

**NOTICE OF DELINQUENT TAXES  
AND TREASURER'S SALE OF REAL PROPERTY  
CHARLOTTE 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 **Charlotte County Circuit Courthouse**, located at **145 David Bruce Avenue, Charlotte Court House, Virginia 23923**, on **November 2, 2022**, at **1:00PM**, 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 For Sale At Auction ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS").

	Property Owner(s)	Tax Map No.	TACS No.	Property Description
N1	Nettie Mae Jacobs	6-A-51-G	508673	Vacant; St. Johns Lane, Phenix, ±1.5 acres
N2	Estephania A. Wilson	25-A-37	703567	Vacant; off of Germantown Road, Charlotte Court House, ±3.6 acres
		25-A-38		
N3	James A. Tucker	63-A3-A-45-B	703569	Vacant; off of Pine Street, Drakes Branch; ±1 acre
N4	Louis Braxton	36-A2-2-12-B	573369	155 Lincoln Street, Phenix

**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.**

**Terms applicable to In-Person Bidders ONLY:** 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.**

**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. 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 For Sale At Auction, at 540-899-1776 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 November 9, 2022).** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cash and personal checks **will not** be accepted. Checks and money orders shall be made payable to Charlotte County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

To qualify as a purchaser at this auction you may not owe delinquent taxes to Charlotte County. Questions concerning the registration and bidding process should be directed to the Auctioneer by email to [dan@forsaleatauction.biz](mailto:dan@forsaleatauction.biz) or by phone to For Sale At Auction, at 540-899-1776. Questions concerning the property subject to sale 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 804-612-0629, or by writing to the address below.

Re: Charlotte County Non-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 real estate tax sale held on Wednesday, November 2, 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 Charlotte County 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 Charlotte County, including being named as a Defendant in any delinquent tax suit filed by Charlotte County, 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:

\_\_\_\_\_

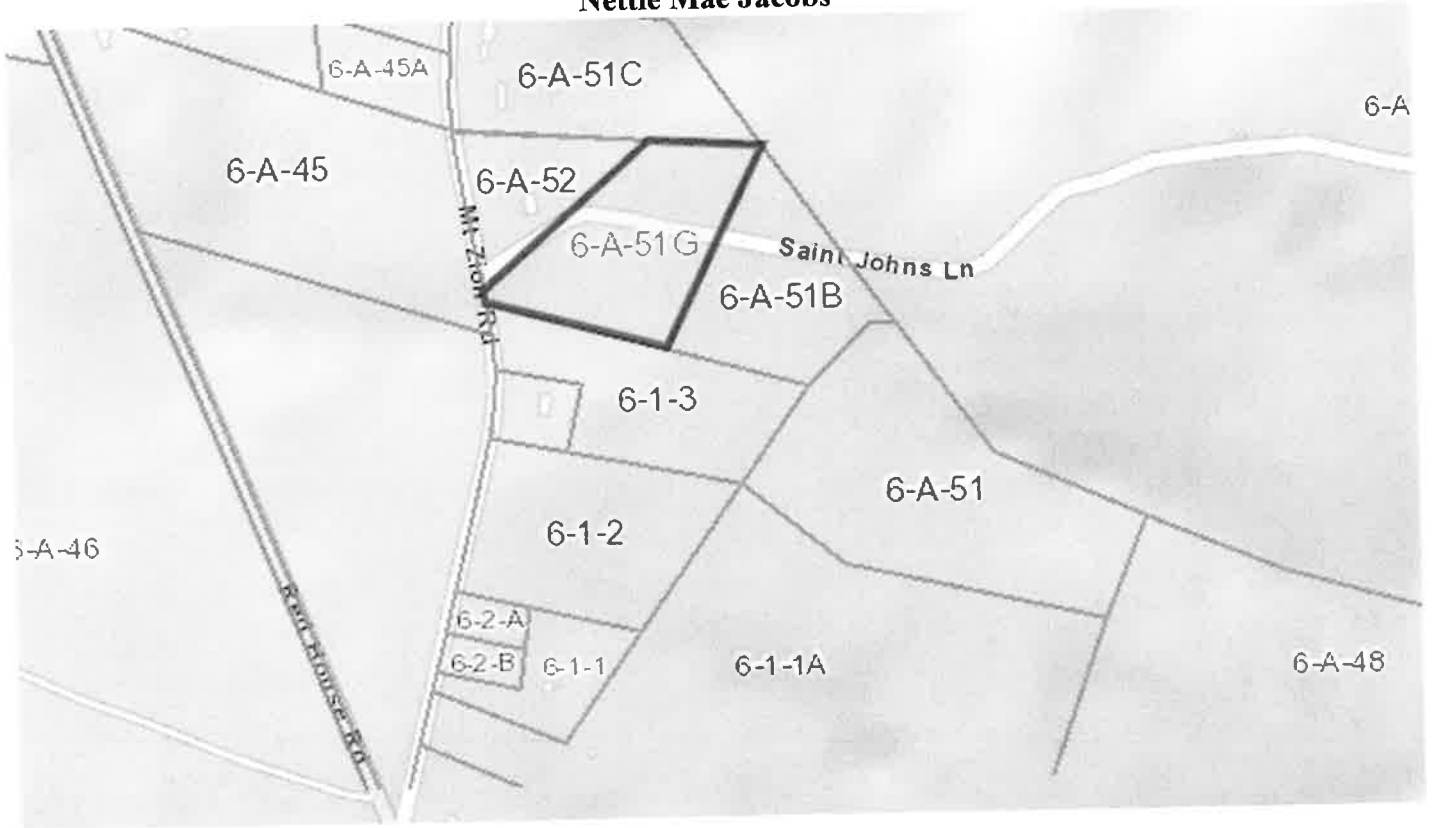
Type of Interest:  Tenants in Common  Tenants by Entirety with ROS  Joint Tenants  None

**CERTIFICATION**

It is hereby certified that the above-referenced purchaser has on this 2<sup>nd</sup> day of November 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

**Property N1  
Nettie Mae Jacobs**



**Current Data**

**Tax Map No.:** 6-A-51-G

**Account No.:** N/A

**Owner:** Nettie Mae Jacobs

**Property Address and Description:** Vacant; St. Johns Lane, Phenix

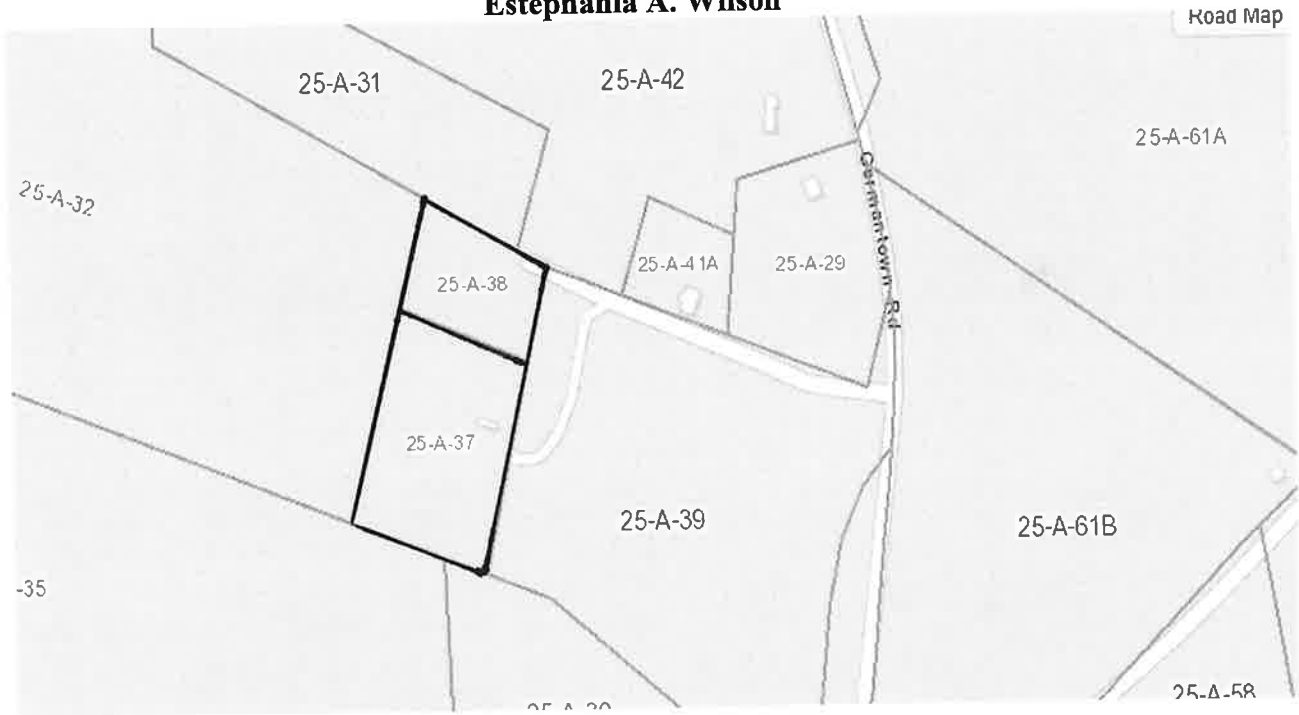
**Acreage:** ± 1.5

**Land Value:** \$3,300

**Building Value:** n/a

**Total Value:** \$3,300

**Property N2  
Estephania A. Wilson**



**Current Data**

**Tax Map No.:** 25-A-37 & 25-A-38

**Account No.:** N/A

**Owner:** Estephania A. Wilson

**Property Address and Description:** Vacant; off of Germantown Road, Charlotte  
Court House

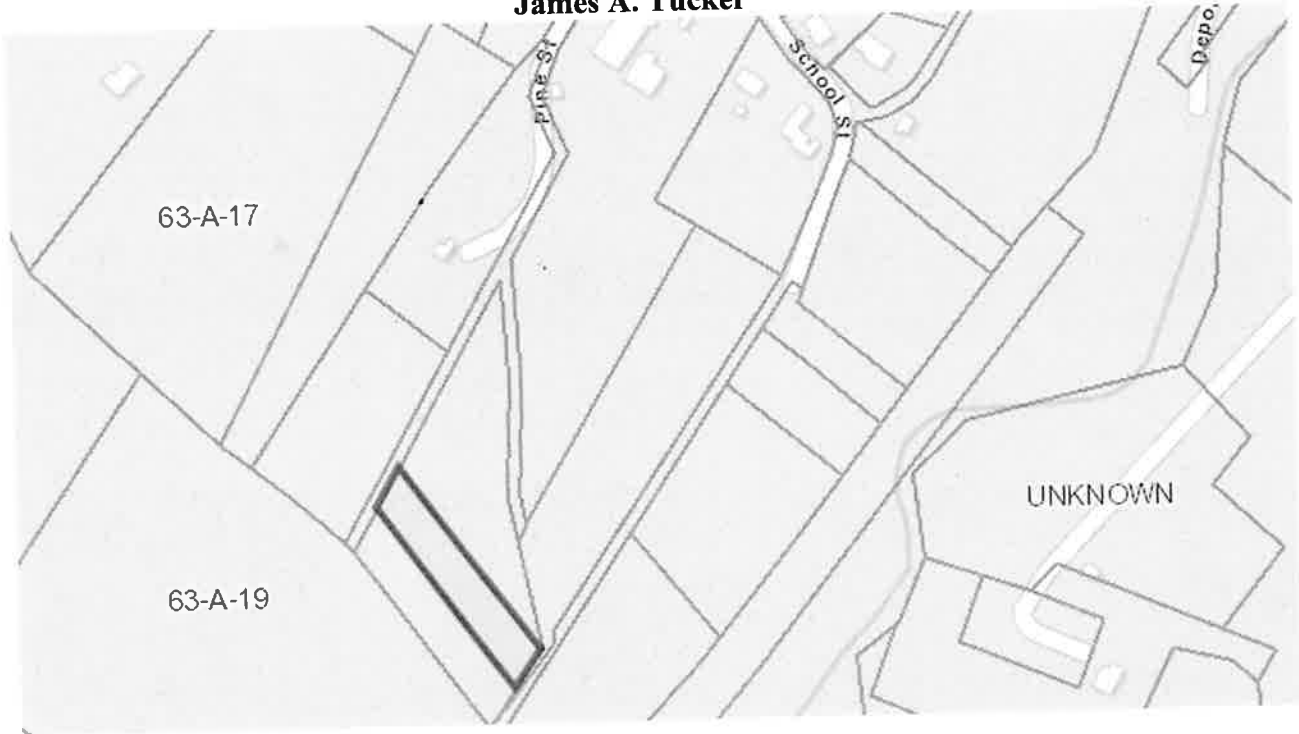
**Acreage:** ±3.6 acres.

**Land Value:** \$7,590

**Building Value:** \$3,216

**Total Value:** \$10,806

**Property N3  
James A. Tucker**



**Current Data**

**Tax Map No.:** 63-A3-A-45-B

**Account No.:** N/A

**Owner:** James A. Tucker

**Property Address and Description:** Vacant; off of Pine Street, Drakes Branch;

**Acreage:** ±1 acre

**Land Value:** \$1,381      **Building Value:** n/a      **Total Value:** \$1,381

**Property N4  
Louis Braxton**



**Current Data**

**Tax Map No.:** 36-A2-2-12-B

**Account No.:** N/A

**Owner:** Louis Braxton

**Property Address and Description:** 155 Lincoln Street, Phenix

**Acreage:** null

**Land Value:** \$3,500      **Building Value:** \$3,300      **Total Value:** \$6,800