

**NOTICE OF PUBLIC AUCTION  
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE  
COUNTY OF PATRICK, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Patrick, the undersigned Special Commissioner will offer for sale at an online only public auction the following described real estate on **beginning on March 19, 2026 at 8:00 AM and ending on March 26, 2026 at 11:00 AM.**

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 Rogers Realty (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	<u>Property Owner(s)</u>	<u>Tax Map No.</u>	<u>TACS No.</u>	<u>Property Description</u>
J1	Ilene R. Pittis	4808-132	948873	1713 Salem Hwy
J2	Ilene R. Pittis	5108-132	948873	17.914 +/- acres within Mayo River Magisterial District
J3	Christopher B. Julian	3811-174	878228	2.64 +/- along Orchard View Dr.
J3 cont.	Christopher B. Julian	3811-174-A	878228	3.34 +/- near Orchard View Dr.
J3 cont.	Christopher B. Julian	3811-174-B	878228	2.67 +/- near Orchard View Dr.
J3 cont.	Christopher B. Julian	3811-174-C	878228	3.03 +/- near Orchard View Dr.
J3 cont.	Christopher B. Julian	3811-174-D	878228	11.08 +/- near Orchard View Dr.
J4	<del>Michael Wayne Hughes</del> <b>REDEEMED</b>	<del>5008-37</del> <b>REDEEMED</b>	<del>342694</del> <b>REDEEMED</b>	<del>8.484 +/- acres near Palmetto School Rd.</del> <b>REDEEMED</b>
J5	Larry Crotts	5315-9	948211	225 Pearl View Lane Bassett VA
J6	Sadie I. Gammons, Estate	4810-17	948212	31.098 +/- acres along Big A School Rd.
J7	Timmy D. Pack	4308-47	878236	33 Hatchers Chapel Rd. Stuart VA
J8	Karson William Foley	5217-44	806426	Yeaman Sub Lt 38 along Fayerdale Dr.
J8 cont.	Karson William Foley	5217-45	806426	Yeaman Sub Lt 37 along Fayerdale Dr.

**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

[Remainder of page intentionally left blank]

the estimated value of the Property. Any unsold property will be offered for sale again at the next auction, whenever that may be.

**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.rogersauctiongroup.com/>. 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 Rogers Realty, at (336) 789-2926 for assistance.**

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 and the buyer assumes the risk of loss from the date of the sale. 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 all funds paid as liquidated damages to cover attorney's fees of \$2,500 and auctioneer fees of \$1,000, with any remaining amount go to the locality to cover additional costs of resale. Failure to make a timely or sufficient deposit also makes the high bidder liable for these fees, plus resale costs and deficiencies.

**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, 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) 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.

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.** Cashier's checks and money orders shall be made payable to County of Patrick and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request. Cash and personal checks **will not** be accepted. **GENERAL TERMS:** To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Patrick 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 <https://www.rogersauctiongroup.com/>, by email to [keithgunter@rogersrealty.com](mailto:keithgunter@rogersrealty.com) or by phone to Keith Gunter, at (336) 789-2926. Questions concerning the property subject to sale should be directed to TACS online at [www.taxva.com](http://www.taxva.com), by email to [taxsales@taxva.com](mailto: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

**PURCHASER'S ACKNOWLEDGEMENT AND  
CONTRACT OF SALE**

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 _____	Buyer's Premium: \$ _____
Tax Map No. _____	Bid Deposit: \$ _____
Account No. _____	Credit Card Hold: \$( _____ )
TACS No. _____	Total Due Now: \$ _____

I understand that the above-referenced "Total Due Now" is required to be received by TACS no later than \_\_\_\_\_ and that the balance and the deed recordation cost will be due within fifteen days after confirmation of this sale by the Circuit Court of the \_\_\_\_\_, Virginia.

Certified funds shall be made payable to \_\_\_\_\_ and forwarded to TACS at the address below. Wire transfer instructions will be provided on request. All payments must reference Tax Map No. of the parcel. 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, I may be liable for damages, the contract of sale may be voided, 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 auction closing date. I 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 also understand that my electronic signature shall be considered true and accurate for the purposes of this transaction.

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.

\_\_\_\_\_ 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**

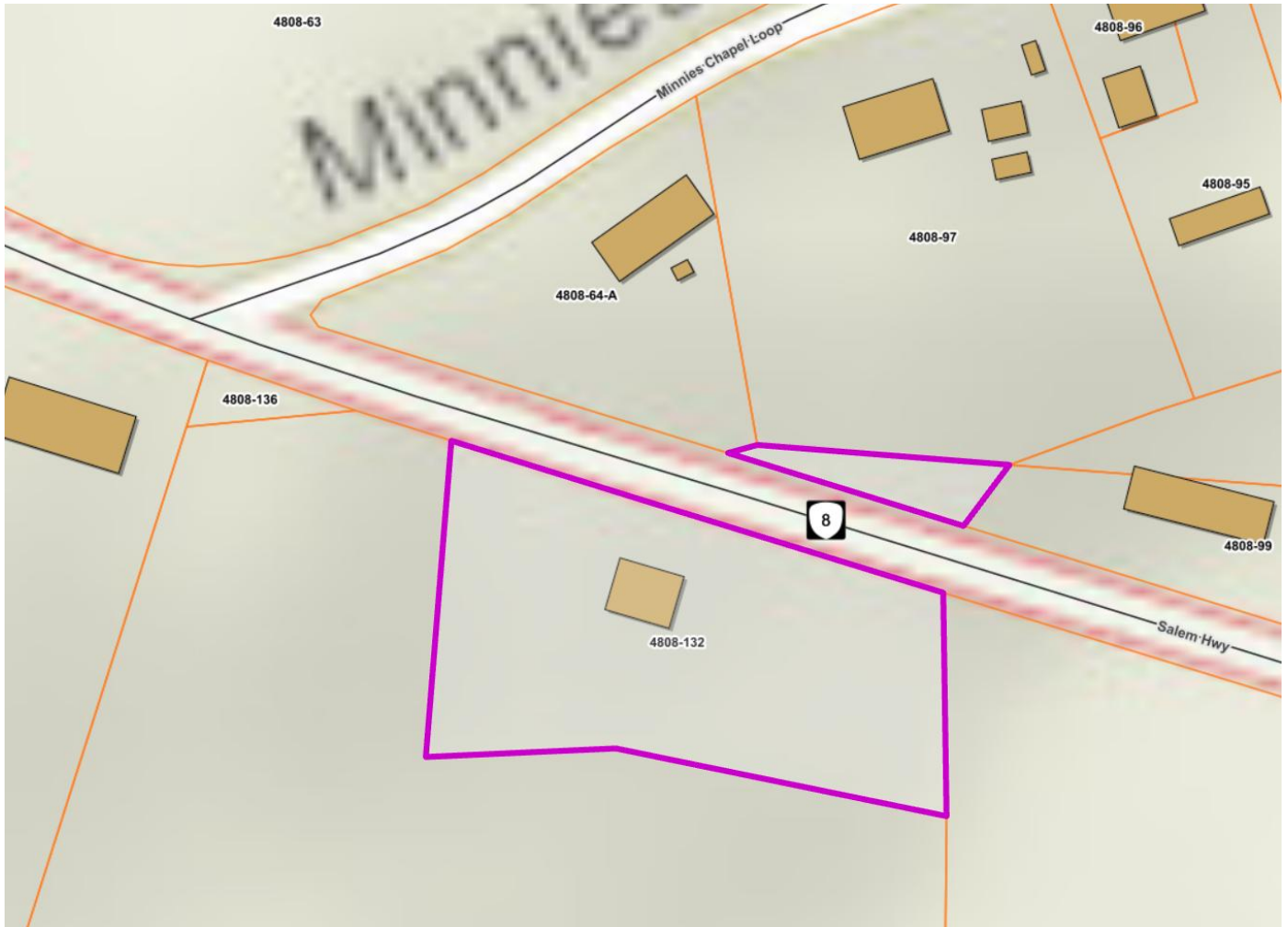
It is hereby certified that TACS has received this Purchaser's Acknowledgment and Contract of Sale, signed and dated by the above-referenced bidder, on \_\_\_\_\_.

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

# Property No. 1

## Tax Map No. 4808-132

<b><u>Owner:</u></b> Ilene R. Pittis, et al.	<b><u>Acres:</u></b> 1 +/-
<b><u>Legal Description:</u></b> 1713 Salem Hwy	<b><u>Assessed Value:</u></b> \$51,500

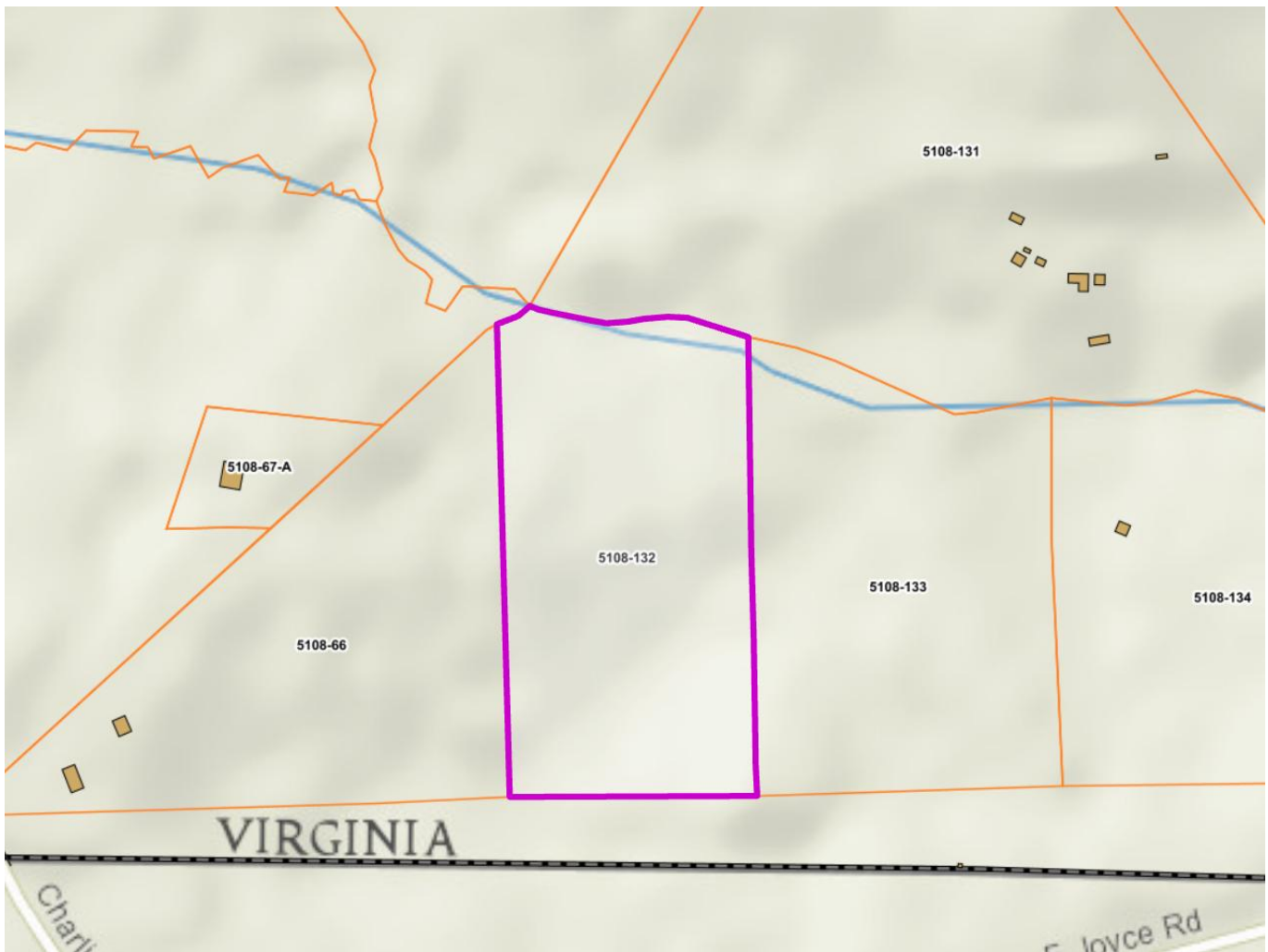


**Legal Disclaimer:** Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While Patrick County has worked to ensure that the assessment data contained herein is accurate, the 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 Patrick County records for official information.

# Property No. 2

## Tax Map No. 5108-132

<b><u>Owner:</u></b> Ilene R. Pittis, et al.	<b><u>Acres:</u></b> 17.914 +/-
<b><u>Legal Description:</u></b> HADIE H ROARK SURVEY PB20/57 I#010001950	<b><u>Assessed Value:</u></b> \$40,300



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# Property No. 3

## Tax Map No. 3811-174

<b><u>Owner:</u></b> Christopher B. Julian	<b><u>Acres:</u></b> 2.64 +/-
<b><u>Legal Description:</u></b> ARARAT R TRACT #1 I#070000967	<b><u>Assessed Value:</u></b> \$11,900

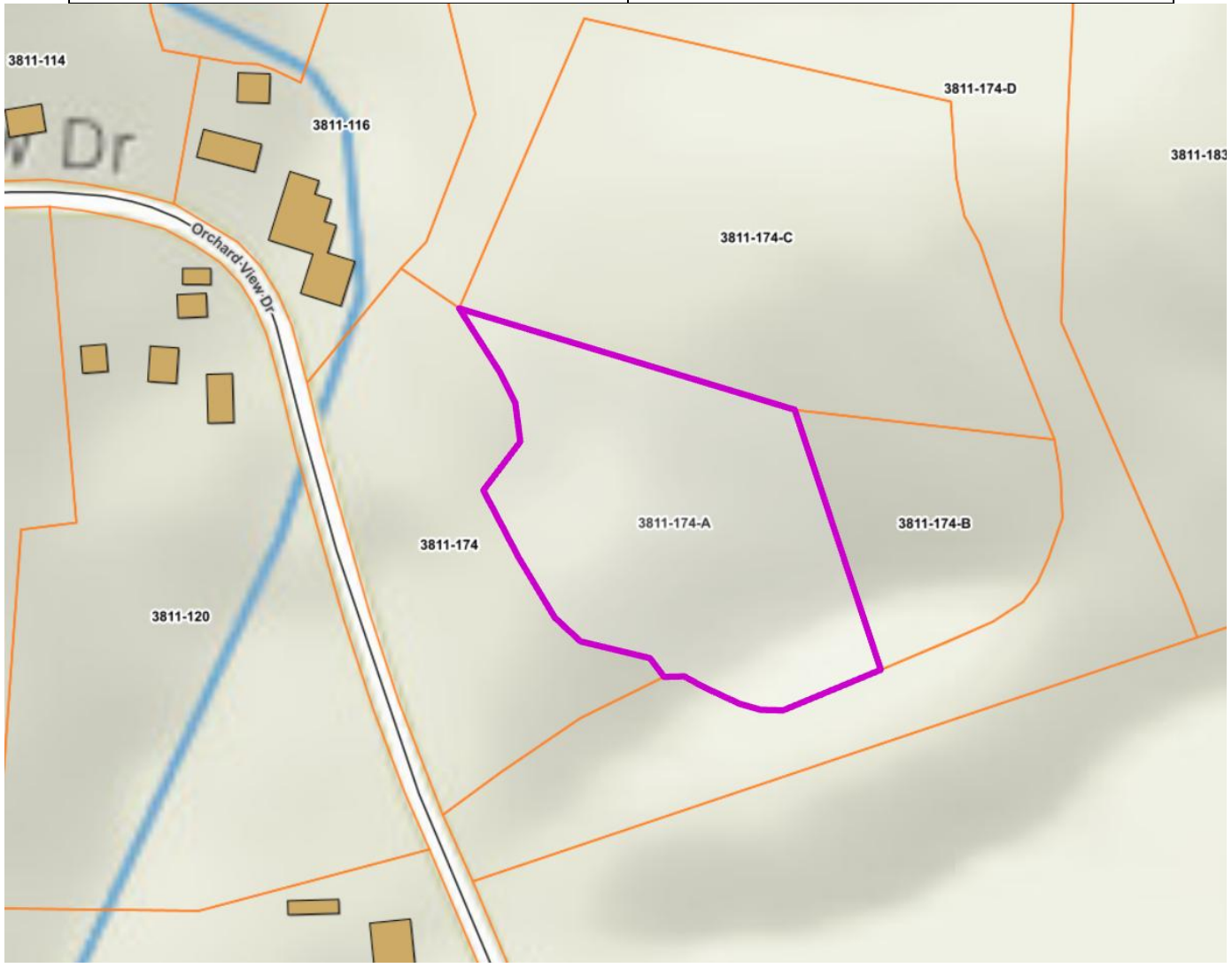


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# Property No. 3 con't

## Tax Map No. 3811-174-A

<b><u>Owner:</u></b> Christopher B. Julian	<b><u>Acres:</u></b> 3.34 +/-
<b><u>Legal Description:</u></b> ARARAT R TRACT #2 I#070000967	<b><u>Assessed Value:</u></b> \$13,400



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# Property No. 3 con't

## Tax Map No. 3811-174-B

<b><u>Owner:</u></b> Christopher B. Julian	<b><u>Acres:</u></b> 2.67 +/-
<b><u>Legal Description:</u></b> ARARAT R TRACT #3 I#070000967	<b><u>Assessed Value:</u></b> \$10,700

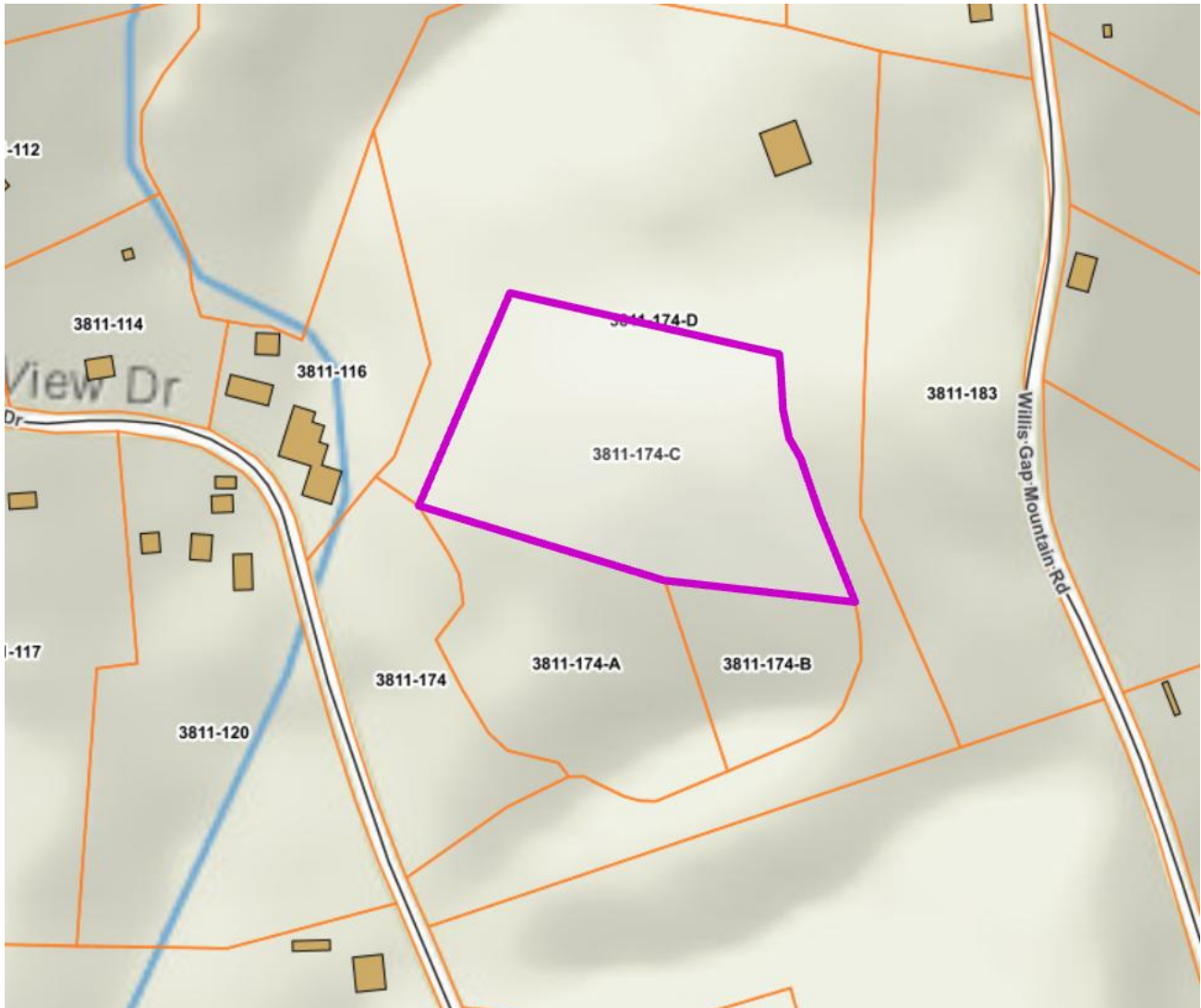


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# Property No. 3 con't

## Tax Map No. 3811-174-C

<b><u>Owner:</u></b> Christopher B. Julian	<b><u>Acres:</u></b> 3.03 +/-
<b><u>Legal Description:</u></b> ARARAT R TRACT #4 I#070000967	<b><u>Assessed Value:</u></b> \$12,100

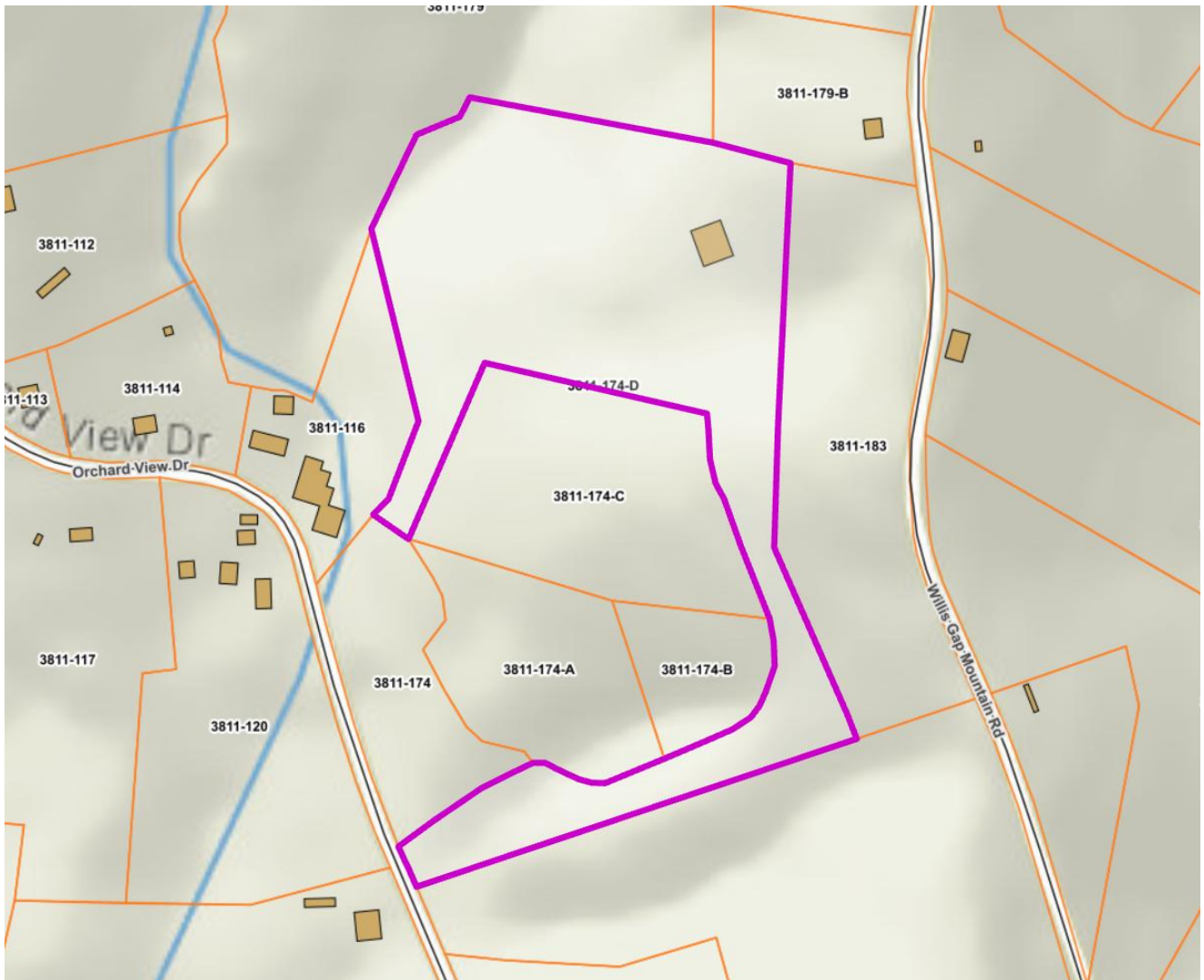


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# Property No. 3 con't

## Tax Map No. 3811-174-D

<b><u>Owner:</u></b> Christopher B. Julian	<b><u>Acres:</u></b> 11.08 +/-
<b><u>Legal Description:</u></b> ARARAT R TRACT #5 I#070000967	<b><u>Assessed Value:</u></b> \$74,500



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# Property No. 4

## Tax Map No. 5008-37

<b><u>Owner:</u></b> Michael Wayne Hughes	<b><u>Acres:</u></b> 8.484 +/-
<b><u>Legal Description:</u></b> S MAYO R I#090002621	<b><u>Assessed Value:</u></b> \$19,100

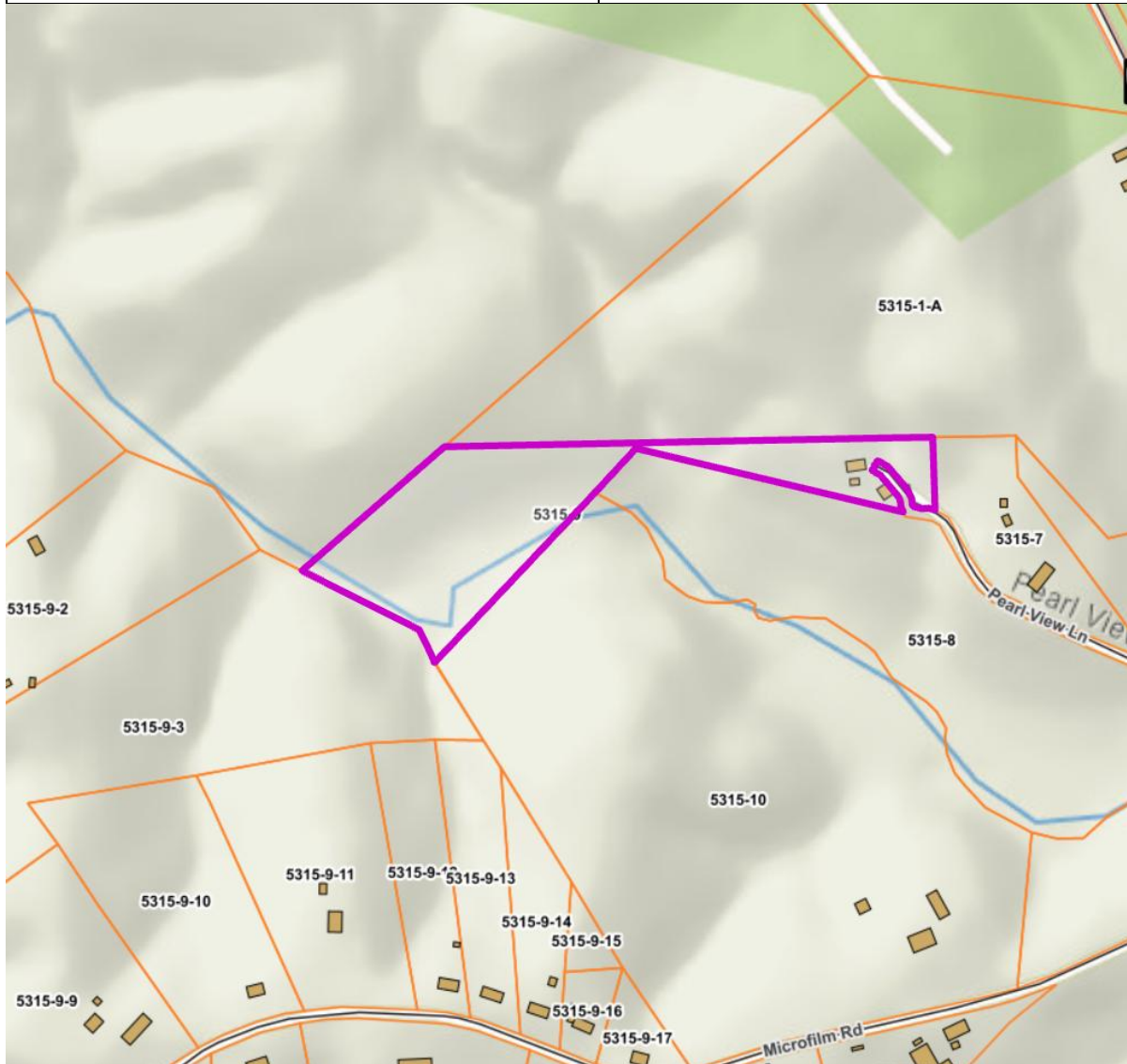


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# Property No. 5

## Tax Map No. 5315-9

<b><u>Owner:</u></b> Larry Crotts	<b><u>Acres:</u></b> 8.63 +/-
<b><u>Legal Description:</u></b> N MAYO R I#13-1392	<b><u>Assessed Value:</u></b> \$43,100



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# Property No. 7

## Tax Map No. 4308-47

<b><u>Owner:</u></b> Timmy D. Pack	<b><u>Acres:</u></b> 2.00 +/-
<b><u>Legal Description:</u></b> 33 HATCHERS CHAPEL RD	<b><u>Assessed Value:</u></b> \$15,600

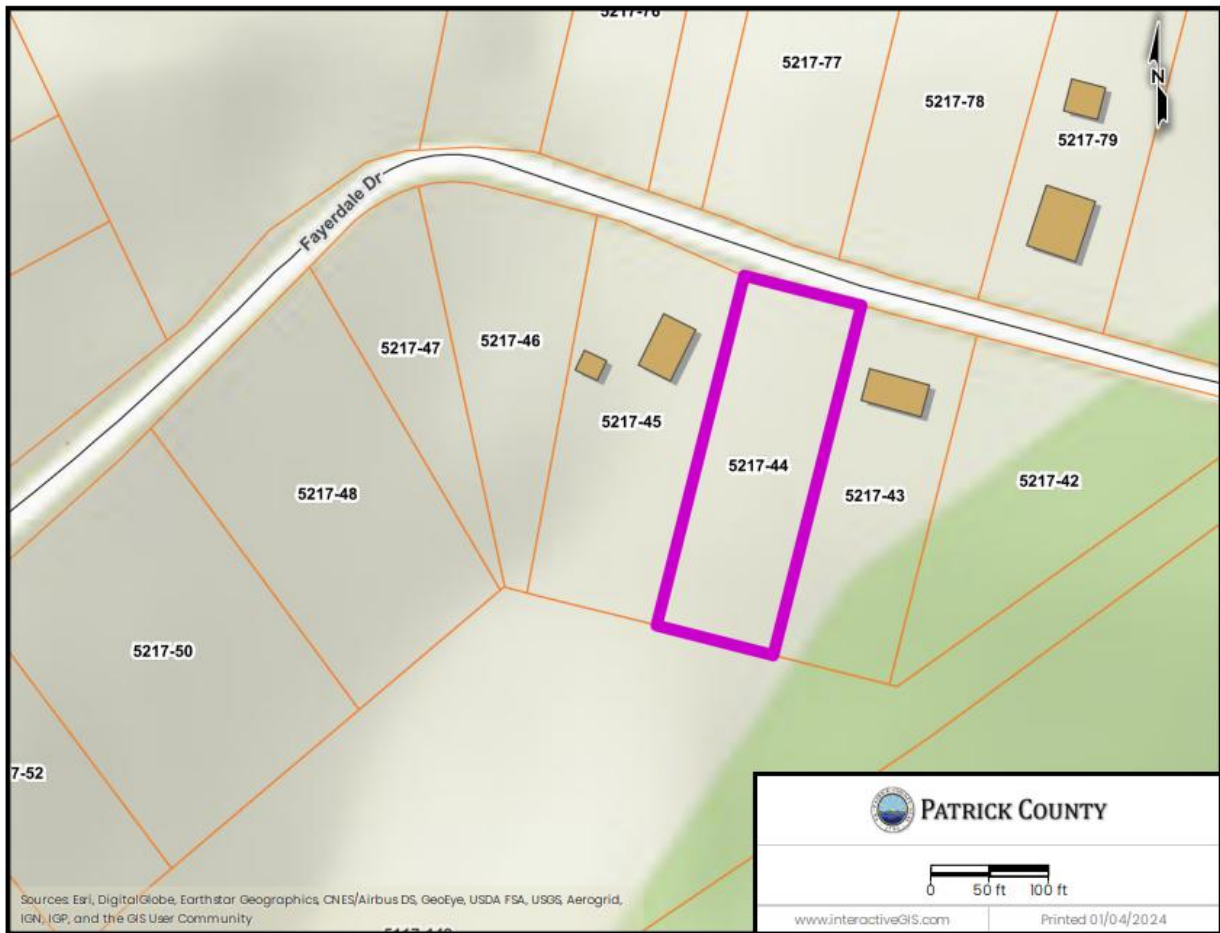


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# Property No. 8

## Tax Map No. 5217-()-44-

<b><u>Owner:</u></b> Karson William Foley, et al.	<b><u>Acres:</u></b> Unknown
<b><u>Legal Description:</u></b> Fayerdale Dr. YEAMANS SUB LT 38 (PARK) WL#09-0048	<b><u>Assessed Value:</u></b> \$2,900

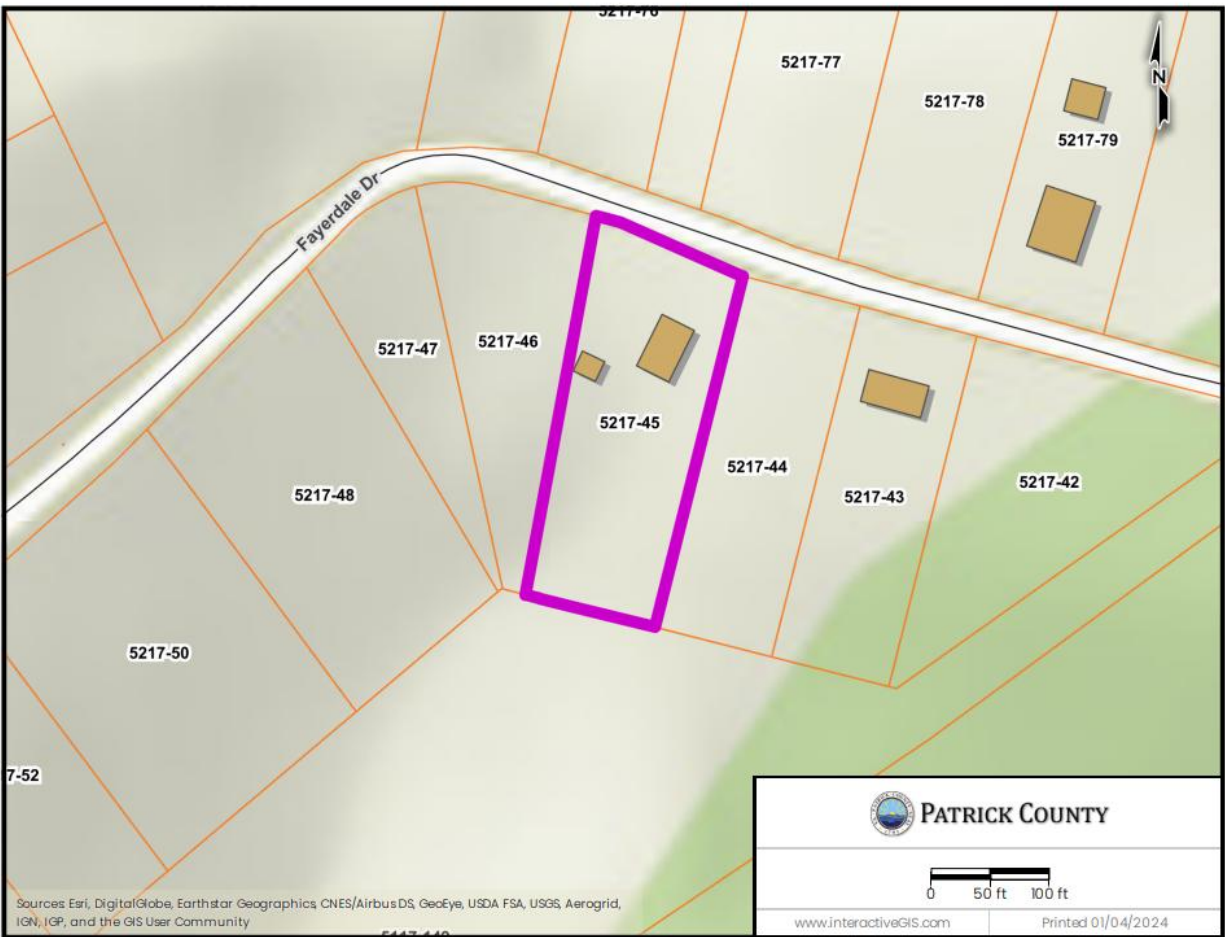


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# Property No. 8 con't

## Tax Map No. 5217-()-45-

<b><u>Owner:</u></b> Karson William Foley, et al.	<b><u>Acres:</u></b> 1.00 +/-
<b><u>Legal Description:</u></b> Fayerdale Dr. YEAMAN SUB LT 37 (PARK) I#18-101	<b><u>Assessed Value:</u></b> \$36,200



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