

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of City of Danville, the undersigned Special Commissioner will offer for sale at a live public auction the following described real estate at the **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, 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)	Parcel ID	TACS No.	Property Description
1	Grand Summit, LLC	1513	121168	Vacant, Moffett Street, ±0.1082 acre.
2	Grand Summit, LLC	21586	121168	Vacant, Franklin Street, ±0.1177 acre.
3	Grand Summit, LLC	23743	121168	Vacant, Jefferson Street, ±0.1439 acre
4	Phoebe B. Sims	23371	120929	Vacant, Wilson Street, ±0.1074 acre.
5	Mark S. Simpkins	56009	216093	Vacant, Stokesland Avenue, ±0.3236 acre.
6	Gloria Mae Alston	56224	439259	Vacant, London Bridge Drive, ±0.3453 acre.
7	Gloria Mae Alston	56225	439259	Vacant, London Bridge Drive, ±0.3385 acre.
8	Lucille Saunders	21127	120945	826 Cole Street, ±0.1192 acre.
9	Sallie Pritchett Heirs	3452	120719	559 Third Avenue, ±0.2966 acre.
10	Vernon Broussard	59013	120145	341 Seminole Trail (Building 18, Unit 341)
11	Larry Ray Beard & Sharon Glass	880	121009	907 Wylie Avenue, ±0.2305 acre.

12	Gloria Alston	22944	439259	226 Broad Street, ±0.2314 acre.
13	Greater United Church Trustees	23262	121025	206 Broad Street, ±0.4602 acre.
14	Moses D. Adkins	2276	121108	Vacant Middle Street, ±0.2199 acre.
15	Ashley Carter	4834	120433	842 Corcoran Street, ±0.3518 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 any information contained in 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 \$100.00, 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.**

To qualify as a purchaser at this auction, you may not owe delinquent taxes to City of Danville 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 804-612-0629, or by writing to the address below.

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