs



Parcel ID: 73904

Address: KOYETON WAY

Owner Information

Owner Name: GRAHAM WILLIE CALVIN &
ZONNIE MAE HEIRS

Value Information

Land Value: \$1,000

Land Use Value: N/A

Improvement: N/A

Total: \$1,000

Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 2815002000001000

Approx. Acres:

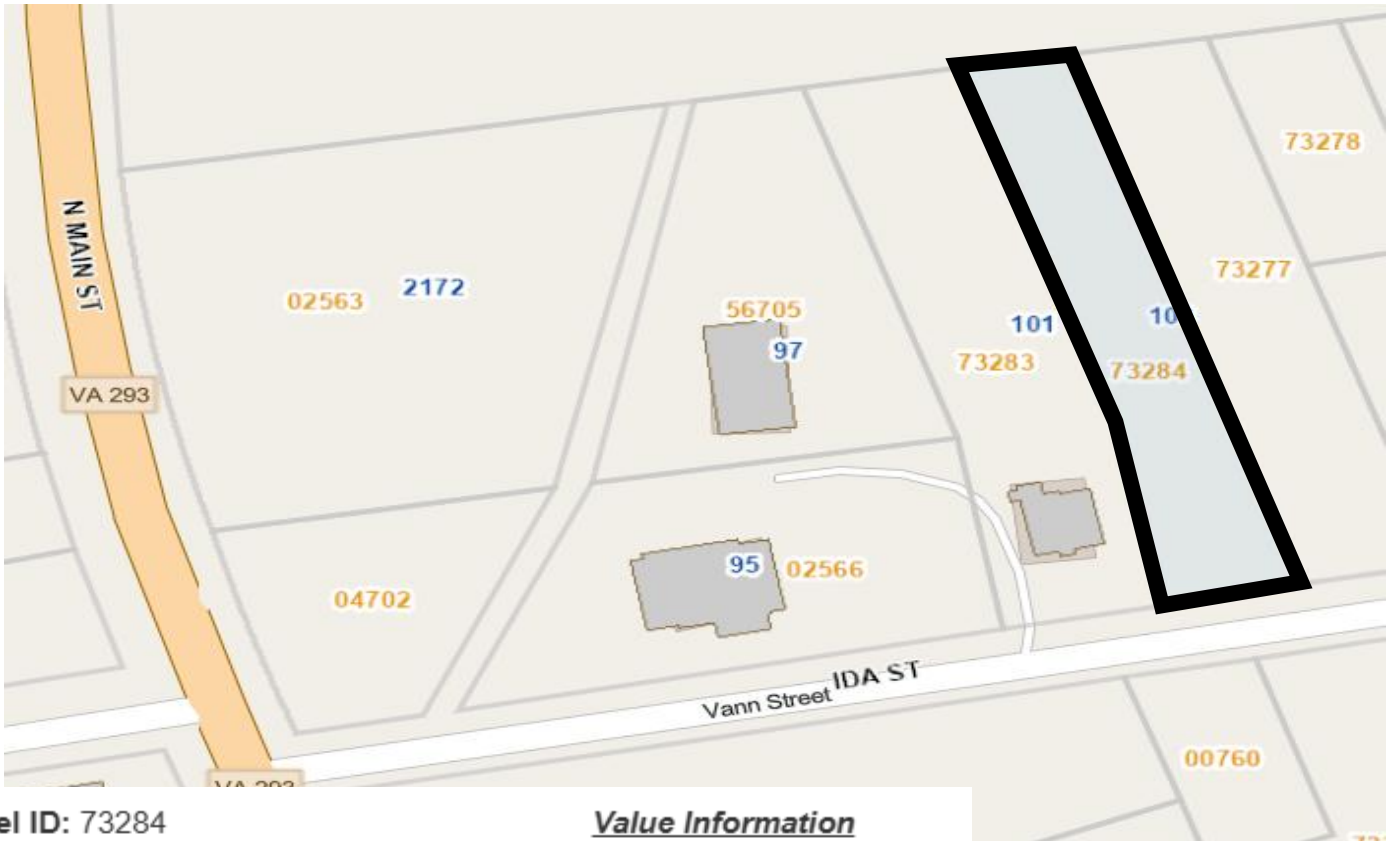
Legal Description: NO 206 SEC B KOYETON
WAY

Zone: OTR Old Town Residential

Notes: WB 12-278: Zonnie died 7/14/11, with
1/2 interest. Per Wanda, Willie died 3/11/07 with
1/2 interest but, nothing recorded at Clerks Ofc.
DP 484-300: Each owner has 1/2 interest.

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**Property N13
Janice Clare Wells**



Parcel ID: 73284

Address: IDA ST

Owner Information

Owner Name: WELLS JANICE CLARE

Value Information

Land Value: \$1,500

Land Use Value: N/A

Improvement: N/A

Total: \$1,500

Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 2814003000012000

Approx. Acres:

Legal Description: NO B IDA ST

Zone: OTR Old Town Residential

Notes: WB 22-407: Michael died 4/21/20, 2 lists incl acct#73284 & 50939.

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**Property N14
Pamela P. Warren**

Removed

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Property N15
Julius T. and Ann M. Robertson



Parcel ID: 24612

Address: COLQUHOUN ST

Owner Information

Owner Name: ROBERTSON JULIUS T & ANN
M

Value Information

Land Value: \$800

Land Use Value: N/A

Improvement: N/A

Total: \$800

Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 2717026000009000

Approx. Acres:

Legal Description: 40.7 FT NO 2A
COLQUHOUN ST

Zone: OTR Old Town Residential

Notes: Avg Lot: 41.0 X 97.0

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