

**NOTICE OF DELINQUENT TAXES
AND TREASURER'S SALE OF REAL PROPERTY
PITTSYLVANIA COUNTY, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at public auction **on Monday, August 30, 2021 at 12:00pm EST at the Pittsylvania County Community Center, 115 S. Main Street, Chatham, Virginia 24531**. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be subsequently posted by Williams Auction Company ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS").

	<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
N1.	Hettie Davis Martin & Bennie Clark	Tax Map No. 2415-99-3457 Acct No. 098B0-0A-00-0083-0 TACS No. 311586	Vacant, formerly 212 Whitehead Street, Chatham, ±0.31 acre
N2.	Kimberly McKee Matherly	Tax Map No. 2318-05-5608 Acct No. 16300-55-00-0021-0 TACS No. 311800	RW & JP Todd Subd Lot 21, Mill Creek Road, ±0.16 acre
N3.	Everlean H. Davis	Tax Map No. 2416-72-6202 Acct No. 098B0-11-0B-0054-0 TACS No. 305395	Rison Street, Chatham, ±0.18 acre
N4.	Clara Johnson	Tax Map No. 2347-93-8238 Acct No. 180A0-14-00-0038-0 TACS No. 311759	Witcher Road, Ringgold, ±0.14 acre
N5.	***REMOVED***	Tax Map No. 2475-97-8708 Acct No. 10300-0A-00-0054-0 TACS No. 311705	***REMOVED***
N6.	Sylvester Gunter	Tax Map No. 2357-02-1974 Acct No. 180A0-15-00-0004-0 TACS No. 311761	Bevis Ave Lot 4, ±0.23 acre
N7.	Mary E. Grasty	Tax Map No. 2523-31-9420 Acct No. 03100-0A-00-0013-0 TACS No. 311625	Off Owens Mill Road, Gretna, ±1 acre
N8.	William C. Herndon & Eunice Louise Herndon	Tax Map No. 1491-25-2973 Acct No. 13600-0A-00-0022-0 TACS No. 305109	Off Waller Lane, Dry Fork, ±1 acre
N9.	Mary White	Tax Map No. 2415-48-7288 Acct No. 09800-0A-00-0052-A TACS No. 311689	Off Sleeper Lane, Chatham, ±1.42 acres

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	<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
N10.	Nannie Kate Bowman	Tax Map No. 2426-17-6548 Acct No. 085D0-04-00-000A-0 TACS No. 311664	Off N. Main Street, Chatham, ±1.27 acres
N11.	***REDEEMED***	Tax Map No. 2426-39-4595 Acct No. 085D0-0A-00-0015-B TACS No. 311668	***REDEEMED***
N12.	Rufus C. Coles	Tax Map No. 2426-15-5238 Acct No. 098B0-58-00-0051-A TACS No. 311703	N. Main Street, Hwy. 29, Chatham, ±0.09 acre
N13.	Rosa Irma Meekins & Pauline Harkum	Tax Map No. 2426-16-6223 Acct No. 085D0-12-00-0002-B TACS No. 311681	US Hwy. 29 Lot 2-B, Chatham ±0.25 acre
N14.	Woodrow Payne & Others	Tax Map No. 2478-09-2291 Acct No. 07600-02-00-0002-C TACS No. 311658	Off Upper Mountain Road, Gretna, ± 2.00 acres
N15.	***REDEEMED***	Tax Map No. 1388-21-8312 Acct No. 161E0-02-00-0014-0 TACS No. 311744	***REDEEMED***
N16.	James Mitchell	Tax Map No. 2426-17-5961 Acct No. 085D0-0A-00-0057-0 TACS No. 311676	Off N. Main Street, Chatham, ±2.25 acres
N17.	Sallie Ward	Tax Map No. 2525-95-3500 Acct No. 00600-0A-00-0011-0 TACS No. 311614	Vacant, Jasper Mountain, Gretna, ±2.00 acres
N18.	Unknown	Tax Map No. 1461-94-1358 Acct No. 13400-0A-00-0034-A TACS No. 311714	Vacant, Loghaven Road, Tunstall, ±0.69 acre

TERMS OF SALE: The Treasurer has the right to reject any bids determined to be unreasonable in relation to estimated value of the Property. 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, with all faults and without any warranty, either expressed or implied. Subsequent taxes will be prorated from the date of the auction, and the high bidder will be responsible for taxes from that date forward. 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 costs, prior to bidding on any of the properties to determine the suitability of the properties for their purposes.

The highest bidder shall deposit payment in full at the time of the auction. All deposits must be made in the form of personal check, traveler's check, cashier's check or money order. **There will be a 10% buyer's premium or a \$100 flat fee, whichever is greater, added to the final bid to determine final contract price which must also be paid in full the day of the auction.**

Recording costs for deed recordation will be the responsibility of the successful bidder and will be collected the day of the auction.

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.

To qualify as a bidder at this auction you may not owe delinquent taxes to Pittsylvania County, Virginia. Questions should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to (804) 612-9041, or by writing to the address below.

John A. Rife, Esquire
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

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

At that certain real estate tax sale held on Monday, August 30, 2021, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

**Property Owner:
Tax Map Number:
Account Number:**

I understand that payment in full for my bid, stated above, a 10% buyer's premium in the amount of \$_____ (10% or \$100, whichever is greater), and recordation costs in the amount of \$_____ are to be paid today. I understand that in the event my payment is returned or is otherwise not made within twenty (20) days, the contract of sale may be voided and the next highest bidder will be contacted to purchase the property.

I understand that this property is being sold without specific guarantee of covenants of title and is 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 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 Commissioner's Deed will be prepared within fifteen (15) days of payment clearance and that the same will be forwarded to the County of Pittsylvania 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 (auction date). I further understand that in the event I owe delinquent taxes to County of Pittsylvania, including being named as a Defendant in any delinquent tax suit filed by County of Pittsylvania, Virginia, that this contract will be made null and void 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 Acknowledgment and Contract of Sale, that the bid amount and buyer's premium paid hereunder will be forfeited, and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

Name (please print)

Signature

Address

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

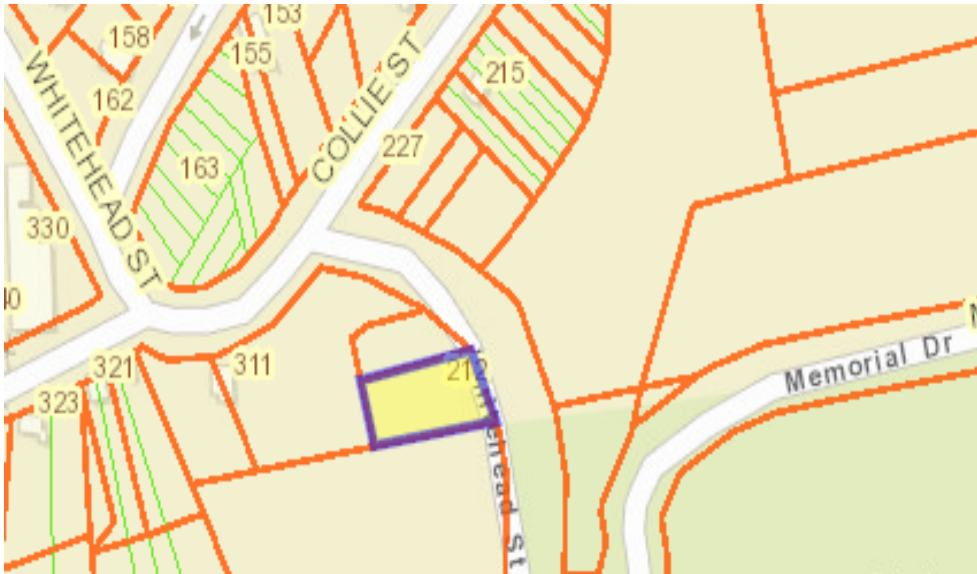
CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 30th day of August, 2021, 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

NJS Property N1
Property Report – County of Pittsylvania

Hettie Davis Martin & Bennie Clark
Tax Map No. 2415-99-3457
Acct No. 098B0-0A-00-0083-0



Property Description: Vacant, Formerly 212 Whitehead Street, Chatham
Acreage: ±0.31 acre
Total Assessed Value: \$1,000

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NJS Property N2
Property Report – County of Pittsylvania

Kimberly McKee Matherly
Tax Map No. 2318-05-5608
Account No. 16300-55-00-0021-0



Property Description: RW & JP Todd Subd Lot 21, Mill Creek Rd

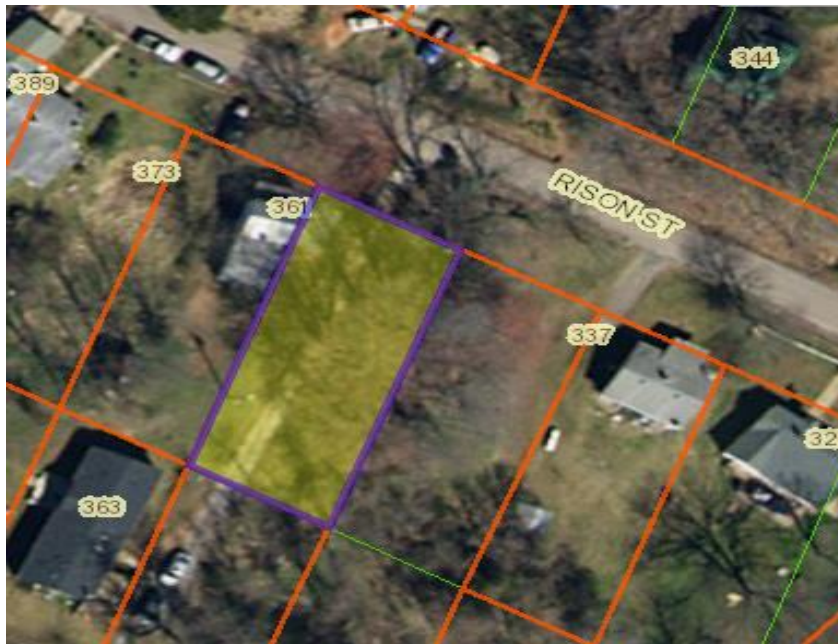
Acreage: ±0.16

Total Assessed Value: \$1,000

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NJS Property N3
Property Report – County of Pittsylvania

Everlean H. Davis
Tax Map No. 2416-72-6202
Account No. 098B0-11-0B-0054-0



Property Description: Rison Street, Chatham
Acreage: ±0.18
Total Assessed Value: \$1,500

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NJS Property N4
Property Report – County of Pittsylvania

Clara Johnson
Tax Map No. 2347-93-8238
Account No. 180A0-14-00-0038-0

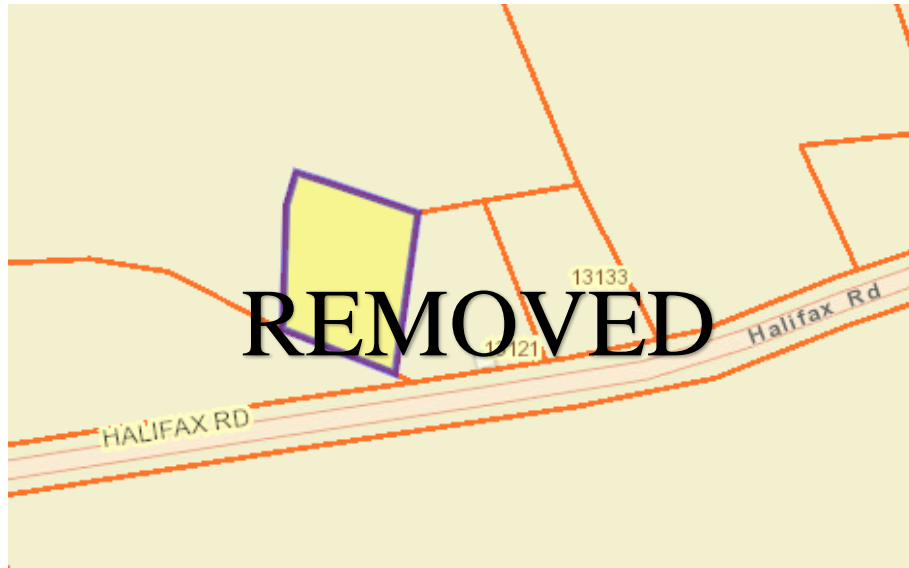


Property Description: Witcher Rd, Ringgold
Acreage: ±0.14 acre
Total Assessed Value: \$1,500

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NJS Property N5
Property Report – County of Pittsylvania

Howard E. Witcher & Ossie W. Witcher
Tax Map No. 2475-97-8708
Account No. 10300-0A-00-0054-0



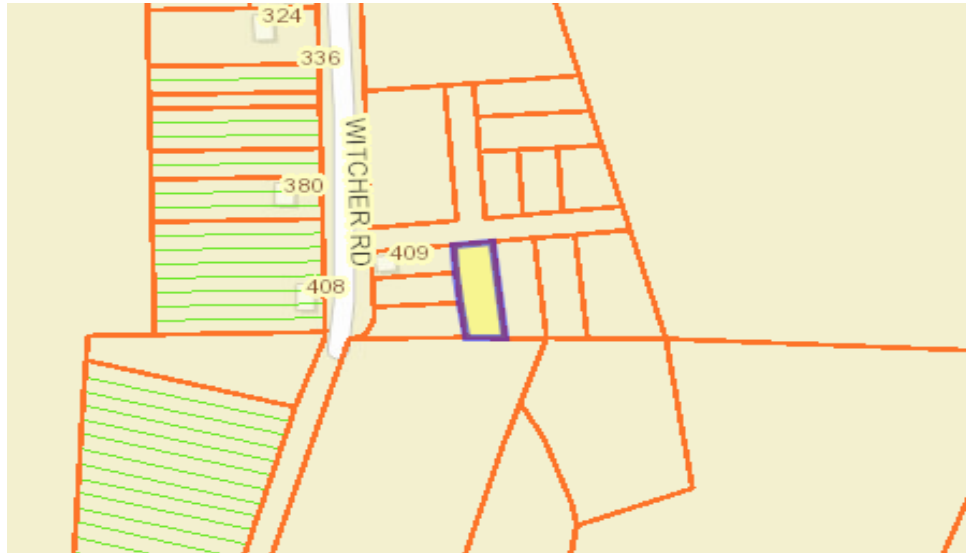
Property Description: Halifax Road, Java
Acreage: ±0.79 acre
Total Assessed Value: \$1,800

REMOVED

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NJS Property N6
Property Report – County of Pittsylvania

Sylvester Gunter
Tax Map No. 2357-02-1974
Account No. 180A0-15-00-004-0

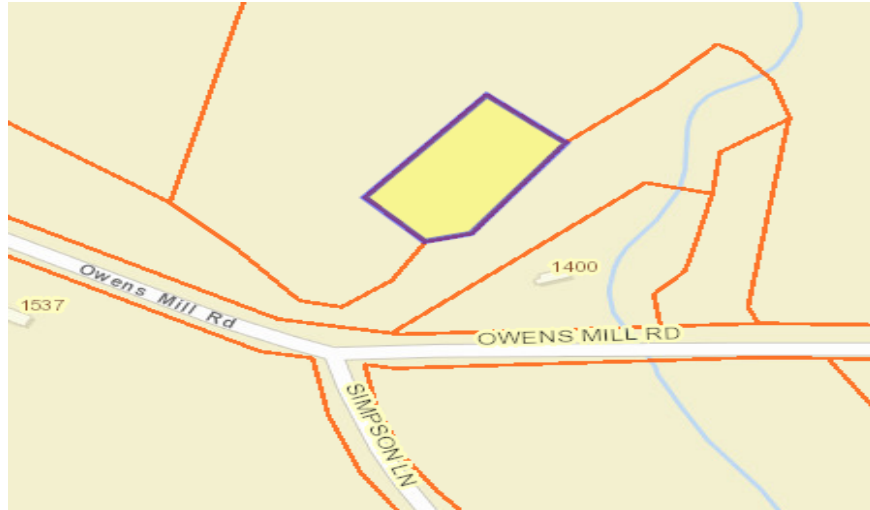


Property Description: Bevis Ave Lot 4
Acreage: ±0.23 acre
Total Assessed Value: \$2,000

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NJS Property N7
Property Report – County of Pittsylvania

Mary E. Grasty
Tax Map No. 2523-31-9420
Account No. 03100-0A-00-0013-0



Property Description: Off Owens Mill Road, Gretna
Acreage: ±1 acre
Total Assessed Value: \$2,500

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NJS Property N8
Property Report – County of Pittsylvania

William C. Herndon & Eunice Louise Herndon
Tax Map No. 1491-25-2973
Account No. 13600-0A-00-0022-0



Property Description: Off Waller Ln, Dry Fork

Acreage: ±1 acre

Total Assessed Value: \$3,000

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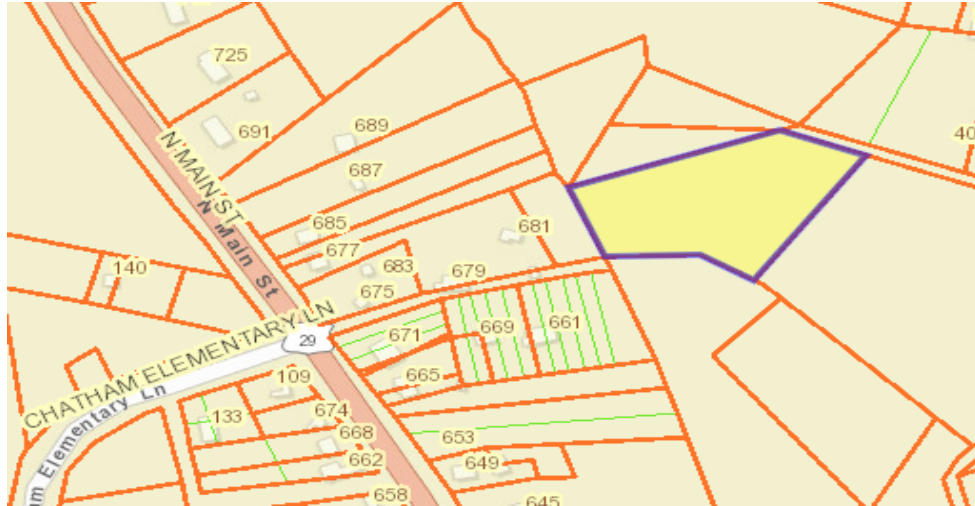
Mary White
Tax Map No. 2415-48-7288
Account No. 09800-0A-00-0052-A



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NJS Property N10
Property Report – County of Pittsylvania

Nannie Kate Bowman
Tax Map No. 2426-17-6548
Account No. 085D0-04-00-000A-0

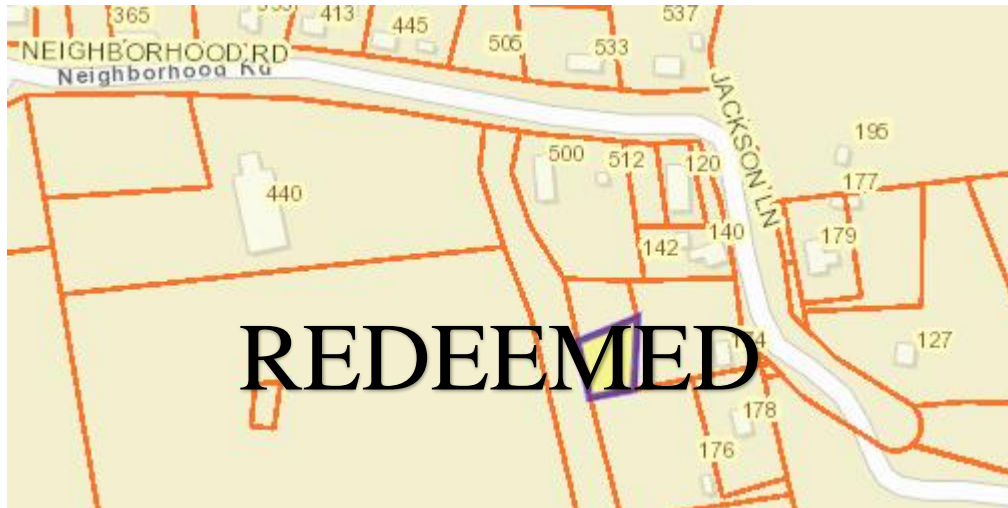


Property Description: Off N. Main Street, Chatham
Acreage: ±1.27 acres
Total Assessed Value: \$3,000

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NJS Property N11
Property Report – County of Pittsylvania

Elijah Townes
Tax Map No. 2426-39-4595
Account No. 085D0-0A-00-0015-B



Property Description: Off Jackson Lane, Chatham
Acreage: ±0.54 acre
Total Assessed Value: \$3,000

REDEEMED

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Rufus C. Coles
Tax Map No. 2426-15-5238
Account No. 098B0-58-00-0051-A



Acreage: ± 0.09 acre

Total Assessed Value: \$3,000

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NJS Property N13
Property Report – County of Pittsylvania

Rosa Irma Meekins & Pauline Harkum
Tax Map No. 2426-16-6223
Account No. 098B0-58-00-0051-A



Property Description: US Hwy. 29 Lot 2-B, Chatham
Acreage: ±0.25 acre
Total Assessed Value: \$3,000

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NJS Property N14
Property Report – County of Pittsylvania

Woodrow Payne & Others
Tax Map No. 2478-09-2291
Account No. 07600-02-00-0002-C



Property Description: Off Upper Mountain Road, Gretna
Acreage: ±2.00 acres
Total Assessed Value: \$3,600

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NJS Property N15
Property Report – County of Pittsylvania

J A Wilson Est.
Tax Map No. 1388-21-8312
Account No. 161E0-02-00-0014-0



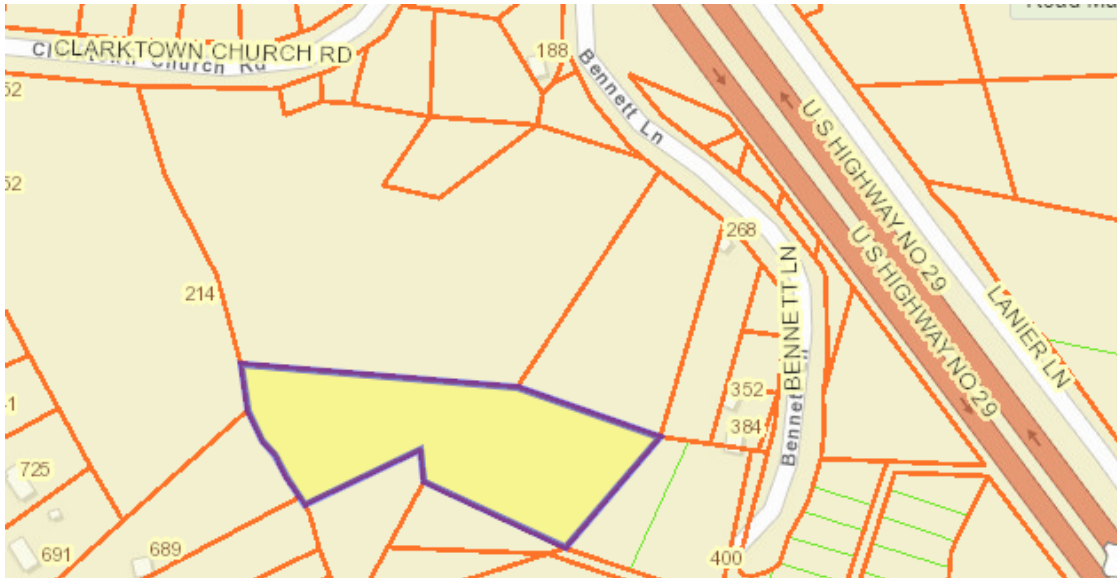
Property Description: Vacant, Lemon Lane, Tunstall
Acreage: ± 0.33 acres
Total Assessed Value: \$4,000

REDEEMED

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NJS Property N16
Property Report – County of Pittsylvania

James Mitchell
Tax Map No. 2426-17-5961
Account No. 085D0-0A-00-0057-0

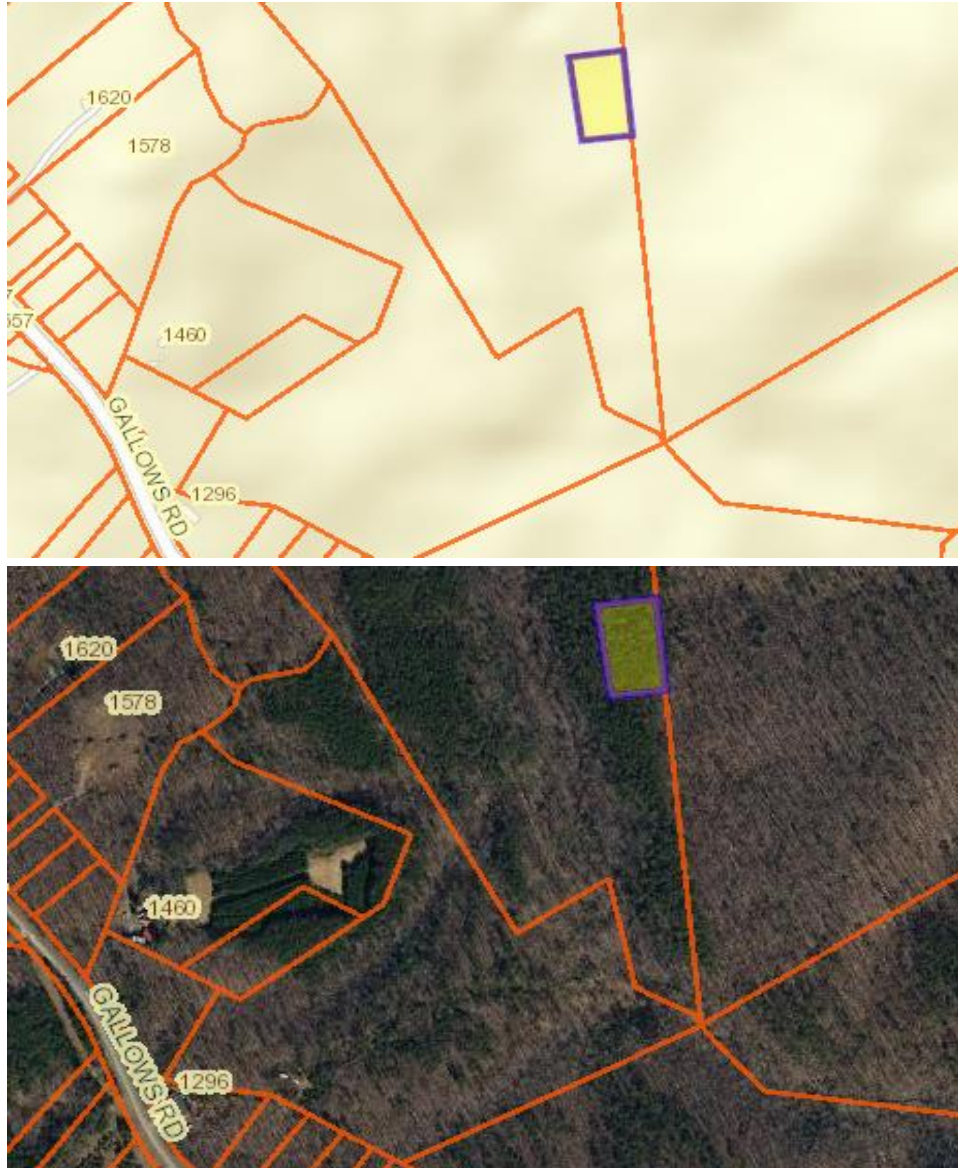


Property Description: Off N. Main Street, Chatham
Acreage: ±2.25 acres
Total Assessed Value: \$4,500

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NJS Property N17
Property Report – County of Pittsylvania

Sallie Ward
Tax Map No. 2525-95-3500
Account No. 00600-0A-00-0011-0



Property Description: Vacant, Jasper Mountain, Gretna
Acreage: ±2.00 acres
Total Assessed Value: \$4,000

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NJS Property N18
Property Report – County of Pittsylvania

Unknown
Tax Map No. 1461-94-1358
Account No. 13400-0A-00-0034-A



Property Description: Vacant, Loghaven Road, Tunstall
Acreage: ±0.69 acre
Total Assessed Value: \$8,000

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