

**NOTICE OF DELINQUENT TAXES  
AND TREASURER'S SALE OF REAL PROPERTY  
HENRY 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 at the **Summerlin Board Room of the Henry County Administration Building, 3300 Kings Mountain Road, Martinsville, Virginia 24112, on January 28, 2022, at 12:00 p.m.**, or soon thereafter as may be effected. 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").

	<b><u>Property Owner</u></b>	<b><u>Identification</u></b>	<b><u>Description</u></b>
N1.	Sam William & Beatrice Jones	<b>Tax Map No.</b> 54.8(007)000/007 <b>Acct. No.</b> 119180001 <b>TACS No.</b> 31371	Off of Hobson Road, Axton; +/- 2 acres.
N2.	Eva Mae & Virginia Cruise	<b>Tax Map No.</b> 72.1(002)000/001,2 <b>Acct. No.</b> 046140000 <b>TACS No.</b> 33455	Black Feather Trail at Lee Ford Camp Road, Ridgeway.
N3.	Eva Mae Cruise	<b>Tax Map No.</b> 72.1(002)000/003 <b>Acct. No.</b> 066315000 <b>TACS No.</b> 33455	Black Feather Trail, Ridgeway.
N4.	Mary Ella Gusler Trust	<b>Tax Map No.</b> 16.5(037)001/036,37 <b>Acct. No.</b> 082120003 <b>TACS No.</b> 436087	Jessteen Lane, Bassett.
N5.	Patrick Henry Investment Co., Inc.	<b>Tax Map No.</b> 25.2(034)000/001 <b>Acct. No.</b> 168490002 <b>TACS No.</b> 31680	Westwood Avenue, Bassett.
N6.	Patrick Henry Investment Co., Inc.	<b>Tax Map No.</b> 25.2(034)000/004 <b>Acct. No.</b> 168490005 <b>TACS No.</b> 31680	Westwood Avenue, Bassett.
N7.	Lucinda Flood Jones	<b>Tax Map No.</b> 30.8(009)000/000C <b>Acct. No.</b> 118780000 <b>TACS No.</b> 31379	155 Harris Street, Martinsville.
N8.	Thomas Leonard & Mary K. Young	<b>Tax Map No.</b> 41.4(037)000B/007B,8A,9A,10A <b>Acct. No.</b> 250940001 <b>TACS No.</b> 32230	2475 Appalachian Drive, Martinsville.
N9.	Annie Penn	<b>Tax Map No.</b> 49.9(000)000/213 <b>Acct. No.</b> 169810000 <b>TACS No.</b> 31684	Arrowhead Circle, Spencer; +/-1.597 acres.

N10.	Willie A. Pulliam	<b>Tax Map No.</b> 62.7(028)000/016,17 <b>Acct. No.</b> 179900000 <b>TACS No.</b> 31763	Off of Soapstone Road, Ridgeway.
N11.	Robert E. & Mildred Robertson	<b>Tax Map No.</b> 45.8(000)000/025B <b>Acct. No.</b> 190290000 <b>TACS No.</b> 134970	Off of A.L. Philpott Highway, Axton.
N12.	Walter D. Flood	<b>Tax Map No.</b> 30.8(009)000/000F <b>Acct. No.</b> 066640000 <b>TACS No.</b> 184492	119 Harris Street, Martinsville.
N13.	Edna Juanita Reynolds	<b>Tax Map No.</b> 45.3(000)000/077 <b>Acct. No.</b> 138300000 <b>TACS No.</b> 31794	640 Tommy Carter Road, Axton; +/- 1 acre.
N14.	Larry Dale Riddle	<b>Tax Map No.</b> 34.3(000)000/079 <b>Acct. No.</b> 188140000 <b>TACS No.</b> 184819	Off of Fuller Street, Axton.
N15.	Henry County Motor Company	<b>Tax Map Nos.</b> 40.6(035)000/021,22 & 40.6(035)000/020 <b>Acct. Nos.</b> 131030000 & 131035000 <b>TACS No.</b> 134155	Off of Wooddale Court, Martinsville.

**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 remit payment in full at the time 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. **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 will also be paid 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 purchaser at this auction you may not owe delinquent taxes to Henry County, Virginia. Questions 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) 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 Friday, January 28, 2022, 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 Henry 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 Henry, including being named as a Defendant in any delinquent tax suit filed by County of Henry, 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.

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Name (please print)

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Signature

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Address

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City, State, Zip

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Telephone

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Email Address

Title will be taken in the name of:

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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 28th day of January, 2022, 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.

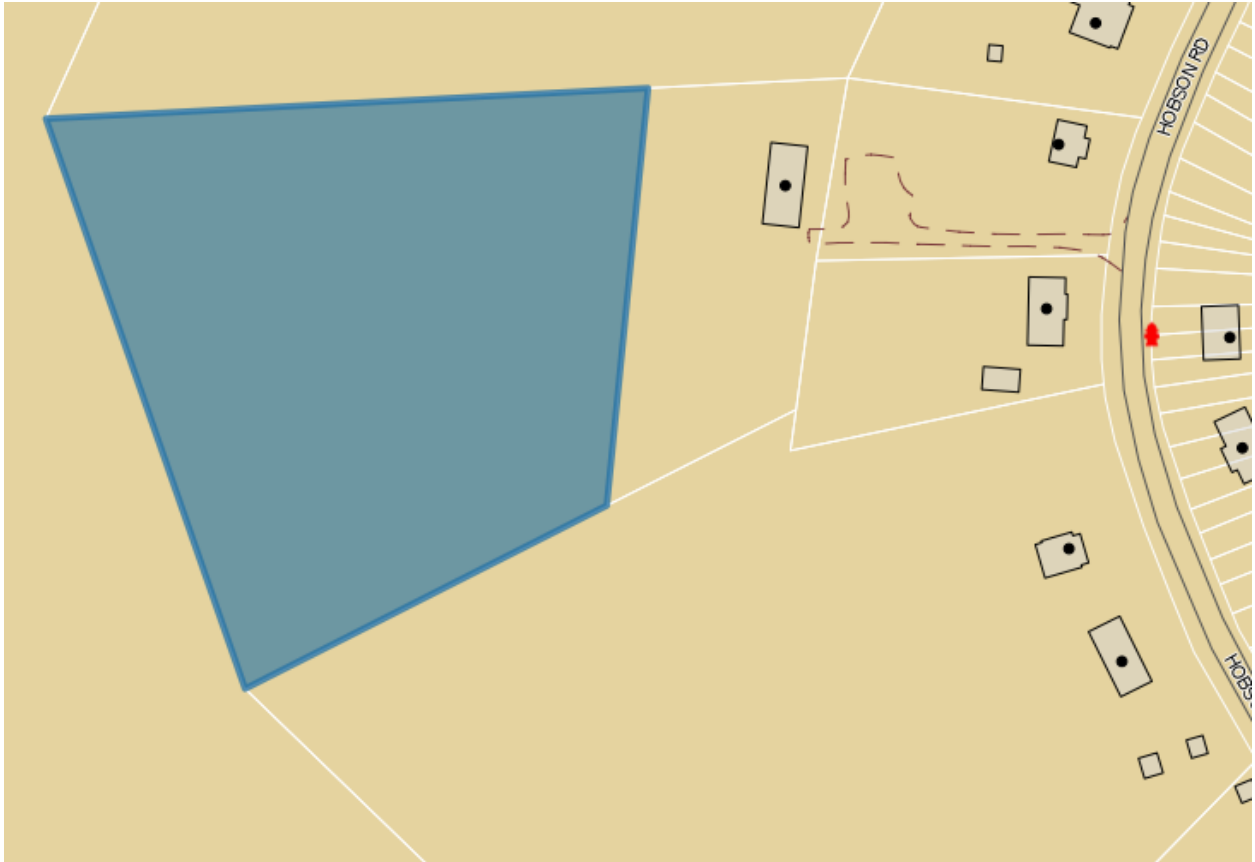
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Taxing Authority Consulting Services, PC

**N1: Sam William & Beatrice Jones**

**Parcel 119180001**

**Off of Hobson Road, Axton (Behind 3242); +/- 2 acres**



**N2: Eva Mae & Virginia Cruise**

**Parcel 046140000**

**Black Feather Trail at Lee Ford Camp Road, Ridgeway**

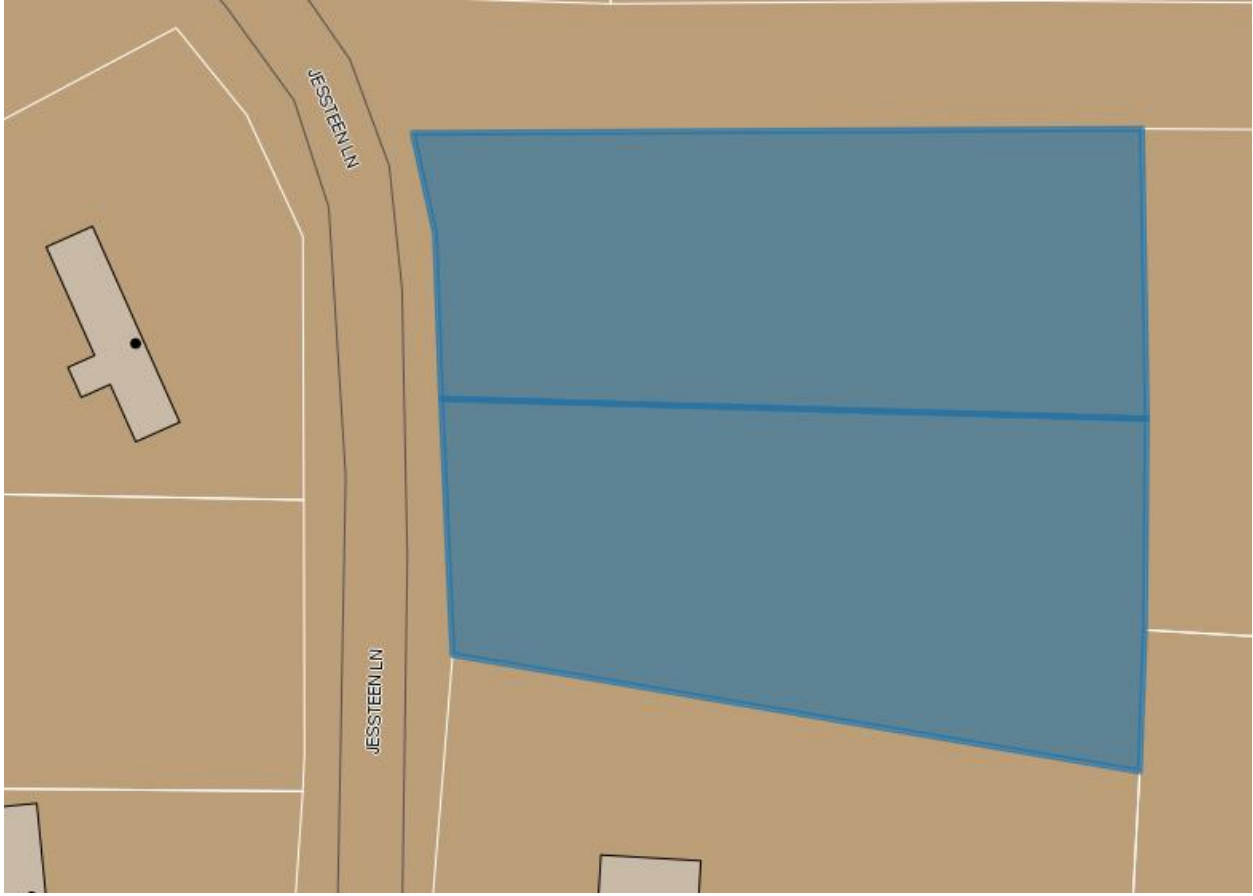


**N3: Eva Mae Cruise**  
**Parcel 066315000**  
**Black Feather Trail, Ridgeway**





**N4: Mary Ella Gusler Trust**  
**Parcel 082120003**  
**Jessteen Lane, Bassett (neighboring 512)**



**N5: Patrick Henry Investment Co., Inc.**

**Parcel 168490002**

**Westwood Avenue, Bassett**



**N6: Patrick Henry Investment Co., Inc.**

**Parcel 168490005**

**Westwood Avenue, Bassett**



**N7: Lucinda Flood Jones**  
**Parcel 118780000**  
**155 Harris Street, Martinsville**



**N8: Thomas Leonard & Mary K. Young**

**Parcel 250940001**

**2475 Appalachian Drive, Martinsville**



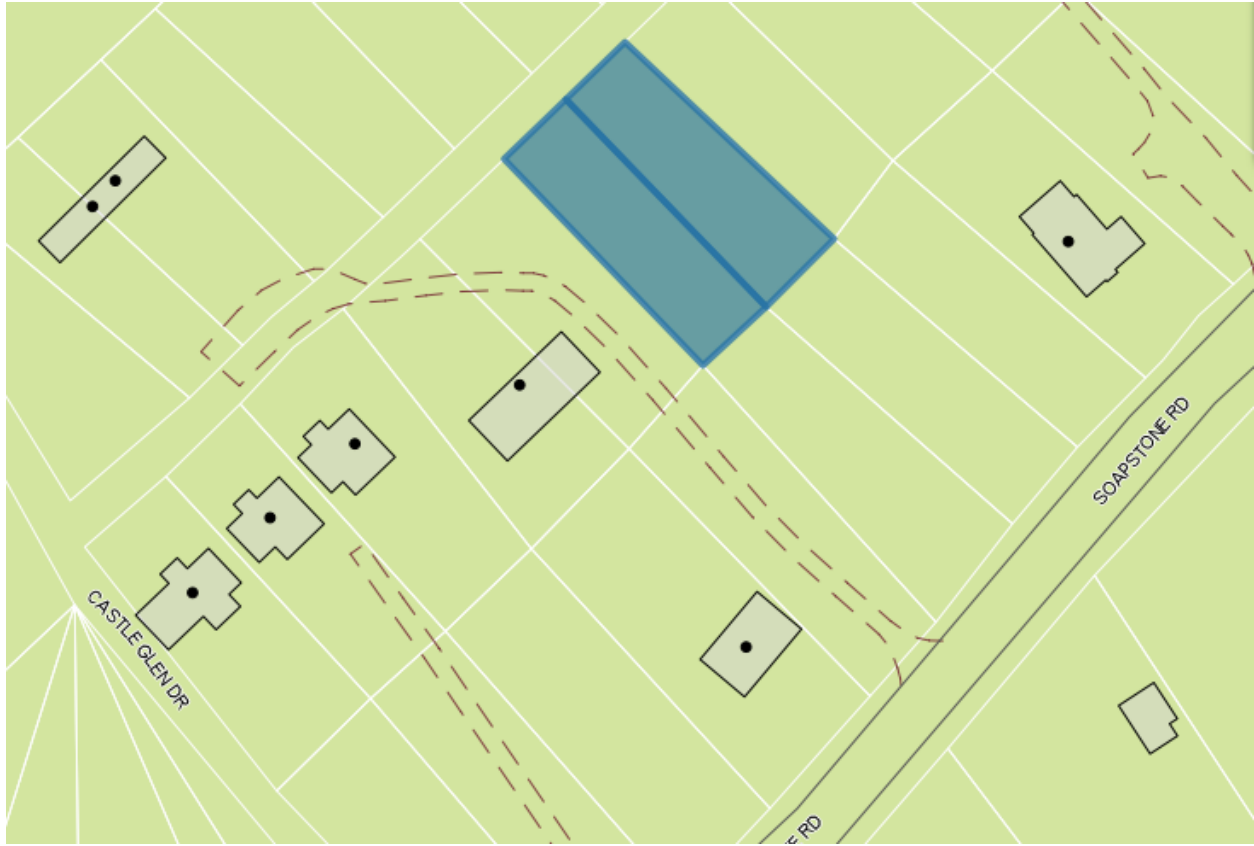
**N9: Annie Penn**

**Parcel 169810000**

**Arrowhead Circle, Spencer; +/-1.597 acres**



**N10: Willie A. Pulliam**  
**Parcel 179900000**  
**Off of Soapstone Road, Ridgeway**



**N11: Robert E. & Mildred Robertson**

**Parcel 190290000**

**Off of A.L. Philpott Highway, Axton (surrounding 2620 & 2630)**





**N12: Walter D. Flood**  
**Parcel 066640000**  
**119 Harris Street, Martinsville**



**N13: Edna Juanita Reynolds**

**Parcel 138300000**

**640 Tommy Carter Road, Axton; +/- 1 acre**



**N14: Larry Dale Riddle**

**Parcel 188140000**

**Off of Fuller Street, Axton (behind 396-492)**



**N15: Henry County Motor Company  
Parcels 131030000 & 131035000  
Off of Wooddale Court, Martinsville**

