

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
COUNTY OF PITTSYLVANIA AND THE TOWN OF GRETN, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Pittsylvania, the undersigned Special Commissioner will offer for sale at a live public auction the following described real estate at **the Pittsylvania County Community Center, 115 S. Main Street, Chatham, Virginia 24531**, on **February 28, 2023 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	Unknown	3504-01-1878	311623	**NOT MAPPED ON GIS**
2	Unknown	2553-32-8661	311626	Vacant; Near Scott Jacobs Memorial Drive, Hurt
3	Unknown	2446-01-0258	311874	Vacant; Near Sheva Road and Halifax Road, Chatham
4	James D. Adams	1368-49-6401	569747	Vacant; Near Oakwood Drive, Danville
5	James D. Adams	1368-45-7068	569747	10730 Martinsville Highway, Danville
6	James D. Adams	1368-45-8453	569747	10676 Martinsville Highway, Danville
7	James D. Adams	1368-55-1397	569747	10648 Martinsville Highway, Danville
8	Aubrey K. Ferrell and Dovie A. Ferrell	2329-13-2140	305350	Vacant; Off North Davis Drive, Danville
9	Aubrey K. Ferrell and Dovie A. Ferrell	2410-62-3443 and 2410-62-4422	305350	Vacant; Off Ridge Road, Danville
10	Aubrey K. Ferrell and Dovie A. Ferrell	1591-53-8666	305350	**NOT MAPPED ON GIS**
11	Shawn A. Lapoint	2534-68-5179	305450	4660 Shula Drive, Hurt
12	Joe Anderson	1592-71-2084	436614	Vacant; Off Pittsville Road, Pittsville
13	Matthew Bryan Shelton	1594-47-7271	305134	1195 Greenberry Drive, Pittsville

14	Margie M. Brown	2410-28-5288	311856	Vacant; Off Hunting Hills Road, Danville
15	James U G Hughes	2318-25-1972	304975	Vacant; Off Mill Creek Road, Chatham
16	Stanley Jones	1442-77-1164	311813	Vacant; Off Wyatt Farm Road, Axton
17	Brenda D. Madison Niblett	1379-34-1448	305147	Vacant; Off Stony Mill School Road, Danville
18	Jennifer Denise Wray	2346-01-4459	304458	1958 Mountain Hill Road, Ringgold
19	Jennifer Denise Wray	2346-01-5508	304458	1944 Mountain Hill Road, Ringgold
20	Jared Grey and Lisa Grey	1453-55-3845	305097	177 Peakland Road, Callands
21	Michael Holland	1453-55-2672	305097	237 Peakland Road, Callands
22**	Thomas Reid Jackson, Jr.	2536-15-9596	313473	102 Harrison Street, Gretna

**Town of Gretna

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. We do not provide, and do not assist with obtaining title insurance or title to personal property.

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 (\$20,000.00) 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 County of Pittsylvania or the Town of Gretna 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: County of Pittsylvania and Town of Gretna 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 Tuesday, February 28, 2023 in the cause styled County of Pittsylvania 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 County of Pittsylvania, 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 County of Pittsylvania or if I am named as a Defendant in any delinquent tax suit filed by the County of Pittsylvania, 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 28th day of February 2023, 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 1
Unknown



Owner: Unknown

Parcel ID: 3504-01-1878

Land Value: \$90,000

Building Value: n/a

Total Value: \$90,000

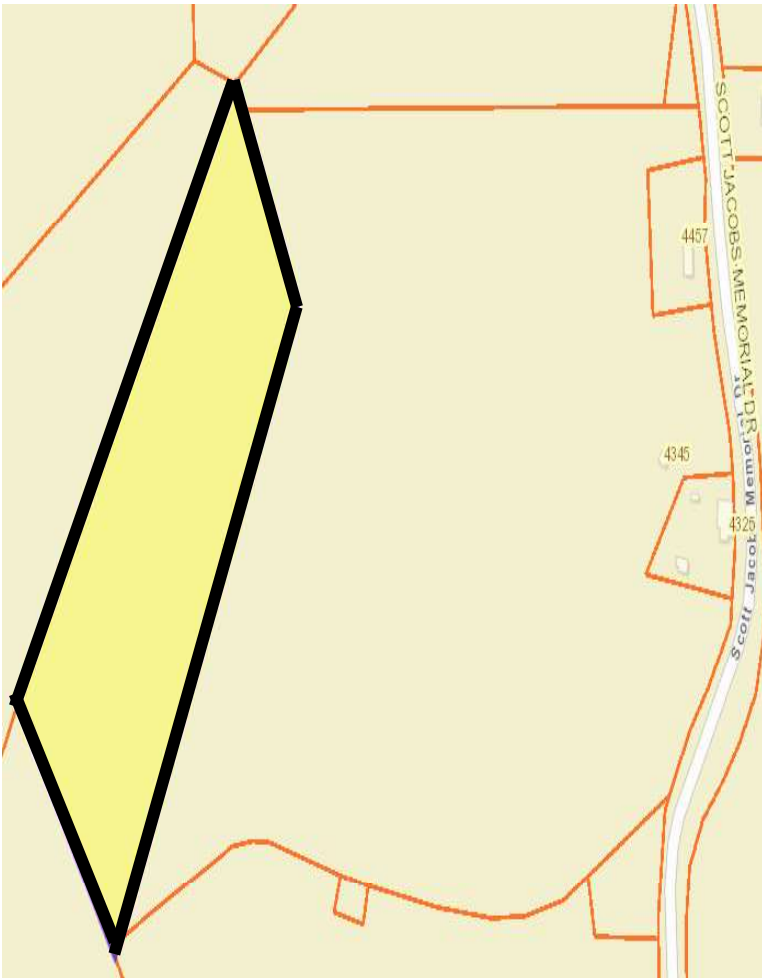
Acreage: ± 50.00

Property Description: **Not mapped on GIS**

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.

Property 2

Unknown



Owner: Unknown

Parcel ID: 2553-32-8661

Land Value: \$29,800

Building Value: n/a

Total Value: \$29,800

Acreage: ± 11.9

Property Description: Vacant; Near Scott Jacobs Memorial Drive, Hurt

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.

Property 3
Unknown



Owner: Unknown

Parcel ID: 2446-01-0258

Land Value: \$74,000

Building Value: n/a

Total Value: \$74,000

Acreage: ± 37.0

Property Description: Vacant; Near Sheva Road and Halifax Road, Chatham

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.

Property 4
James D. Adams



Owner: James D. Adams

Parcel ID: 1368-49-6401

Land Value: \$77,200

Building Value: n/a

Total Value: \$77,200

Acreage: ± 38.60

Property Description: Vacant; Near Oakwood Drive, Danville

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.

Property 5
James D. Adams



Owner: James D. Adams

Parcel ID: 1368-45-7068

Land Value: \$16,500

Building Value: \$72,100

Total Value: \$88,600

Acreage: ± 1.82

Property Description: 10730 Martinsville Highway, Danville

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.

Property 6
James D. Adams



Owner: James D. Adams

Parcel ID: 1068-45-8453

Land Value: \$23,400

Building Value: \$5,000

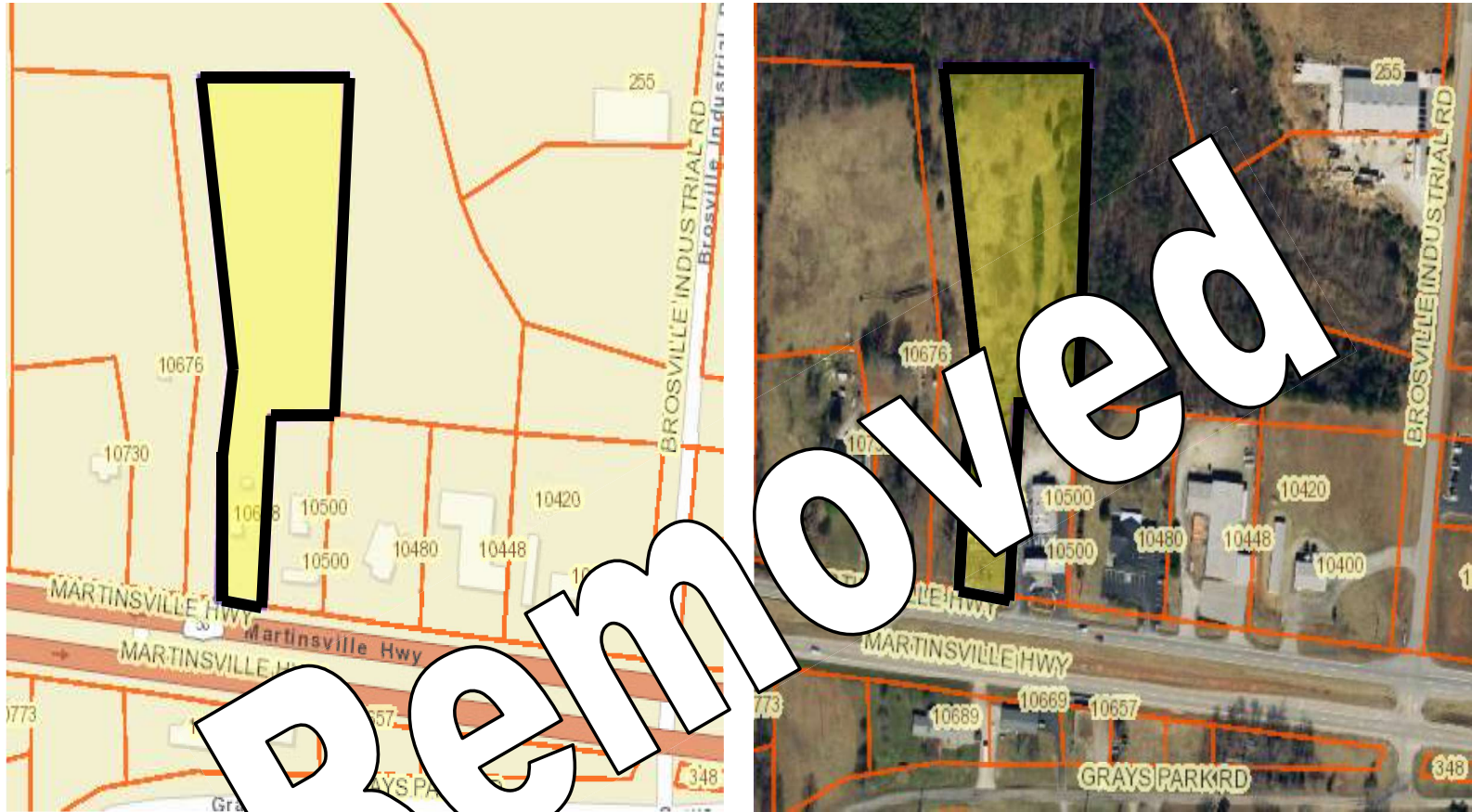
Total Value: \$28,400

Acreage: ± 4.80

Property Description: 10648 Martinsville Highway, Danville

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.

Property 7
James D. Adams



Owner: James D. Adams

Parcel ID: 1068-55-1397

Land Value: \$46,100

Building Value: \$5,000

Total Value: \$51,100

Acreage: ± 4.21

Property Description: 10648 Martinsville Highway, Danville

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.

Property 8

Aubrey K. Ferrell and Dovie A. Ferrell



Owner: Aubrey K. Ferrell and Dovie A. Ferrell

Parcel ID: 2329-13-2140

Land Value: \$15,000

Building Value: n/a

Total Value: \$15,000

Acreage: ± 0.32

Property Description: Vacant; Off North Davis Drive, Danville

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.

Property 9

Aubrey K. Ferrell and Dovie A. Ferrell



Owner: Aubrey K. Ferrell and Dovie A. Ferrell

Parcel ID: 2410-62-3443 and 2410-62-4422

Land Value: \$6,000 total

Building Value: n/a

Total Value: \$6,000 total

Acreage: n/a

Property Description: Vacant; Off Ridge Road, Danville

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.

Property 10
Aubrey K. Ferrell and Dovie A. Ferrell



Owner: Aubrey K. Ferrell and Dovie A. Ferrell

Parcel ID: 1591-53-8666

Land Value: \$8,000

Building Value: n/a

Total Value: \$8,000

Acreage: ± 0.76

Property Description: **Not mapped on GIS**

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.

Property 11
Shawn A. Lapoint



Owner: Shawn A. Lapoint

Parcel ID: 2534-68-5179

Land Value: \$12,000

Building Value: \$46,900

Total Value: \$58,900

Acreage: ± 0.47

Property Description: 4660 Shula Drive, Hurt

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.

Property 12
Joe Anderson



Owner: Joe Anderson

Parcel ID: 1592-71-2084

Land Value: \$21,500

Building Value: n/a

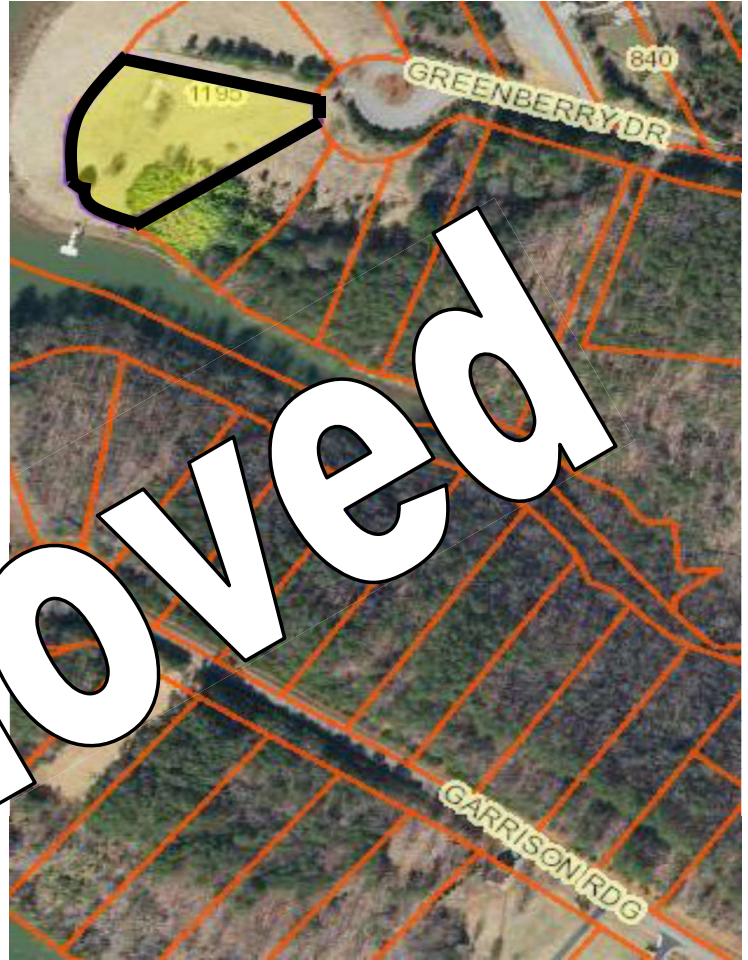
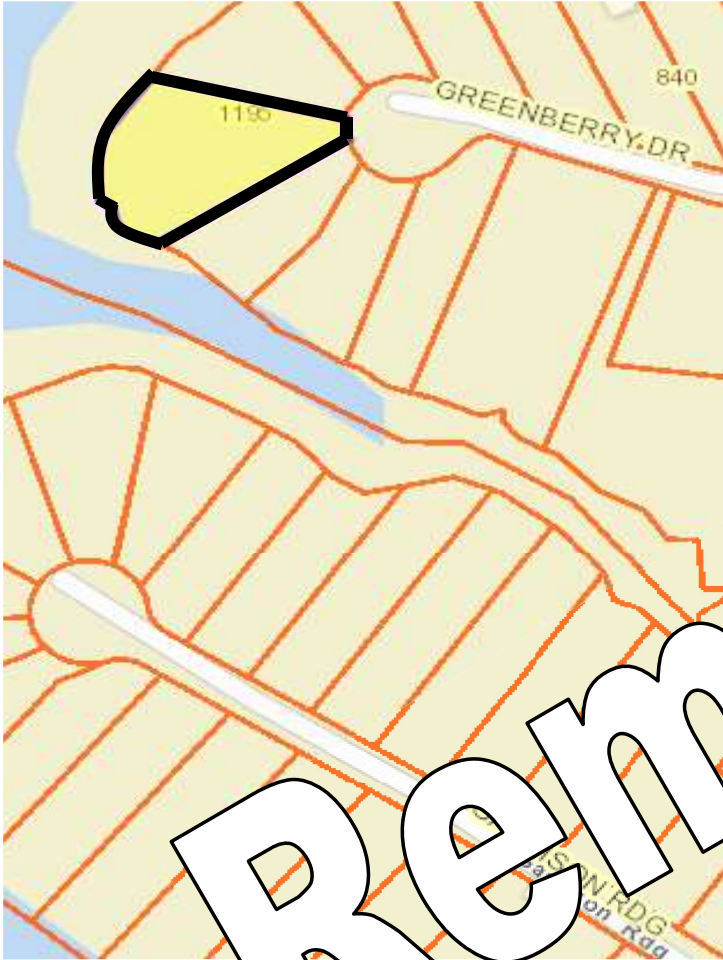
Total Value: \$21,500

Acreage: ± 7.75

Property Description: Vacant; Off Pittsville Road, Pittsville

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.

Property 13
Matthew Bryan Shelton



Owner: Matthew Bryan Shelton

Parcel ID: 1594-47-7271

Land Value: \$225,000

Building Value: n/a

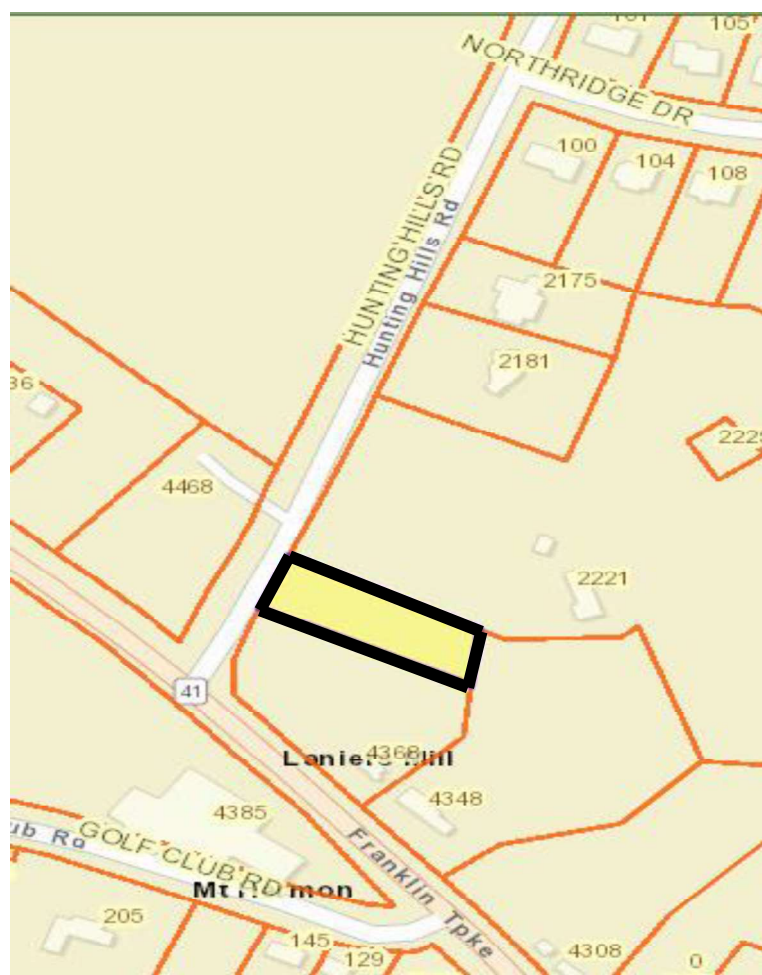
Total Value: \$225,000

Acreage: ± 1.21

Property Description: 1195 Greenberry Drive, Pittsville

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.

Property 14
Margie M. Brown



Owner: Margie M. Brown

Parcel ID: 2410-28-5288

Land Value: \$20,000

Building Value: n/a

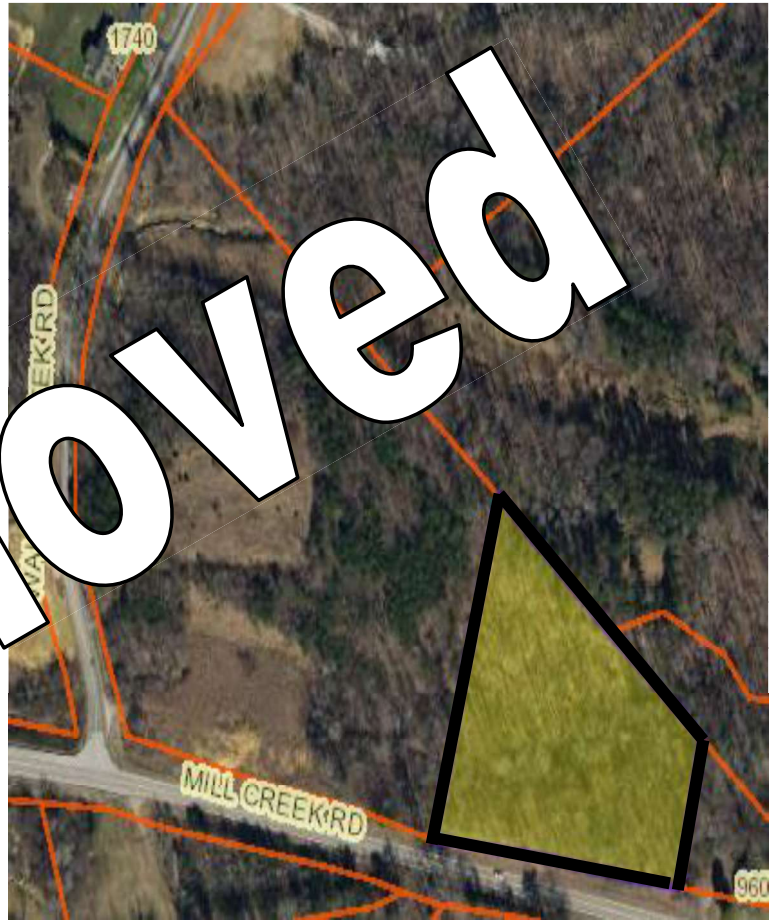
Total Value: \$20,000

Acreage: ± 0.74

Property Description: Vacant; Off Hunting Hills Road, Danville

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.

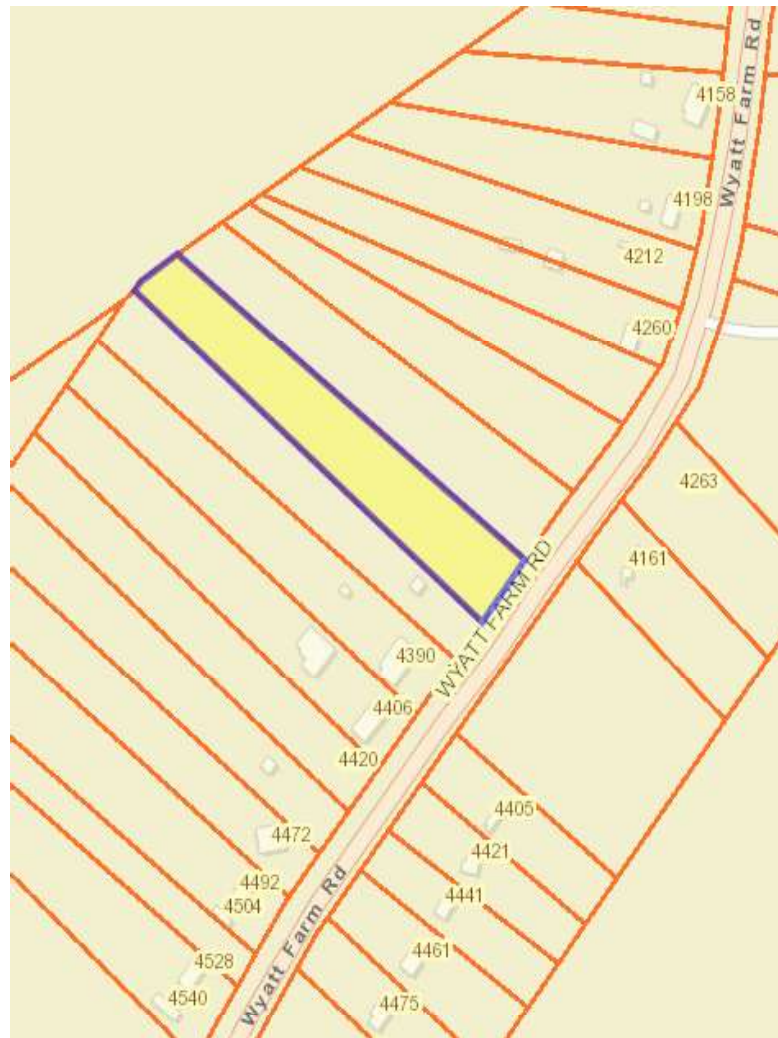
Property 15
James U G Hughes



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.

Property 16

Stanley Jones



Owner: Stanley Jones

Parcel ID: 1442-77-1164

Land Value: \$8,000

Building Value: n/a

Total Value: \$8,000

Acreage: n/a

Property Description: Vacant; Off Wyatt Farm Road, Axton

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.

Property 17

Brenda D. Madison Niblett



Owner: Brenda D. Madison Niblett

Parcel ID: 1379-34-1448

Land Value: \$10,000

Building Value: n/a

Total Value: \$10,000

Acreage: n/a

Property Description: Vacant; Off Stony Mill School Road, Danville

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.

Property 18
Jennifer Denise Wray



Owner: Jennifer Denise Wray

Parcel ID: 2346-01-4459

Land Value: \$6,000

Building Value: \$5,500

Total Value: \$11,500

Acreage: ± 0.47

Property Description: 1958 Mountain Hill
Road, Ringgold

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.

Property 19
Jennifer Denise Wray



Owner: Jennifer Denise Wray

Parcel ID: 2346-01-5508

Land Value: \$6,000

Building Value: \$34,200

Total Value: \$40,200

Acreage: ± 0.30

Property Description: 1944 Mountain Hill
Road, Ringgold

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.

Property 20
Jarel Grey and Lisa Grey



Owner: Jarel Grey and Lisa Grey

Parcel ID: 1453-55-3845

Land Value: \$6,000

Building Value: \$19,700

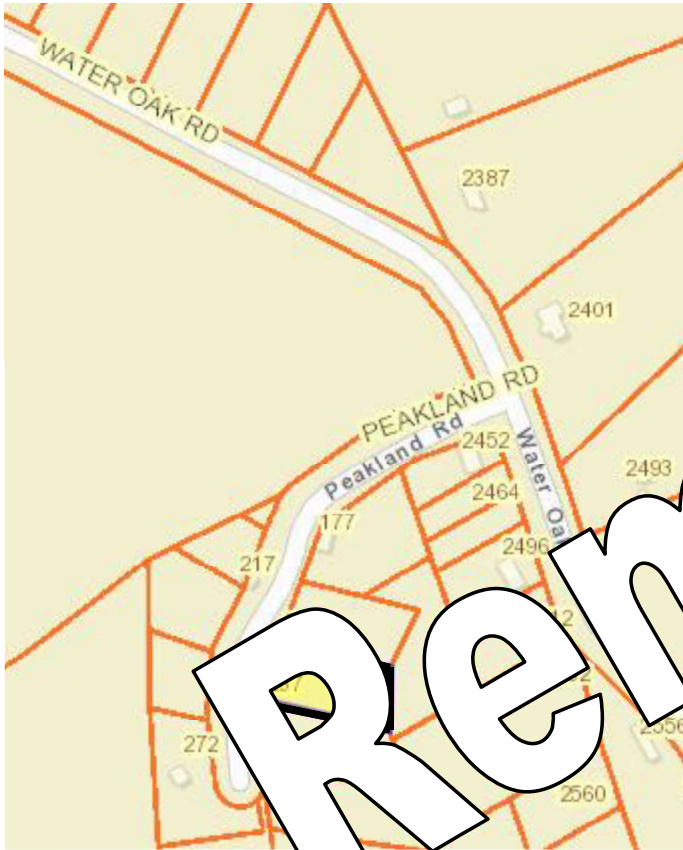
Total Value: \$25,700

Acreage: ± 0.32

Property Description: 177 Peakland Road, Callands

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.

Property 21
Michael Holland



Owner: Michael Holland

Parcel ID: 1453-55-2672

Land Value: \$6,000

Building Value: \$21,700

Total Value: \$27,700

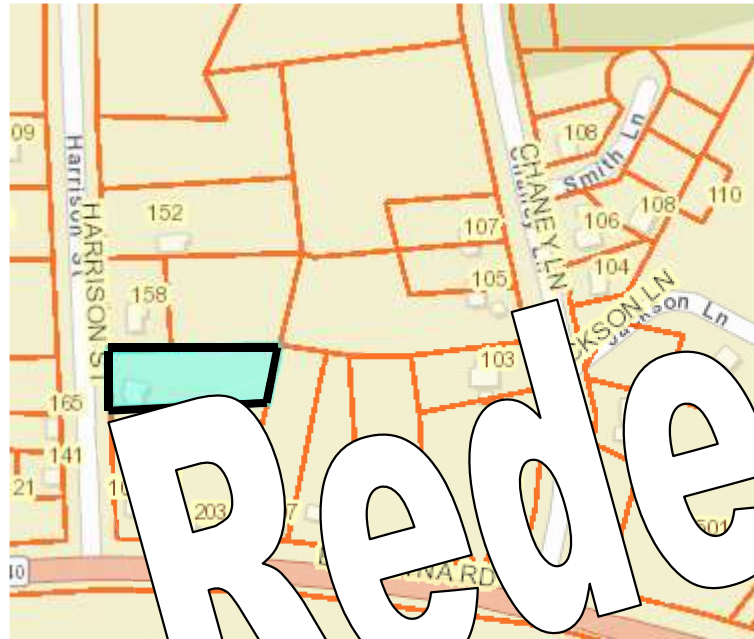
Acreage: ± 0.46

Property Description: 237 Peakland Road, Gretna

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.

Property 22

Thomas Reid Jackson, Jr.



Owner: Thomas Reid Jackson, Jr.

Parcel ID: 2530-15-9596

Land Value: \$6,000

Building Value: \$37,800

Total Value: \$43,800

Acreage: ± 0.52

Property Description: 102 Harrison Street, Gretna

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.