

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
DANVILLE CITY, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a live public auction to be held at **Danville City Council Chambers on the fourth floor of the Municipal Building, 427 Patton Street, on December 16, 2022 at 12:00 PM.**

The sale of such property is subject to the terms and conditions below, any conditions which may be subsequently posted by Williams Auction Company (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”), and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Parcel ID No.	TACS No.	Property Description
N1.	Deutsche Bank National Trust Company as Trustee	01225	121035	Vacant; Sunnyside Street; ±0.0946 acre.
N2.	Baylor Blanchard Private Equity Group LLC	01478	119517	Vacant; Washington Street; ±0.1034 acre.
N3.	Baylor Blanchard Private Equity Group LLC	01685	119517	Vacant; Washington Street; ±0.1135 acre.
N4.	Deutsche Bank Trust Company Americas T/U	02921	120626	Vacant; Plum Street; ±0.1748 acre.
N5.	Englon Leo Roberts	03567	166230	131 Moana Place; ±0.1441 acre.
N6.	Baylor Blanchard Private Equity Group LLC	26173	119517	Vacant; Jefferson Street; ±0.0687 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.**

GENERAL TERMS: To qualify as a purchaser at this auction you may not owe delinquent taxes to City of Danville. 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) 612-0629, or by writing to the address below.

Re: City of Danville 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 Friday, December 16, 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 Danville 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 Danville, including being named as a Defendant in any delinquent tax suit filed by City of Danville, 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 16th day of December 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
Deutsche Bank National Trust Company as Trustee



Parcel ID: 01225

Address: SUNNYSIDE ST

Owner Information

Owner Name: DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE

Owner Address: 1611 WORTHINGTON AVE

Mail-To: DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE

Mailing Address: 1611 WORTHINGTON AVE, WEST PALM BEACH, FL 33416

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: Eligible North Main District

Elementary School District: Woodberry Hills

Middle School District: Westwood

Value Information

Land Value: \$1,000

Land Use Value: N/A

Improvement: N/A

Total: \$1,000

Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 2710015000001000

Approx. Acres: 0.0946

Legal Description: 109 FT NO 9 SUNNYSIDE ST

Zone: OTR Old Town Residential

Notes: Avg Lot: 109.0 X 42.0 DB 04-3868: 64 lists. DB 04-1539: 38 lists.

Property N2
Baylor Blanchard Private Equity Group LLC



Parcel ID: 01478

Address: WASHINGTON ST

Owner Information

Owner Name: BAYLOR BLANCHARD PRIVATE EQUITY GROUP LLC

Owner Address: 11829 HUNTING RIDGE CT

Mail-To: BAYLOR BLANCHARD PRIVATE EQUITY GROUP LLC

Mailing Address: 11829 HUNTING RIDGE CT, POTOMAC, MD 20854

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: N/A

Elementary School District: Woodberry Hills

Middle School District: Westwood

Value Information

Land Value: \$1,500

Land Use Value: N/A

Improvement: N/A

Total: \$1,500

Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 2705011000011000

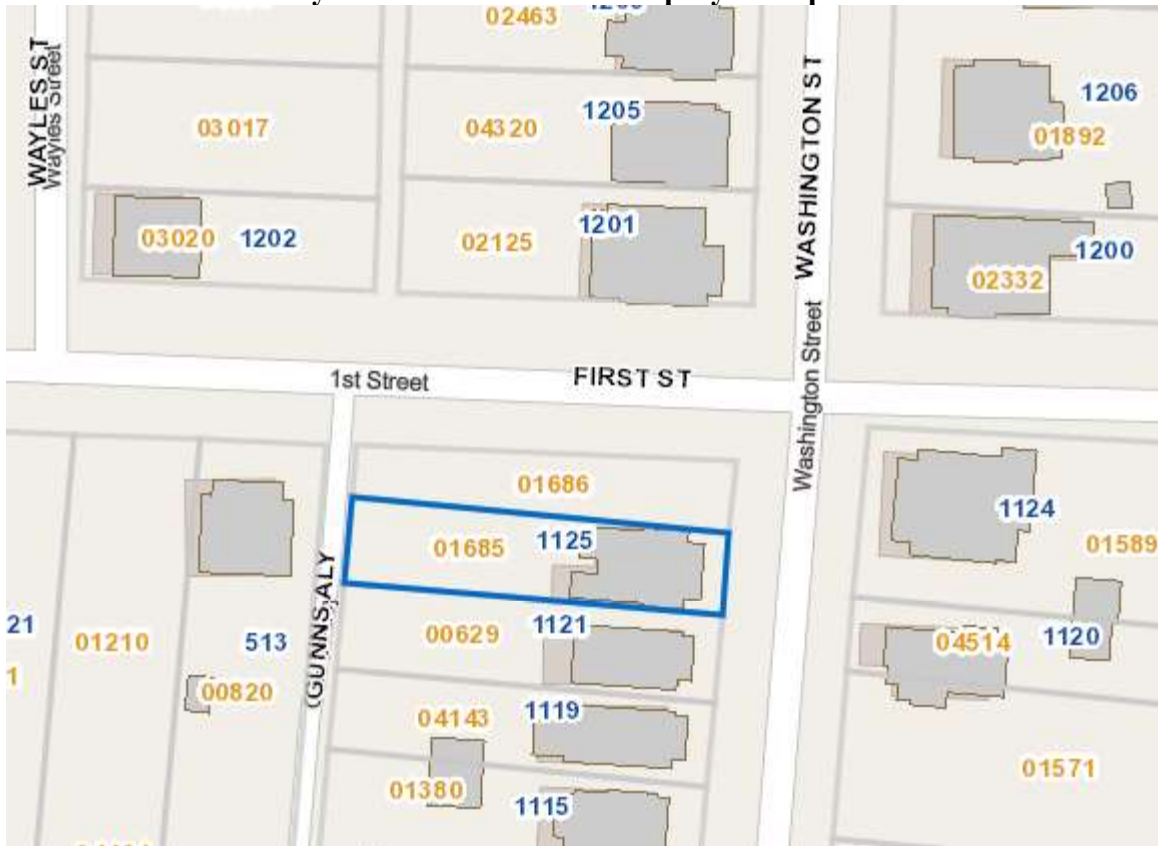
Approx. Acres: 0.1034

Legal Description: 30 FT PT NO 163 WASHINGTON ST

Zone: OTR Old Town Residential

Notes: Avg Lot: 30.0 X 150.0 DB 11-3408 & DB 11-2157: 11 lists.

Property N3
Baylor Blanchard Private Equity Group LLC



Parcel ID: 01685
Address: WASHINGTON ST

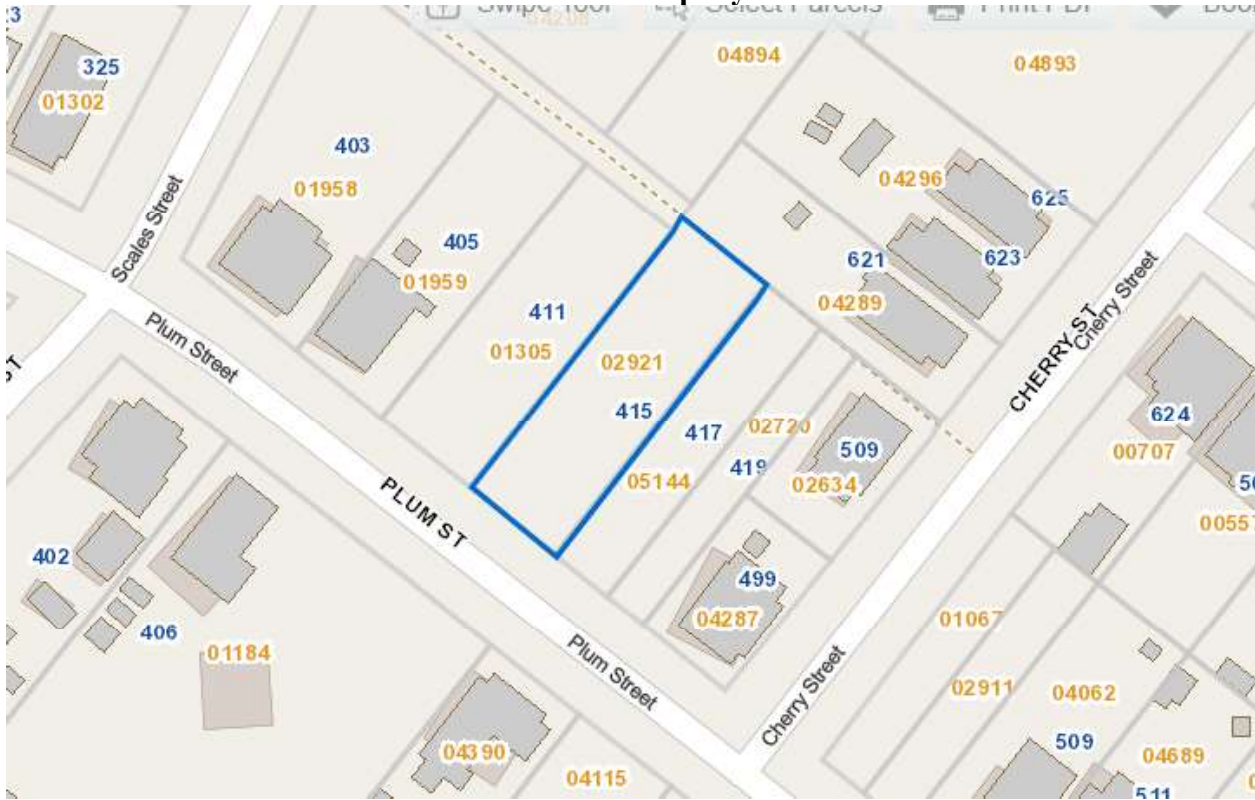
Owner Information
Owner Name: BAYLOR BLANCHARD PRIVATE EQUITY GROUP LLC
Owner Address: 11829 HUNTING RIDGE CT
Mail-To: BAYLOR BLANCHARD PRIVATE EQUITY GROUP LLC
Mailing Address: 11829 HUNTING RIDGE CT, POTOMAC, MD 20854

Land Information
Flood Zones: N/A
Enterprise Zones: N/A
Historic Districts: N/A
Elementary School District: Woodberry Hills
Middle School District: Westwood

Value Information
Land Value: \$800
Land Use Value: N/A
Improvement: N/A
Total: \$800

Additional Information
State Code: 1091 Vac Res Lot Buildable - 1
Land Use: Residential
Tax Map: 2705015000008000
Approx. Acres: 0.1135
Legal Description: 31 2/3 FT PT NO 23 WASHINGTON ST
Zone: OTR Old Town Residential
Notes: Avg Lot: 31.0 X 150.0 DB 11-3408 & DB 11-2157: 11 lists.

Property N4
Deutsche Bank Trust Company Americas T/U



Parcel ID: 02921

Address: PLUM ST

Owner Information

Owner Name: DEUTSCHE BANK TRUST COMPANY AMERICAS T/U

Owner Address: N/A

Mail-To: DEUTSCHE BANK C/O UTLS

Mailing Address: 5 PAKE PLAZA #1000, IRVINE, CA 92614

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: Eligible North Main District

Elementary School District: EA Gibson

Middle School District: Westwood

Value Information

Land Value: \$1,300

Land Use Value: N/A

Improvement: N/A

Total: \$1,300

Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 2710005000003000

Approx. Acres: 0.1748

Legal Description: 50 FT NO 3 BLK 7 & PT CL REAR ALLEY PLUM ST

Zone: OTR Old Town Residential

Notes: Avg Lot 50.0 x 157.5 10/5/2018-Remapped per City Ordinance No. 2018-09.10 adopted 9/18/2018 & recorded 9/25/2018 as Instr 18-3557, abandoned a 15 foot alley to abutting properties.

**Property N5
Englon Leo Roberts**



Parcel ID: 03567

Address: 131 MOANA PL

Owner Information

Owner Name: ROBERTS ENGLON LEO

Owner Address: 741 BARTLETT AVE

Mail-To: ROBERTS ENGLON LEO

Mailing Address: 741 BARTLETT AVE, BALTIMORE, MD 21218

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: Eligible North Main District

Elementary School District: Woodberry Hills

Middle School District: O.T. Bonner

Value Information

Land Value: \$1,200

Land Use Value: N/A

Improvement: \$4,600

Total: \$5,800

Additional Information

State Code: 1101 Single Fam Res-1 Dwing

Land Use: Residential

Tax Map: 2706011000002000

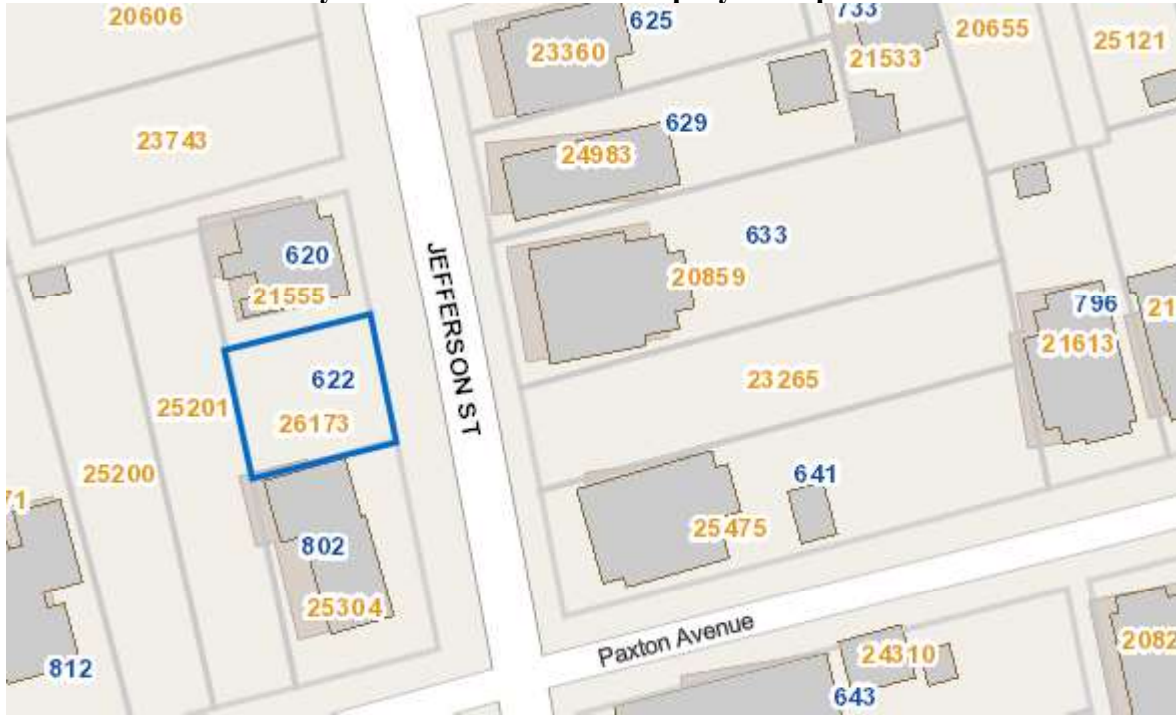
Approx. Acres: 0.1441

Legal Description: 50 FT NO 16 SEC 13 MOANA PL

Zone: OTR Old Town Residential

Notes: Avg Lot: 50.0 X 125.0

Property N6
Baylor Blanchard Private Equity Group LLC



Parcel ID: 26173

Address: JEFFERSON ST

Owner Information

Owner Name: BAYLOR BLANCHARD PRIVATE EQUITY GROUP LLC

Owner Address: 11829 HUNTING RIDGE CT

Mail-To: BAYLOR BLANCHARD PRIVATE EQUITY GROUP LLC

Mailing Address: 11829 HUNTING RIDGE CT, POTOMAC, MD 20854

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: Eligible Old West End District

Elementary School District: Schoolfield

Middle School District: Westwood

Value Information

Land Value: \$700

Land Use Value: N/A

Improvement: N/A

Total: \$700

Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 2717020000014000

Approx. Acres: 0.0687

Legal Description: 49.07 FT NO B JEFFERSON ST

Zone: OTR Old Town Residential

Notes: Avg Lot: 48.0 X 57.0 DB 11-3408 & DB 11-2157: 11 lists.