

NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF PATRICK, VIRGINIA

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at an **online only** public auction, which will **begin on March 19, 2026, at 8:00 AM** and **end on March 26, 2026, at 11:00 AM**.

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 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>
N1	Frank M. McMillian Estate	4416-15	806425	3.15 +/- acres off Willis Rd.
N2	Randy Largen	5016-105	878226	0.75 +/- along Fish Pond Rd.
N3	Albert Henry Hicks	4010-19-8	948868	0.47 +/- along Smith Ranch Rd.
N4	Darrell K. Dalton Trust	4408-51-A	948210	2.86 +/- along State Line Church Rd
N5	Roger Dale George	5011-09-323	898828	0.17 +/- along Spring Rd.
N6	Carolyn B. Sucky	5014-155	806429	2.737 +/- along Lanes Drive
N7	Shirley Mae Smith	5011-14-18	806428	.12 +/- acres near Dogwood Rd.
N7 cont.	Shirley Mae Smith	5011-14-19	806428	740 Dogwood Rd.

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.

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 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 \$750 and auctioneer fees of \$250, 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 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.**

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.** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier' 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. 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 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, 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

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 \$ _____.

Tax Ticket Name _____

Bid Amount: \$ _____

Tax Map No. _____

Buyer's Premium: \$ _____

Account No. _____

Deed Recordation Cost: \$ _____

TACS No. _____

Credit Card Hold: \$(_____)

Total Due: \$ _____

I understand that the above-referenced "Total Due" is to be **received** by TACS **no later than** _____. I agree that the Total Due shall be paid via certified funds or wire transfer. I understand that sale of the property is not contingent upon obtaining financing.

Certified funds shall be made payable 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 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, 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, unknown liens, 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 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 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 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 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 if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, I agree to forfeit all amounts paid and pay any charges incurred in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

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

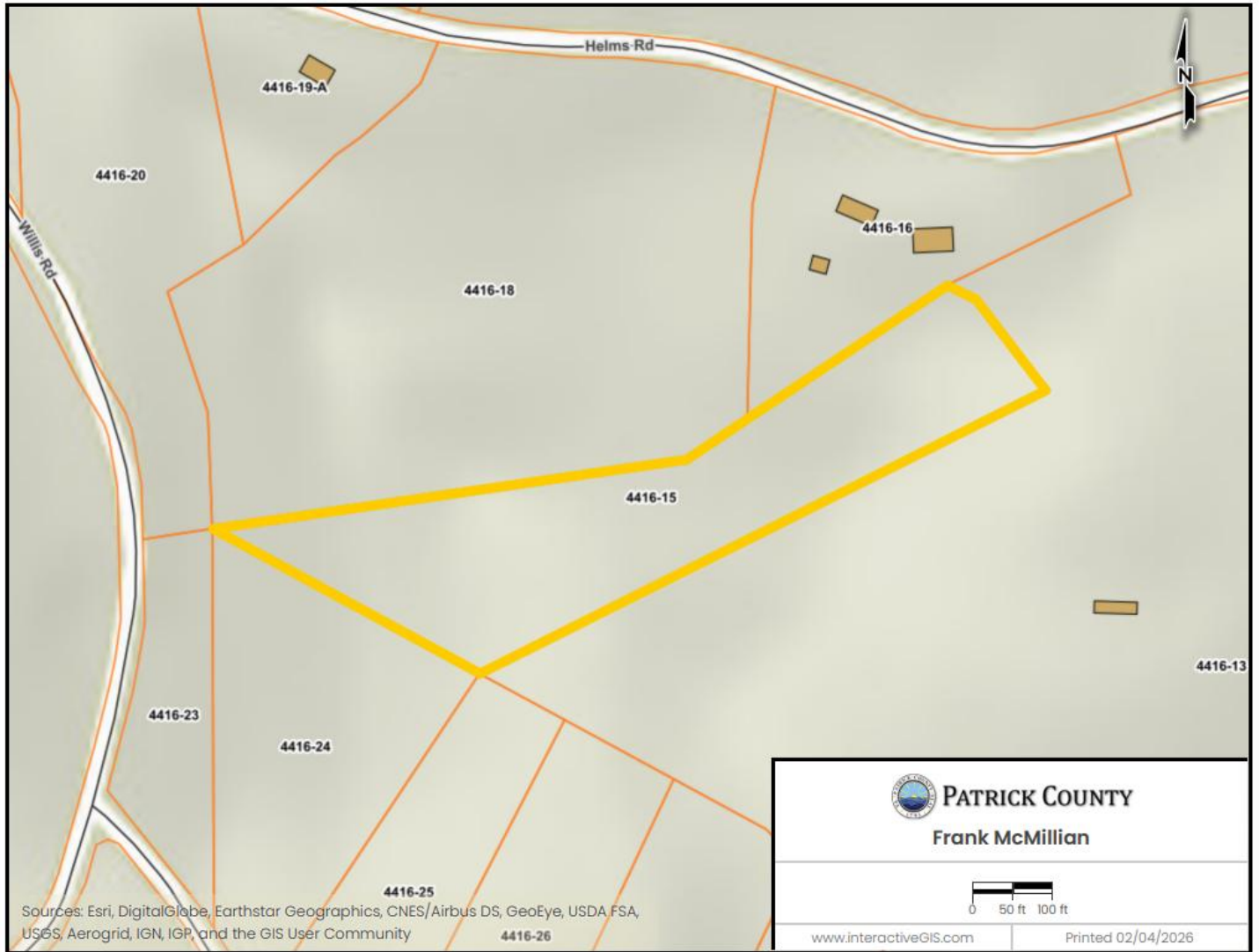
It is hereby certified that TACS has received this Purchaser's Acknowledgment and Contract of Sale, signed and dated by the above-referenced bidder, on _____.

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

Property N1

Tax Map No. 4416-15

Owner: Frank M. McMillian Estate, et al.	Acres: 3.15 +/-
Magisterial District: Dan River	Assessed Value: \$8,500

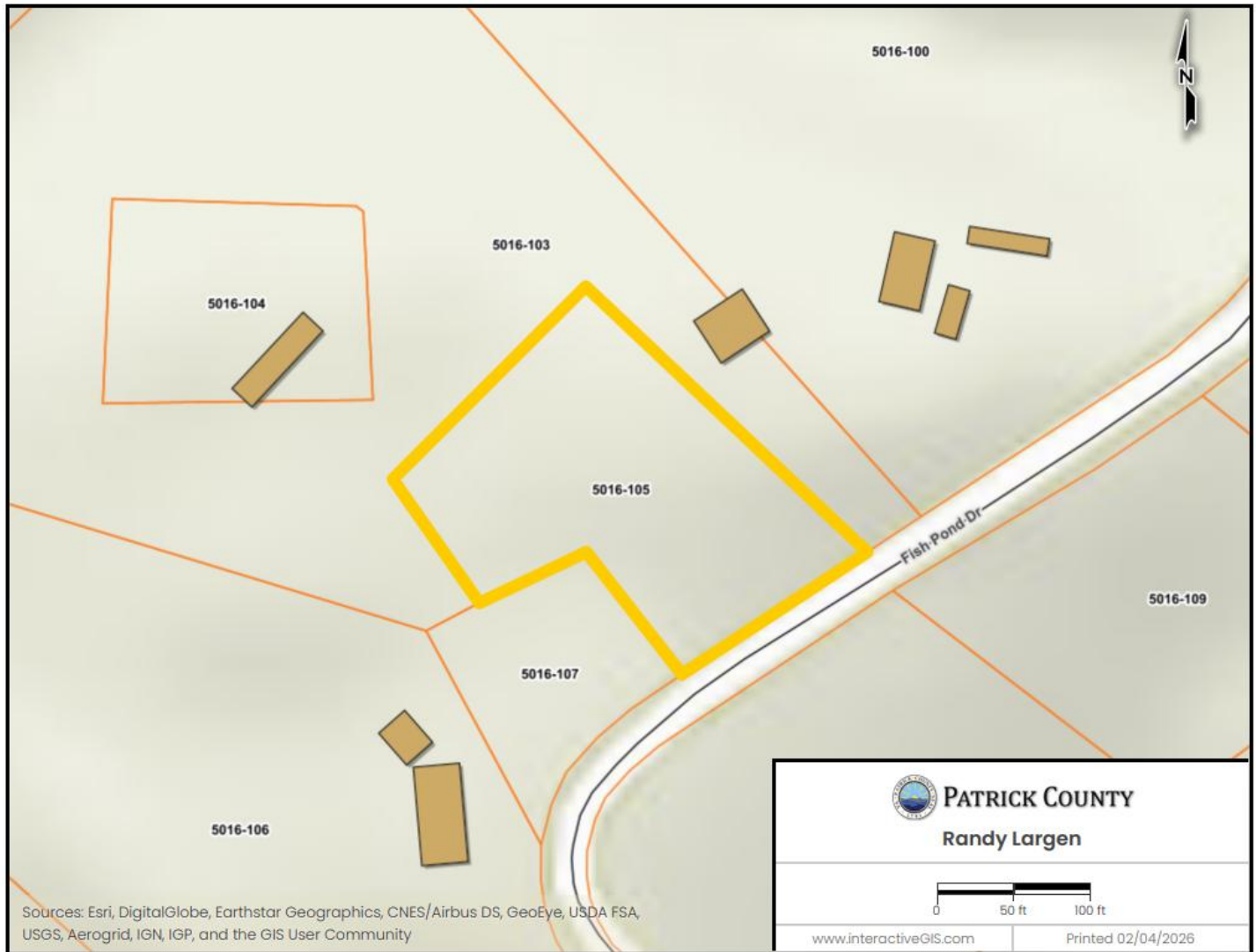


Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While Patrick County has worked to ensure that the assessment data contained 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 N2

Tax Map No. 5016-105

Owner: Randy Largen, et al.	Acres: 0.75 +/-
Legal Description: SYCAMORE CR I#01-755	Assessed Value: \$2,000

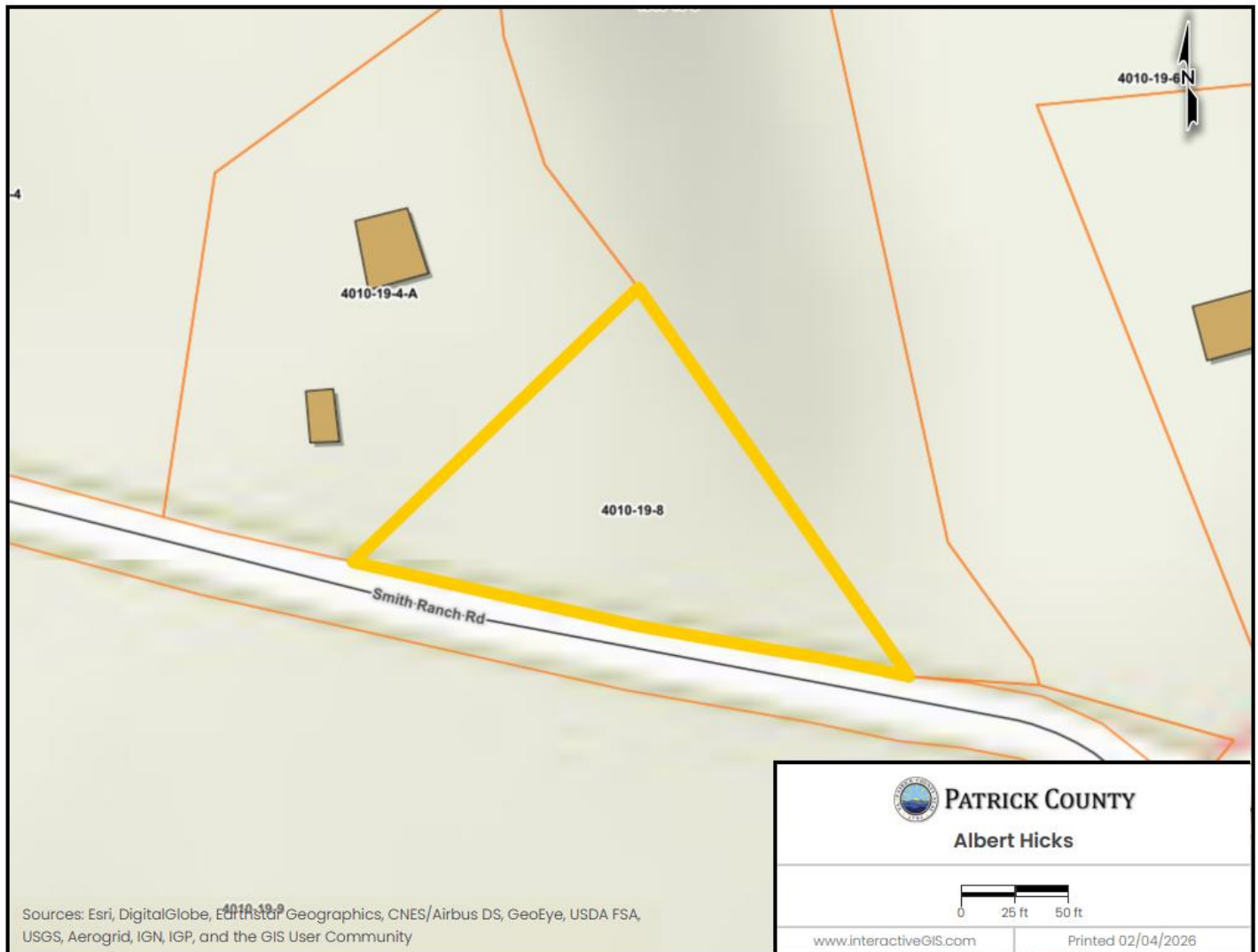


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Property N3

Tax Map No. 4010-19-8

Owner: Albert Henry Hicks, et al.	Acres: 0.47 +/-
Legal Description: CLARKS CR DB 254/483 WB35/783	Assessed Value: \$1,700

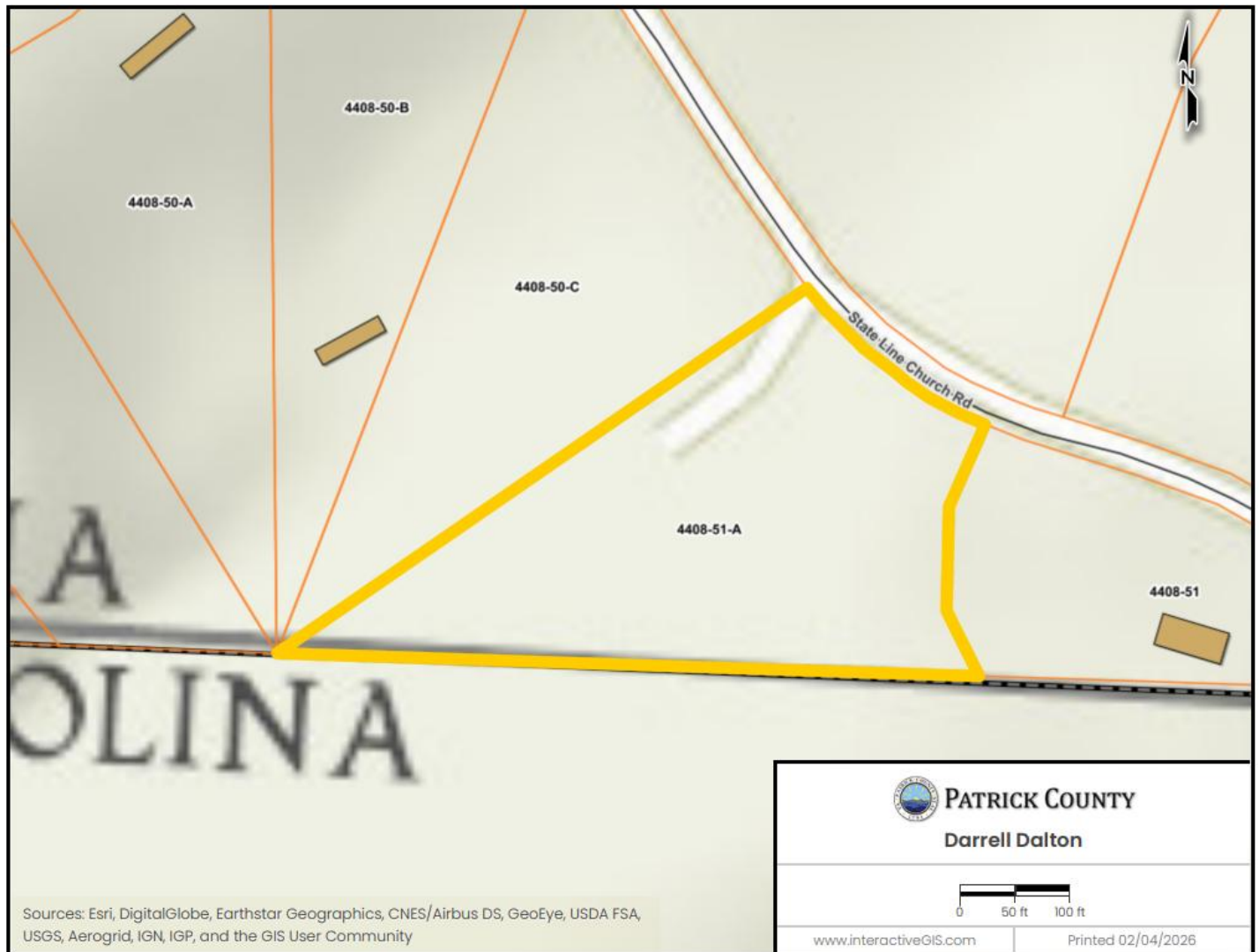


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Property N4

Tax Map No. 4408-51-A

Owner: Darrell K. Dalton Trust, et al.	Acres: 2.8687 +/-
Legal Description: STATE LINE LOT "A" PL:238-C I#04-1086	Assessed Value: \$7,700

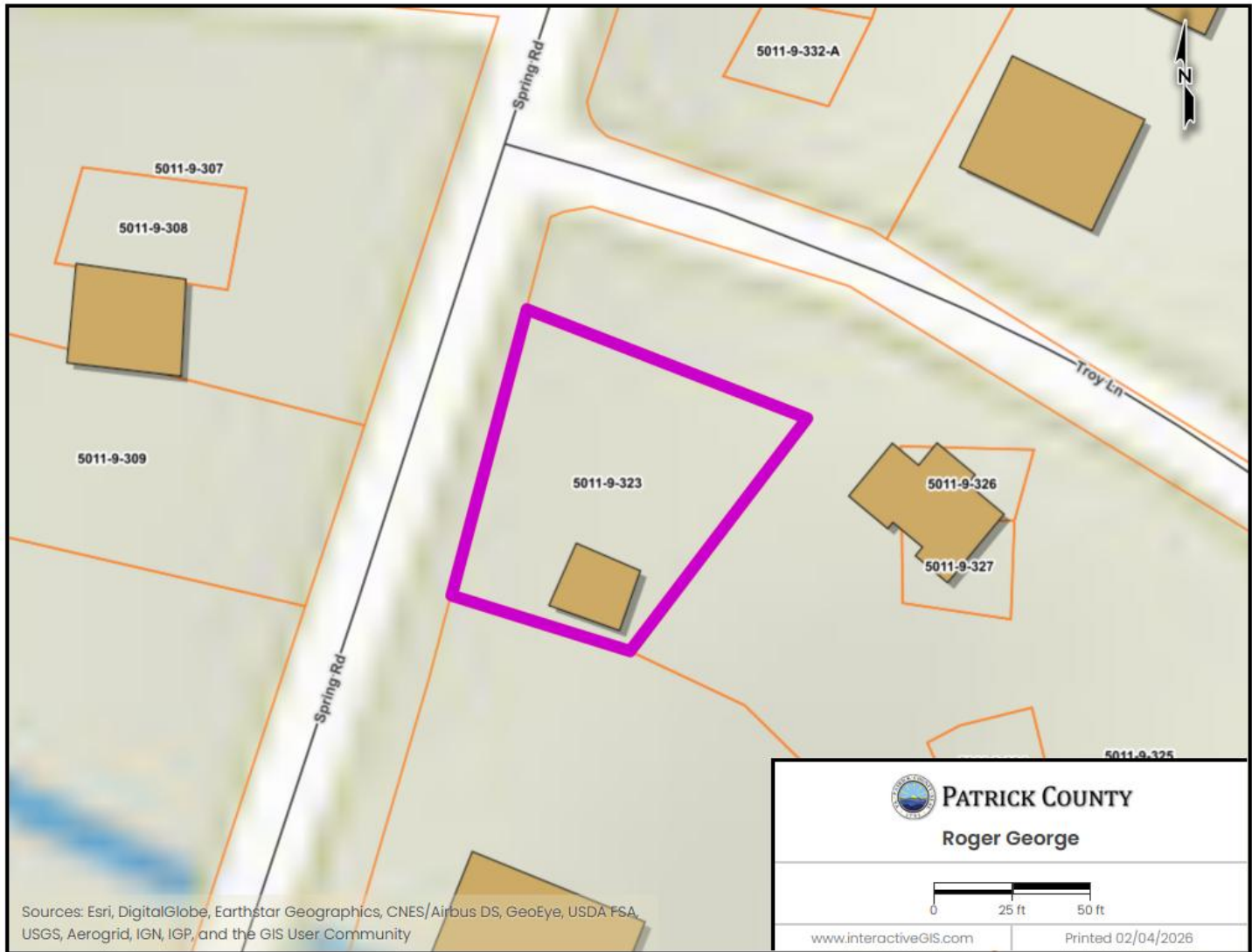


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Property N5

Tax Map No. 5011-9-323

Owner: Roger Dale George, et al.	Acres: 0.17 +/-
Legal Description: SHUFF---- DB296/525	Assessed Value: \$900.00

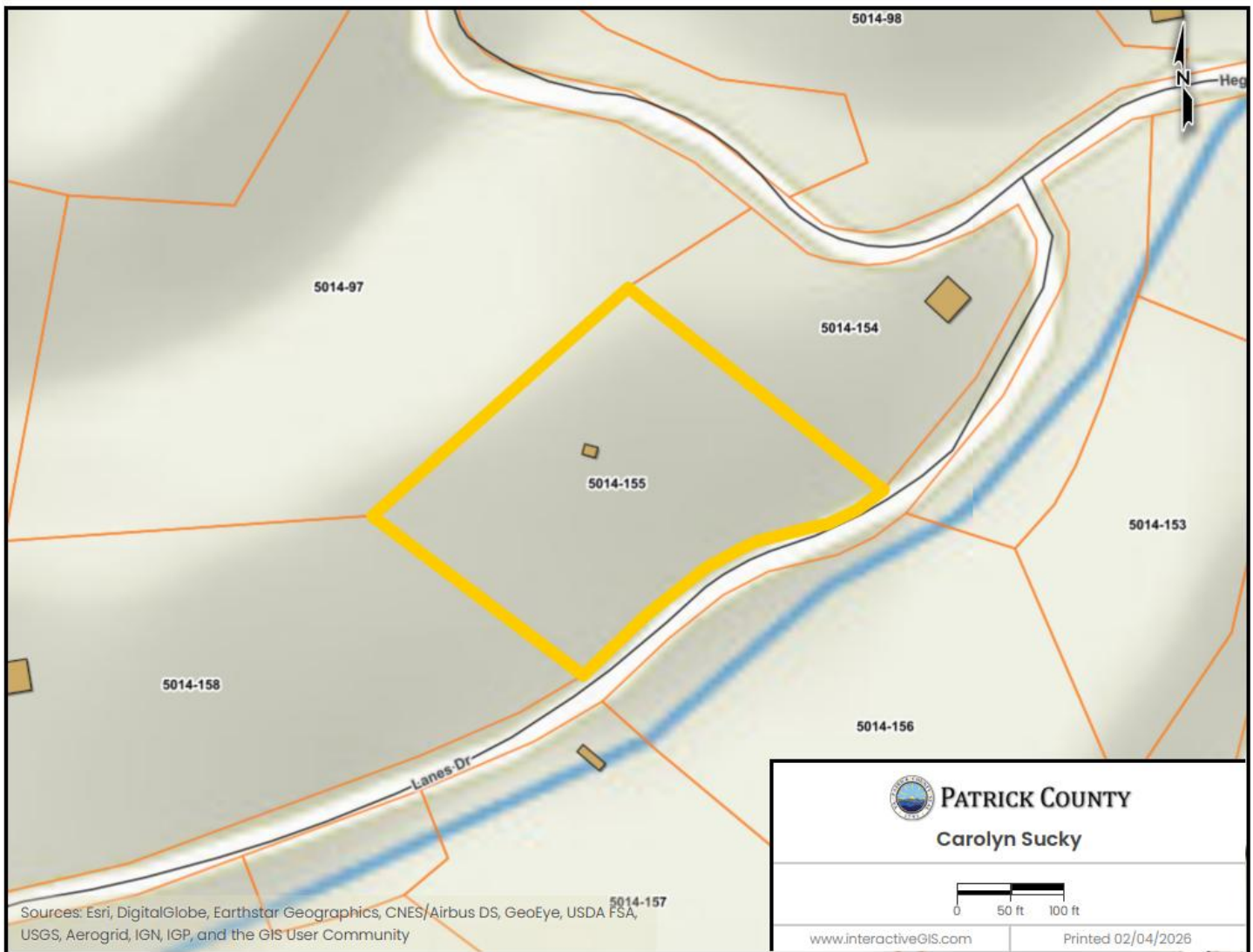


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Property N6

Tax Map No. 5014-155

Owner: Carolyn B. Sucky, et al.	Acres: 2.737 +/-
Legal Description: POLE BRIDGE GUTHRIE LAND LOT 7 DB329/35	Assessed Value: \$7,400

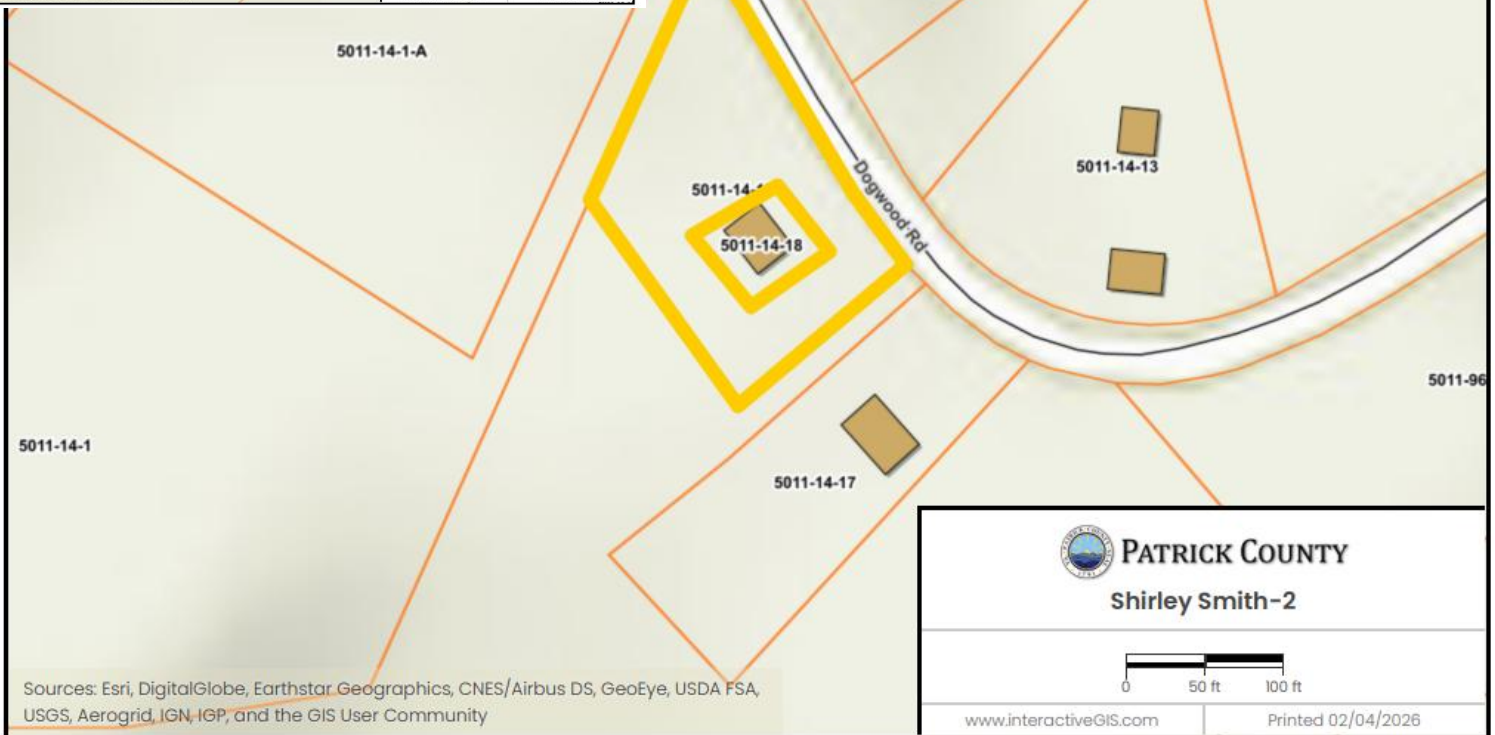
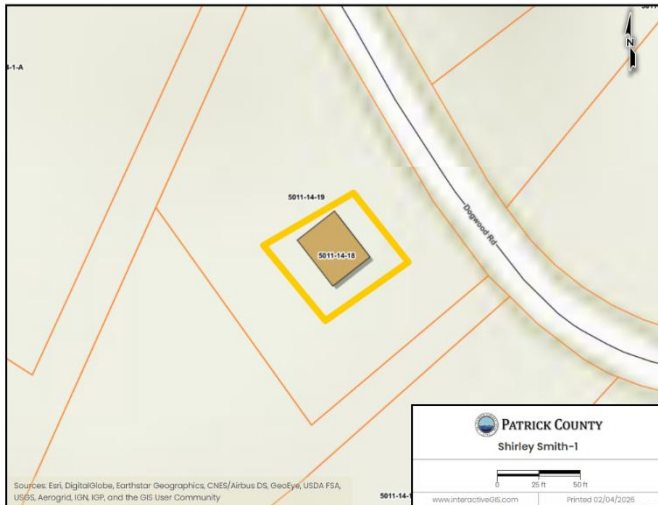


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Property N7

Tax Map No. 5011-14-18 and 5011-14-19

Owner: Shirley Mae Smith, et al.	Acres: 0.12 +/-	Acres: 0.75 +/-
Legal Description: S MAYO R DB 224/209	Assessed Value: \$600	Assessed Value: \$9,200



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