

**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 October 5, 2026 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 terms or conditions which may be 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.	Account No.	TACS No.	Property Description
N1	Cecil McLaughlin, Sr.	612009000014000.00	52276	493193	Vacant; Glen Oak Drive, Danville 24541
N2	Cora Harrison	1612012000004000.00	22482	342998	Vacant; Davis Street, Danville 24541
N3	Jesse Nesmith and Laura and James Barksdale	714007000025000.00	53052	119571	Vacant; Hamilton Street, Danville 24541
N4	James Gill and James Gill, Jr.	2717022000006000.00	22147	698570	829 Stokes Street, Danville 24541
N5	James Harrison	1612012000003000.00 and 1612012000002000.00	22486 and 22485	121150	Vacant; Davis 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 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 \$750.00 and auctioneer fees of \$250.00, 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 \$150.00, 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 at the close 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 **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 full balance due must be received within seven (7) days following the auction closing (no later than October 12, 2026).** 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. Questions concerning the registration and bidding process should be directed to the Auctioneer online at dudleyresources.auction, by email to info@dudleyresources.com or by phone 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 NJS
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 Monday, October 5, 2026, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

Property Owner:

Tax Map Number:

Account Number:

TACS Number:

Bid Amount: \$ _____

Buyer's Premium: \$ _____

Deed Recordation Fee: \$ _____

Credit Card Hold: \$(_____)

Total Due: \$ _____

I understand that the above-referenced "Total Due" is required to be paid today. 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, 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 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 City of Danville 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 (October 5, 2026). 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 understand that if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, I agree to forfeit 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 payment also makes the high bidder liable for these fees, plus resale costs and deficiencies.

_____ Signature	_____ Street Address
_____ Name (please print)	_____ City, State, Zip
_____ Telephone	_____ Email Address

Title will be taken in the name of:

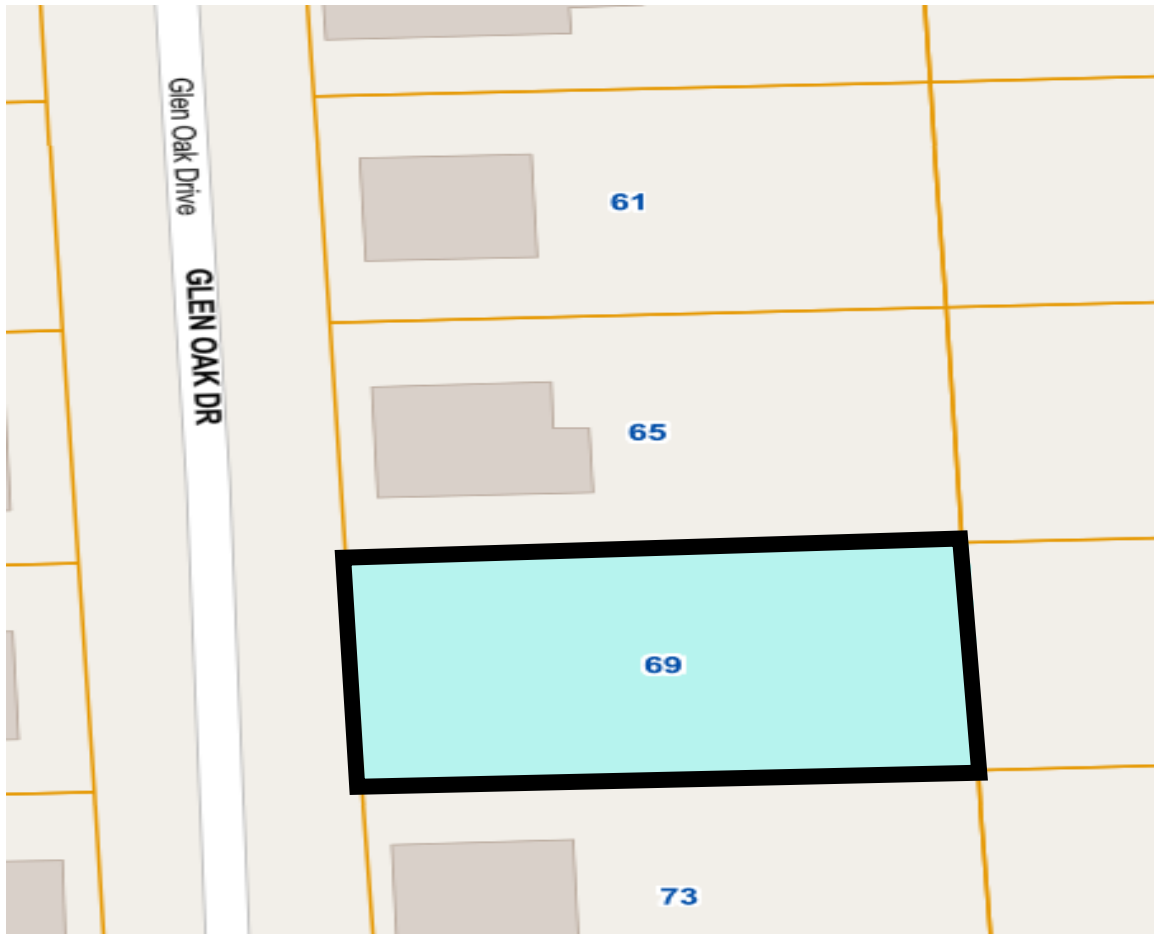
Type of Interest: ☐ Tenants in Common ☐ Tenants by Entirety with ROS ☐ Joint Tenants ☐ None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 5th day of October 2026, 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
Cecil McLaughlin, Sr.**



Parcel ID: 52276

Address: GLEN OAK DR

Value Information

Land Value: \$6,400

Land Use Value: \$0

Improvement: 0

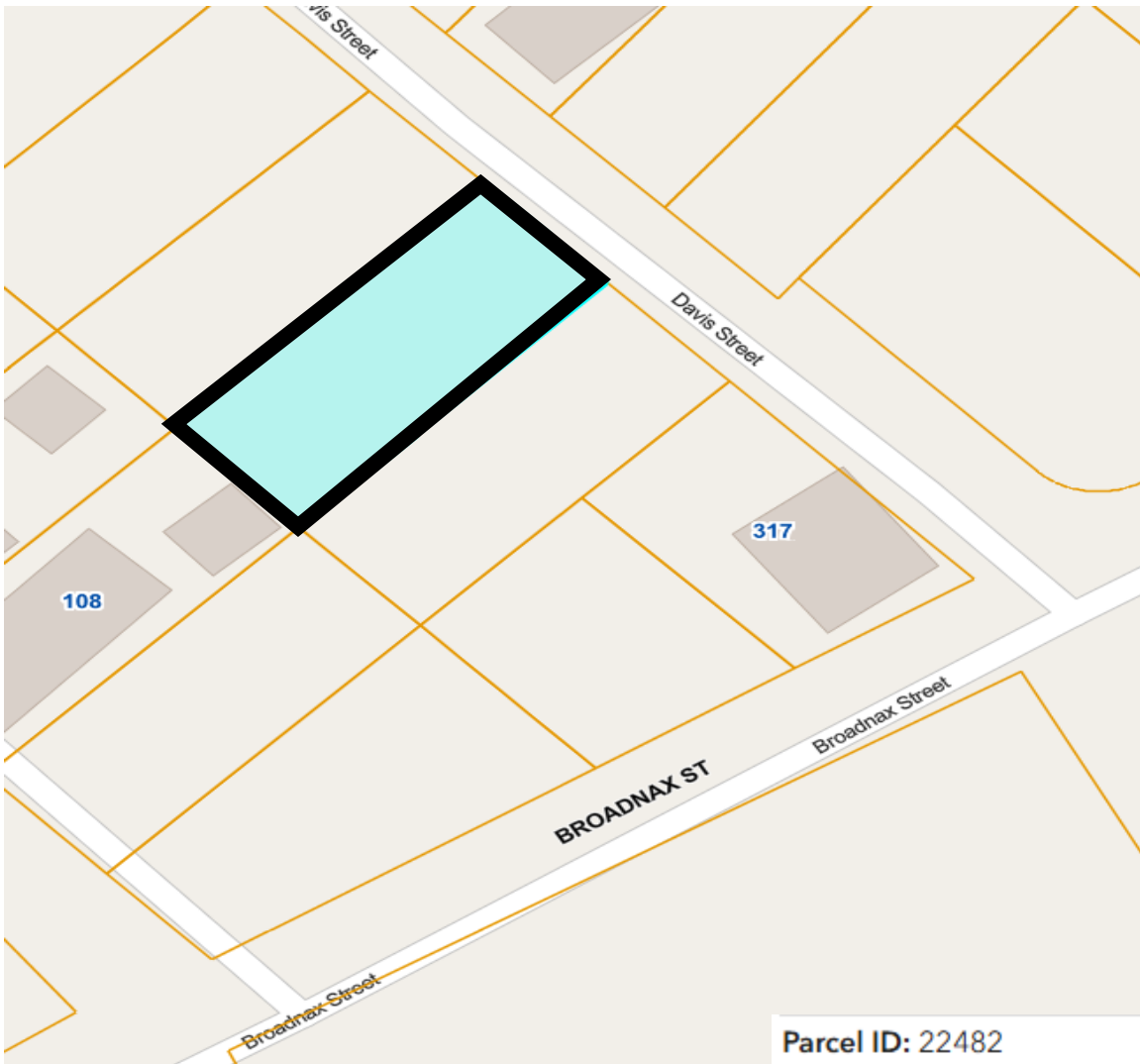
Owner Information

Owner Name: MCLAUGHLIN
CECIL SR

Total: \$6,400

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 N2
Cora Harrison**



Parcel ID: 22482

Address: DAVIS ST

Owner Information

Owner Name: HARRISON
CORA

Value Information

Land Value: \$1,800

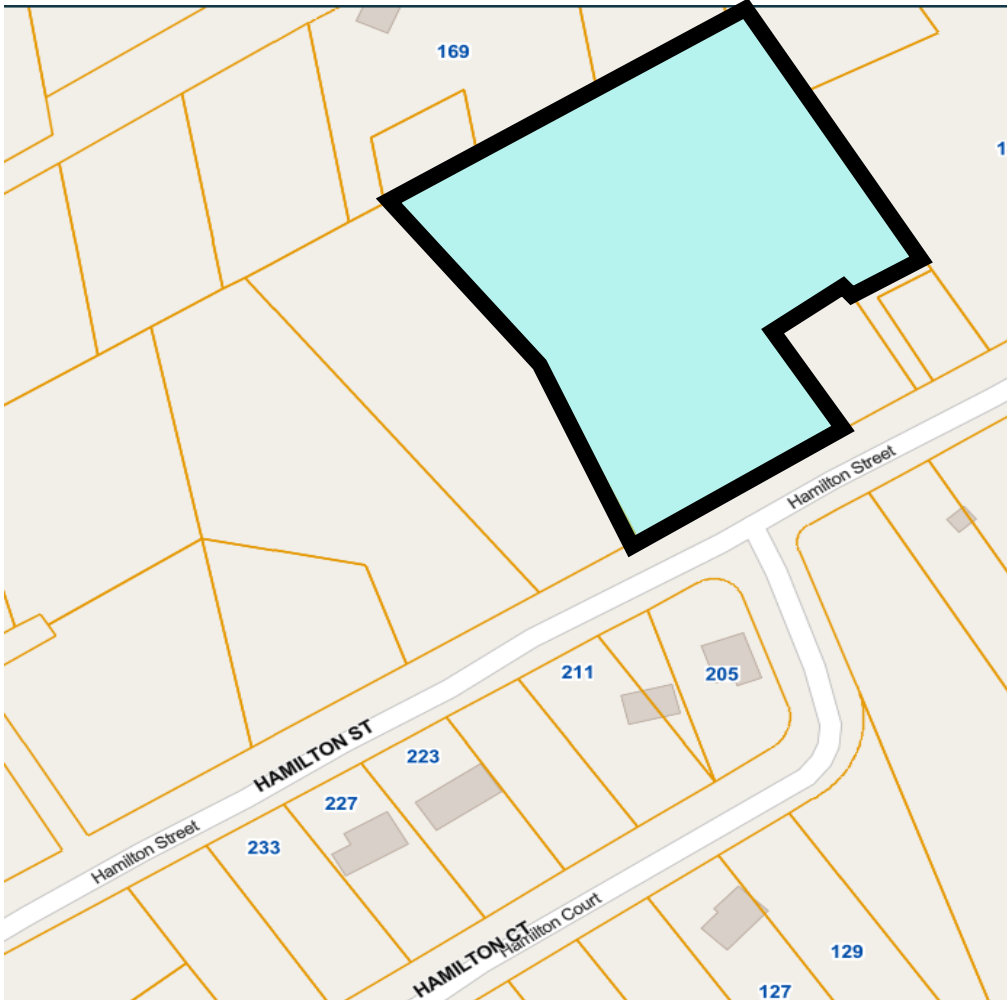
Land Use Value: \$0

Improvement: 0

Total: \$1,800

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Property N3
Jesse Nesmith and Laura Barksdale



Parcel ID: 53052

Address: HAMILTON ST

Owner Information

Owner Name: NESMITH

JESSE & BARKSDALE

LAURA & JAMES

Value Information

Land Value: \$12,300

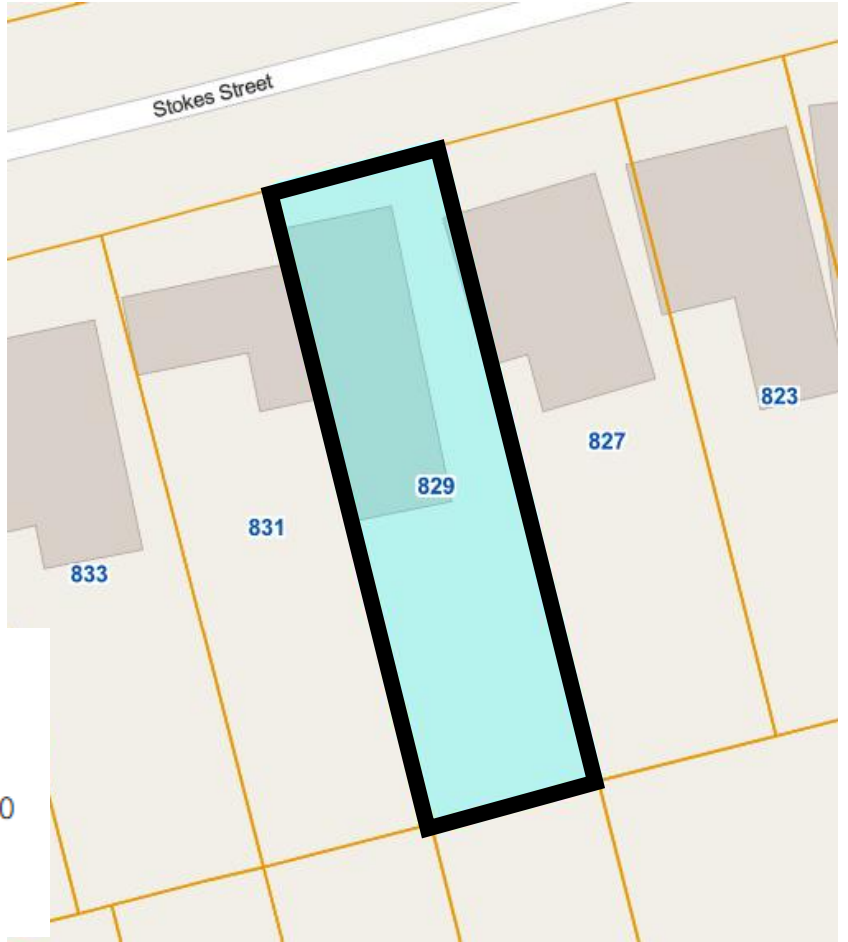
Land Use Value: \$0

Improvement: 0

Total: \$12,300

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Property N4
James Gill and James Gill, Jr.



Parcel ID: 22147

Address: 829 STOKES ST

Owner Information

Owner Name: GILL JAMES
& JAMES JR

Value Information

Land Value: \$1,000

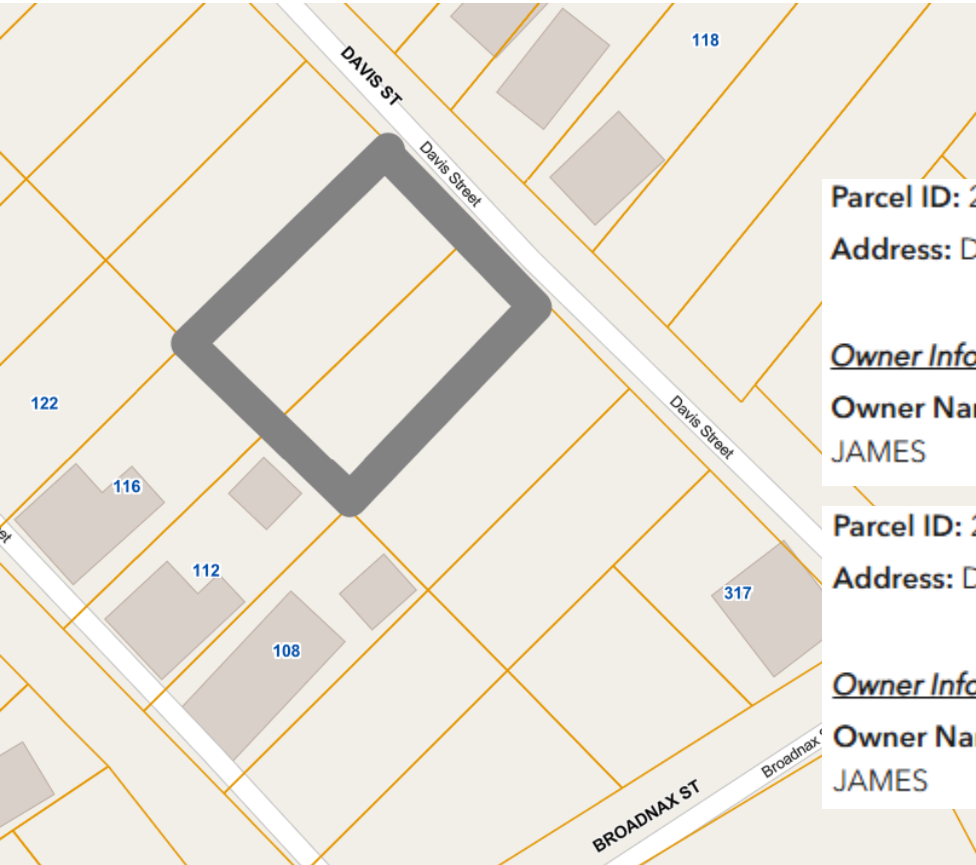
Land Use Value: \$0

Improvement: 18800

Total: \$19,800

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Property N5
James Harrison



Parcel ID: 22485

Address: DAVIS ST

Owner Information

Owner Name: HARRISON
JAMES

Parcel ID: 22486

Address: DAVIS ST

Owner Information

Owner Name: HARRISON
JAMES

Value Information

Land Value: \$1,800

Land Use Value: \$0

Improvement: 0

Total: \$1,800

Value Information

Land Value: \$1,800

Land Use Value: \$0

Improvement: 0

Total: \$1,800

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