

**NOTICE OF DELINQUENT TAXES
AND TREASURER'S SALE OF REAL PROPERTY
CITY OF MARTINSVILLE, 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 **Council Chambers, Room 202, Municipal Building, 55 W. Church Street, Martinsville, VA 24112, on October 21, 2022, at 12:00 PM**, 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").

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
N1	Atlantic Property Ventures, Inc.	07(03)00/08	142700	658977	Vacant; Clearview Drive, ±0.208 acre
N2	Taylor's Supermarket, Inc.	11(02)00/21	771500	658843	Vacant; Stultz Road at Perdue Street, ±0.47 acre
N3	Wash & Ellen Hairston	25(01)00/02	301800	658708	Vacant; Bethel Lane, ±0.448 acre
N4	Ismael & Zhen H. Gonzalez	26(14)00/07	990232	658802	Vacant; Pebble Road, ±0.589 acre
N5	Bonita Hairston	29(03)00/27	282000	43663	523 Harris Street, ±1.6 acres
N6	Doris Cooper	29(07)00/23, 24	140100	658697	Vacant, Wray Street, ±0.31 acre
		29(07)00/25	140000		
N7	Howard Pearsall	31(02)E/16	186300	658700	Vacant; High Street, ±0.161 acre
N8	Claude E. & James M. Rover	31(02)E/23	675300	658712	Vacant; High Street / N. Jackson Street, ±0.343 acre
		31(02)E/24	338800	658712	Vacant; N. Jackson Street, ±0.09 acre
N9	Martha B. Millner	39(09)00/84	78440	658740	Vacant; 118 Pony Place, ±0.252 acre
N10	Linda A. Martin	41(06)00/01	743100	658797	Vacant; Wingfield Street, ±0.327 acre

GENERAL TERMS OF SALE: The Treasurer has the right to reject any bids determined to be unreasonable in relation to 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: 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 \$100 added to the winning bid.**

The highest bidder shall make payment in full on the day 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.**

To qualify as a purchaser at this auction you may not owe delinquent taxes to City of Martinsville, 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.

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

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.

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

At that certain real estate tax sale held on Friday, October 21, 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 City of Martinsville 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 City of Martinsville, including being named as a Defendant in any delinquent tax suit filed by City of Martinsville, 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)

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 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 aforementioned purchaser and are true and correct to the best of my knowledge.

Taxing Authority Consulting Services, PC

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**Property N1
Atlantic Property Ventures, Inc.**



Current Data

Tax Map No.: 07(03)00/08

Account No.: 000142700

Owner: Atlantic Property Venture, Inc.

Property Address and Description: Vacant; Clearview Drive

Acreage: ±0.208 acre

Land Value: \$4,000

Building Value: n/a

Total Value: \$4,000

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**Property N2
Taylors Supermarket, Inc.**



Current Data

Tax Map No.: 11(02)00/21

Account No.: 000771500

Owner: Taylor Supermarket, Inc.

Property Address and Description: Vacant; Stultz Road at Perdue Street

Acreage: ±0.47 acre

Land Value: \$3,500

Building Value: n/a

Total Value: \$3,500

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**Property N3
Wash & Ellen Hairston**



Current Data

Tax Map No.: 25(01)00/02

Account No.: 000301800

Owner: Wash & Ellen Hairston

Property Address and Description: Vacant; Bethel Lane

Acreege: ±0.448 acre

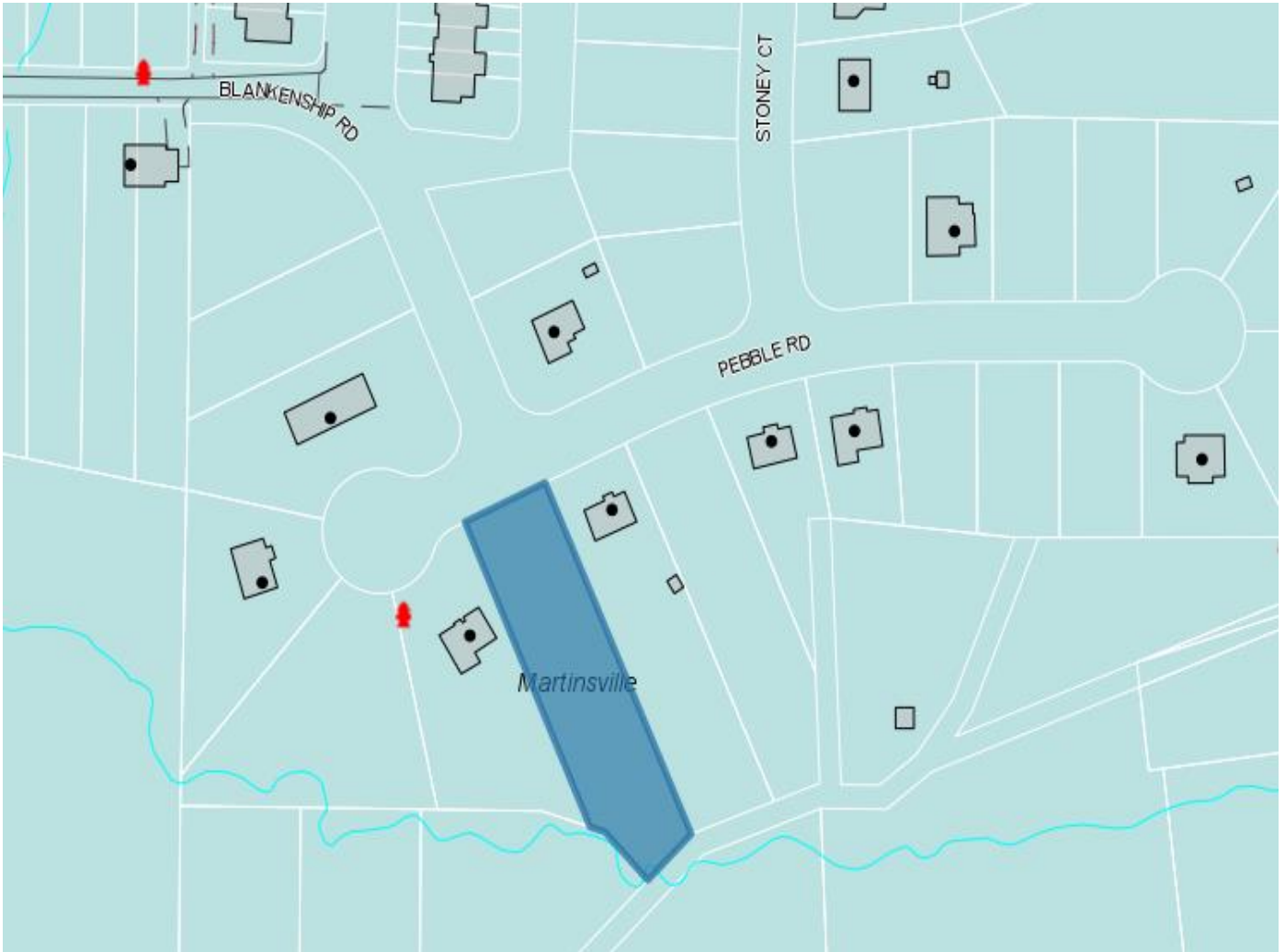
Land Value: \$2,900

Building Value: n/a

Total Value: \$2,900

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**Property N4
Ismael & Zhen H. Gonzalez**



Current Data

Tax Map No.: 26(14)00/07

Account No.: 000990232

Owner: Ismael & Zhen H. Gonzalez

Property Address and Description: Vacant; Pebble Road

Acreeage: ±0.589 acre

Land Value: \$7,000

Building Value: n/a

Total Value: \$7,000

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**Property N5
Bonita Hairston**



Current Data

Tax Map No.: 29(03)00/27

Account No.: 000282000

Owner: Bonita Hairston

Property Address and Description: 523 Harris Street

Acreage: ±1.6 acres

Land Value: \$4,000

Building Value: \$3,000

Total Value: \$7,000

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**Property N6
Doris Cooper**



Current Data

Tax Map No.: 29(07)00/23, 24 & 29(07)00/25

Account No.: 000140100 & 000140000

Owner: Doris Cooper

Property Address and Description: Vacant, Wray Street

Acres: ±0.31 acre

Land Value: \$5,900

Building Value: n/a

Total Value: \$5,900

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**Property N7
Howard Pearsall**



Current Data

Tax Map No.: 31(02)E/16

Account No.: 000186300

Owner: Howard Pearsall

Property Address and Description: Vacant; High Street

Acreage: ±0.161 acre

Land Value: \$3,000

Building Value: n/a

Total Value: \$3,000

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Property N8
Claude E. & James M. Rover



Current Data

Tax Map No.: 31(02)E/23 & 31(02)E/24

Account No.: 000675300 & 000338800

Owner: Claude E. & James M. Rover

Property Address and Description: Vacant; High Street / N. Jackson Street

Acreage: ±0.343 acre & ±0.09

Land Value: \$8,400 **Building Value:** n/a **Total Value:** \$8,400

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**Property N9
Martha B. Millner**



Current Data

Tax Map No.: 39(09)00/84

Account No.: 000078440

Owner: Martha B. Millner

Property Address and Description: Vacant; 118 Pony Place

Acreage: ±0.252 acre

Land Value: \$6,000

Building Value: n/a

Total Value: \$6,000

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**Property N10
Linda A. Martin**



Current Data

Tax Map No.: 41(06)00/01

Account No.: 000743100

Owner: Linda A. Martin

Property Address and Description: Vacant; Wingfield Street

Acreage: ±0.327 acre

Land Value: \$4,000

Building Value: n/a

Total Value: \$4,000

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