

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
CITY OF MARTINSVILLE, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of City of Martinsville, the undersigned Special Commissioner will offer for sale at a live public auction the following described real estate at **Council Chambers, Room 202, Municipal Building, 55 W. Church Street, Martinsville, VA 24112, on October 21, 2022, at 12:00 PM.**

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 Williams Auction Company ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS"). Subsequent announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
1	James T. Allen & W.B. Muse, Jr.	31(02)E/05	8900	658690	Vacant; W. Church Street, ±0.146 acre
2	W.B. Muse	32(01)C/21	574000	658690	Vacant; Spencer Street, ±0.065 acre
3	W.B. Muse, Jr. & Geo. W. Hairston	14(01)00/08	574400	658690	Vacant; off of Bethel Lane, ±8.25 acres
4	W.B. Muse, Jr.	40(04)00/15, 16	574200	658690	611 First Street, ±0.406 acre
5	Stephen Neil Kitchen & Teresina Wheeler	34(03)C/09	868500	658747	224 Stuart Street, ±0.193 acre
6	Anthony L. & Marietta D. Adams	31(02)E/31	50075000	658822	413 Fayette Street, ±0.189 acre
7	Ruth Evette Lampkins-Hackney & Jerome G. Hackney	40(03)00/11 and 40(03)00/10	285200 and 285100	658772	408 First Street, ±0.248 acre
					408 Lot First Street, ±0.248 acre
8	Kent Jordan Redd	29(18)A/31	158500	658818	1208 Maxine Road, ±0.289 acre
9	Kent Jordan Redd	04(10)B/20	579300	658818	117 Melody Court, ±0.187 acre
10	Robert Lee Mawyer	52(11)00/01C, 01D	164200	658805	704 Forest Street, ±0.647 acre

11	Jeffrey S. & Kathryn Williams	44(08)00/06	498700	658838	219 Rives Road, ±0.268 acre
12	Latonya Jamison Grizzle	30(20)00/08R	990321	658852	806 A Street, ±0.242 acre

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 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. 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.

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 any funds paid and may subject the highest bidder to additional damages, which may include expenses and any deficit upon resale.

PAYMENT TERMS: On the day of the auction, 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 100, 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.

All payments must be made in the form of personal check, cashier's check or money order. **No cash will be accepted.**

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to City of Martinsville, and you may not be a Defendant in any pending delinquent tax matter. 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 804-612-9041, or by writing to the address below.

Re: City of Martinsville Judicial Sale Auction
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

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

At that certain Special Commissioner's sale held on Friday, October 21, 2022, in the cause styled City of Martinsville v. _____ (Case No. _____), the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____, and a buyer's premium of \$ _____.

Tax Map No. _____

Account No. _____

I understand that a deposit of \$ _____ (25% of the purchase price or \$1,000.00, whichever is more, or the entire purchase price if less than \$1,000.00, or \$20,000.00 if purchase price is more than \$80,000.00) is required to be deposited today with the Special Commissioner and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the City of Martinsville, Virginia. Further, I understand that a buyer's premium is required in this auction and have agreed to pay \$ _____ as a buyer's premium.

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 Court intends 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 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 date of sale (auction date). I further understand that in the event I owe delinquent taxes to the City of Martinsville or if I am named as a Defendant in any delinquent tax suit filed by the City of Martinsville, Virginia, that this contract may 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.

If the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit the deposit and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount. I further understand that if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, that this real estate may be resold and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

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.

Signature

Print Name:

Address:

Phone:

Email:

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 21st day of October 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 purchaser and are true and correct to the best of my knowledge.

Taxing Authority Consulting Services, PC

Lot 1
James T. Allen & W.B. Muse, Jr.



Current Data

Tax Map No.: 31(02)E/05

Account No.: 8900

Owner: James T. Allen & W.B. Muse, Jr.

Property Address and Description: Vacant; W. Church Street

Acreage: ±0.146 acre

Land Value: \$5,600

Building Value: n/a

Total Value: \$5,600

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.

**Lot 2
W.B. Muse**



Current Data

Tax Map No.: 32(01)C/21

Account No.: 574000

Owner: W.B. Muse

Property Address and Description: Vacant; Spencer Street

Acreage: ±0.065 acre

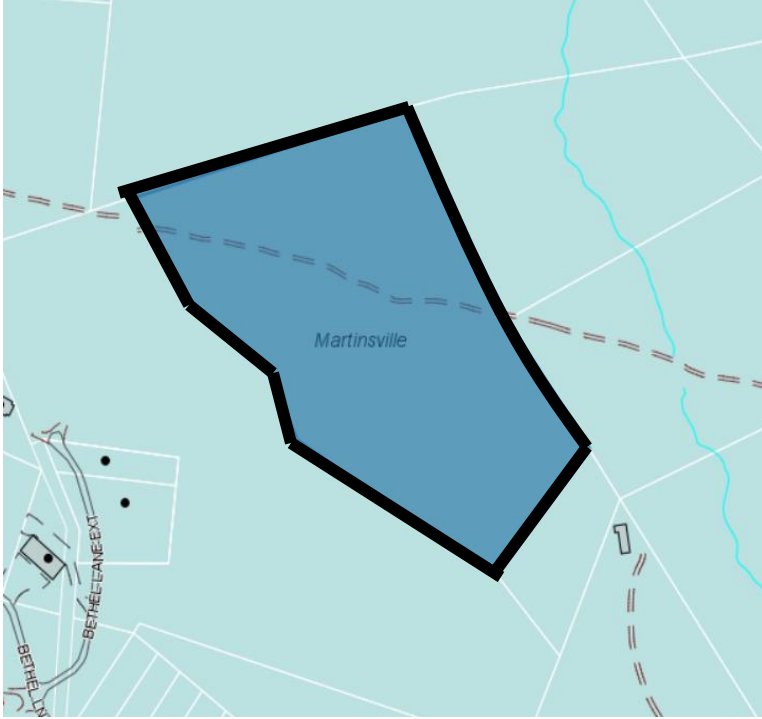
Land Value: \$4,000

Building Value: n/a

Total Value: \$4,000

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.

Lot 3
W.B. Muse, Jr. & Geo. W. Hairston



Current Data

Tax Map No.: 14(01)00/08

Account No.: 574400

Owner: W.B. Muse, Jr. & Geo. W. Hairston

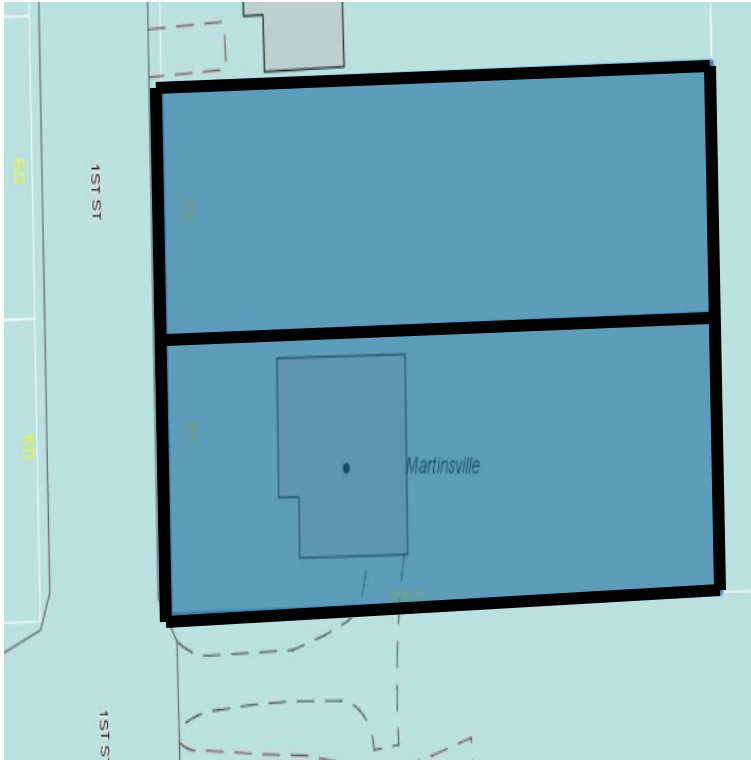
Property Address and Description: Vacant; off of Bethel Lane

Acreage: ±8.25 acres

Land Value: \$7,800 **Building Value:** n/a **Total Value:** \$7,800

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.

Lot 4
W.B. Muse, Jr.



Current Data

Tax Map No.: 40(04)00/15, 16

Account No.: 574200

Owner: W.B. Muse, Jr.

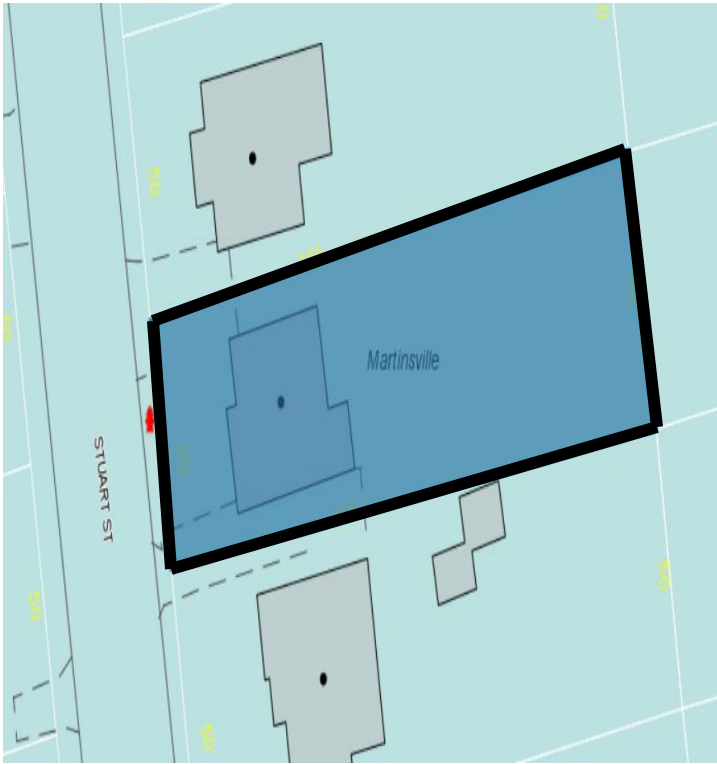
Property Address and Description: 611 First Street

Acreage: ±8.25 acres

Land Value: \$6,000 **Building Value:** \$22,000 **Total Value:** \$28,000

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.

Lot 5
Stephen Neil Kitchen & Teresina Wheeler



Current Data

Tax Map No.: 34(03)C/09

Account No.: 868500

Owner: Stephen Neil Kitchen & Teresina Wheeler

Property Address and Description: 224 Stuart Street

Acreage: ±0.193 acre

Land Value: \$6,000 **Building Value:** \$16,400 **Total Value:** \$22,400

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.

Lot 6
Anthony L. & Marietta D. Adams



Current Data

Tax Map No.: 31(02)E/31

Account No.: 50075000

Owner: Anthony L. & Marietta D. Adams

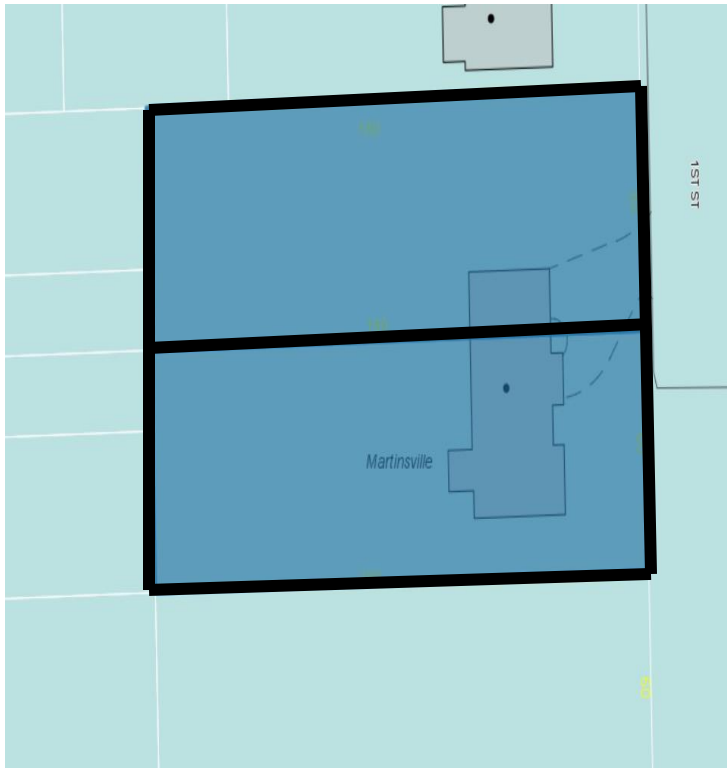
Property Address and Description: 413 Fayette Street

Acreage: ±0.189 acre

Land Value: \$4,000 **Building Value:** \$29,400 **Total Value:** \$33,400

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.

Lot 7
Ruth Evette Lampkins-Hackney & Jerome G. Hackney



Current Data

Tax Map No.: 40(03)00/11 and 40(03)00/10

Account No.: 285200 and 285100

Owner: Ruth Evette Lampkins-Hackney & Jerome G. Hackney

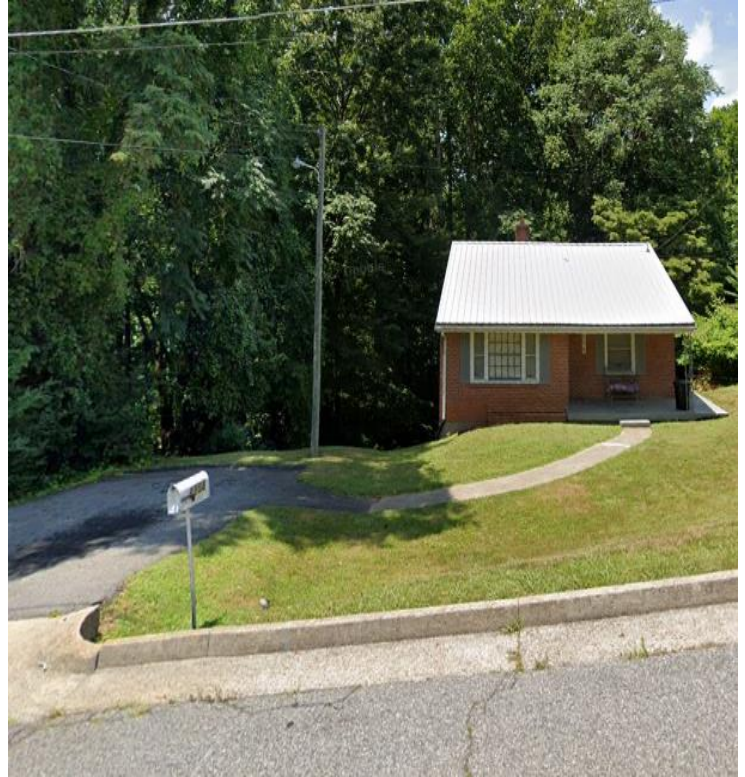
Property Address and Description: 408 First Street & 408 Lot First Street

Acreage: ±0.496 acre

Land Value: \$6,000 **Building Value:** \$30,500 **Total Value:** \$36,500

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.

Lot 8
Kent Jordan Redd



Current Data

Tax Map No.: 29(18)A/31

Account No.: 158500

Owner: Kent Jordan Redd

Property Address and Description: 1208 Maxine Road

Acreage: ±0.289 acre

Land Value: \$6,000 **Building Value:** \$27,500 **Total Value:** \$33,500

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.

Lot 9
Kent Jordan Redd



Current Data

Tax Map No.: 04(10)B/20

Account No.: 579300

Owner: Kent Jordan Redd

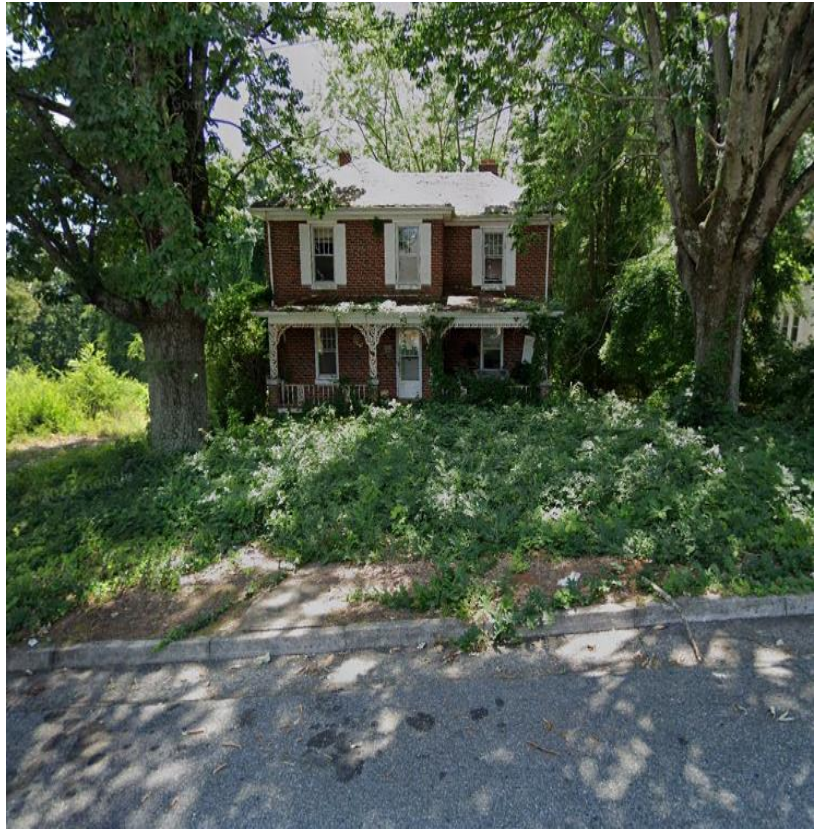
Property Address and Description: 117 Melody Court

Acreage: ±0.187 acre

Land Value: \$4,000 **Building Value:** \$47,900 **Total Value:** \$51,900

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.

Lot 10
Robert Lee Mawyer



Current Data

Tax Map No.: 52(11)00/01C, 01D

Account No.: 164200

Owner: Robert Lee Mawyer

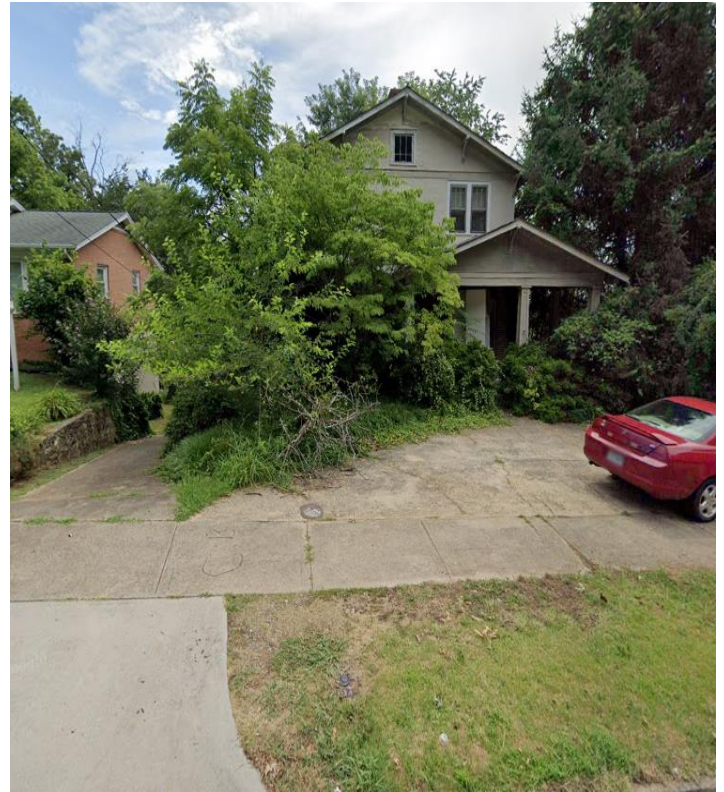
Property Address and Description: 704 Forest Street

Acreage: ±0.647 acre

Land Value: \$10,000 **Building Value:** \$46,800 **Total Value:** \$56,800

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.

Lot 11
Jeffry S. & Kathryn Williams



Current Data

Tax Map No.: 44(08)00/06

Account No.: 498700

Owner: Jeffry S. & Kathryn Williams

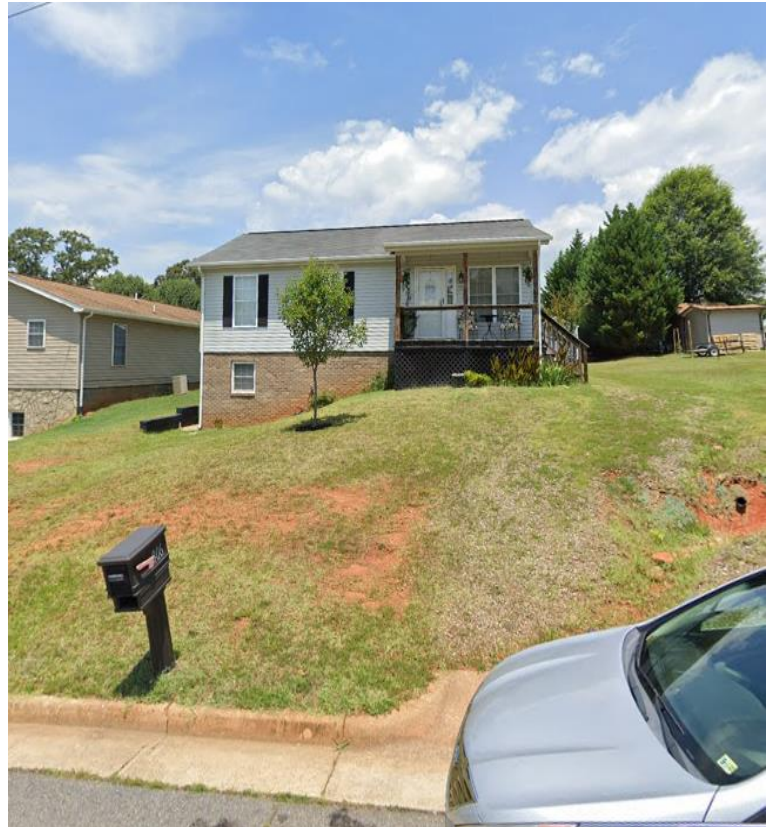
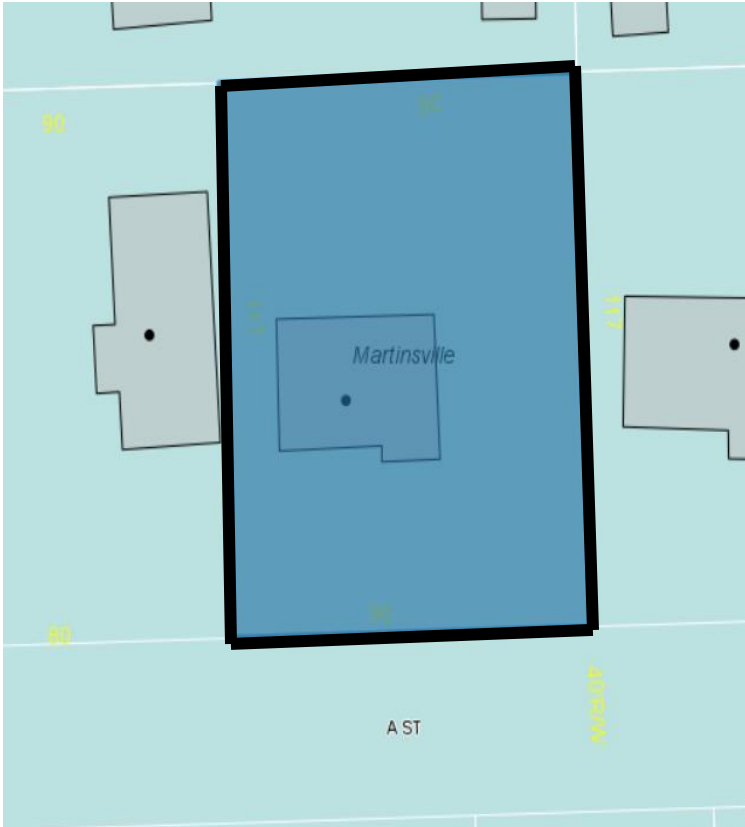
Property Address and Description: 219 Rives Road

Acreage: ±0.268 acre

Land Value: \$8,000 **Building Value:** \$53,600 **Total Value:** \$61,600

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.

Lot 12
Latonya Jamison Grizzle



Current Data

Tax Map No.: 30(20)00/08R

Account No.: 990321

Owner: Jeffry S. & Kathryn Williams

Property Address and Description: 806 A Street

Acreage: ±0.242 acre

Land Value: \$8,000 **Building Value:** \$66,300 **Total Value:** \$74,300

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.