

**NOTICE OF DELINQUENT TAXES  
AND SALE OF REAL PROPERTY  
COUNTY OF PATRICK, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at an **online only** public auction, which will open on **March 16, 2023** and close on **March 23, 2023**.

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be posted or announced Rogers Realty (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

N1	Christine McAlister	5016-()-220-	725119	Along Fairystone Park Hwy; Goblintown CR DB301/513
N2	James H. Clark	4908-()-103-	725127	near Little Russell Creek Rd.PT of DB76/19 per PL16-778
N3	Willie Reynolds, Jr.	5211-()-83-	725120	near Roosevelt Reynolds Rd.
N4	Jesse Clark	4908-()-104-	725130	near Little Russell Creek Rd. remainder of DB33/463 per Plat 16/778
N5	Eldridge Turner	5216-11()- 23-	725113	near Fairystone Park Hwy; Yeaman Sub Sec 2; lots 116- 119
N6	Eldridge Turner	5216-11()- 27-	725113	near Fairystone Park Hwy; Yeaman Sub; lots 120-122
N7	Tina Sheppard	4911-12()- 105-	342720	near Providence Drive; Wildwood Acres Lots 30-35 DB340/32
N8	Ruth P. Martin	4811-09()- 321	806435	along Loblolly Lane; Patrick St. Lot 35 I#17-599
N9	Edna C. Smith	5212-()-108- A	741765	along Abram Penny Pkwy; Strip adjoining Rt 626 PL 17-823

**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.

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

<https://www.rogersauctiongroup.com/>. 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 Rogers Realty, at (336) 789-2926 for assistance.

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 \$150, added to the winning bid.**

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 March 30, 2023).** 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 Patrick 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 County of Patrick. Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://www.rogersauctiongroup.com>, by email to [keithgunter@rogersrealty.com](mailto:keithgunter@rogersrealty.com) or by phone to Keith Gunter, at (336) 789-2926. 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 804-548-4429, or by writing to the address below.

Re: County of Patrick 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 which closed on \_\_\_\_\_, the undersigned was the highest bidder on the real estate described below, for a bid price of \$\_\_\_\_\_.

Case Name \_\_\_\_\_  
Tax Map No. \_\_\_\_\_  
Account No. \_\_\_\_\_  
TACS No. \_\_\_\_\_

I understand that this contract of sale must be immediately executed and returned to Taxing Authority Consulting Services, PC ("TACS"). I understand that payment in full for my bid, stated above, a buyer's premium in the amount of \$\_\_\_\_\_ (10% of the bid price or \$150.00 whichever is greater), and recordation costs in the amount of \$\_\_\_\_\_ are to be received by TACS within five (5) business days following the auction closing (no later than \_\_\_\_\_ at \_\_\_\_\_ EST). I agree that the total balance due of \$\_\_\_\_\_ shall be paid via certified funds, cashier's check, money order, or wire transfer. I understand that sale of the property is not contingent upon obtaining financing.

Cashier's checks and money orders shall be made out to \_\_\_\_\_ and forwarded to TACS at the address shown below. Wire transfer instructions will be provided upon request. All payments must reference the Tax Map No. of the real estate. I understand that cash and personal checks will not be accepted. I understand that in the event my payment is returned, improperly tendered, or is otherwise not made, 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 the benefit of a title search 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 Warranty Deed, will be prepared after payment clearance and that the same will be forwarded to the \_\_\_\_\_ Circuit Court Clerk's Office for recordation. I understand that I will receive the recorded 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 auction closing date. I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit by the above-named locality, that this contract shall

become voidable 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 by bidding I entered into a legally binding contract and that I waive all rescission rights. I understand that my bid was immediately binding, irrevocable, and enforceable. I understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, that any funds paid hereunder will be forfeited, and that I will be responsible for any deficiency or damages upon resale, including any expenses that may be incurred. I also understand that my electronic signature shall be considered true and accurate for the purposes of this transaction.

\_\_\_\_\_  
High Bidder Electronic Signature  
Date: \_\_\_\_\_  
Bidder Name: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City, State, ZIP: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Title will be taken in the name of:

\_\_\_\_\_

Type of Interest:     Tenants in Common     Tenants by Entirety with ROS  
                                  Joint Tenants with ROS                     N/A

If **purchaser** contact information is different from **bidder** contact information, please provide it below.

\_\_\_\_\_  
\_\_\_\_\_

**CERTIFICATION**

It is hereby certified that TACS has received this Purchaser's Acknowledgment and Contract of Sale, signed and dated by the above-referenced bidder, on \_\_\_\_\_.

\_\_\_\_\_  
Taxing Authority Consulting Services, PC  
Attn: Litigation Department (\_\_\_\_\_)  
P.O. Box 31800  
Henrico, Virginia 23294-1800

# Property N1

**Tax Map No.** 5016-()-220-

<b><u>Owner:</u></b> Christine McAlister, et al.	<b><u>Acres:</u></b> 1.95 +/-
<b><u>Legal Description:</u></b> Along Fairystone Park Hwy; Goblintown CR DB 301/513	<b><u>Assessed Value:</u></b> \$7,000
<b><u>Magisterial District:</u></b> Smith River	



**Legal Disclaimer:** Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While Patrick County has worked to ensure that the assessment data contained herein is accurate, the County assumes no liability for any errors, omissions, or inaccuracies in the information provided for any reliance on any maps or data provided herein. Please consult Patrick County records for official information.

# Property N2

**Tax Map No.** 4908-()-103-

<b><u>Owner:</u></b> James H. Clark, et al.	<b><u>Acres:</u></b> 5.0 +/-
<b><u>Legal Description:</u></b> Near Little Russell Creek Rd. PT of DB 76/19 per PL 16-778	<b><u>Assessed Value:</u></b> \$1,100
<b><u>Magisterial District:</u></b> Peters Creek	

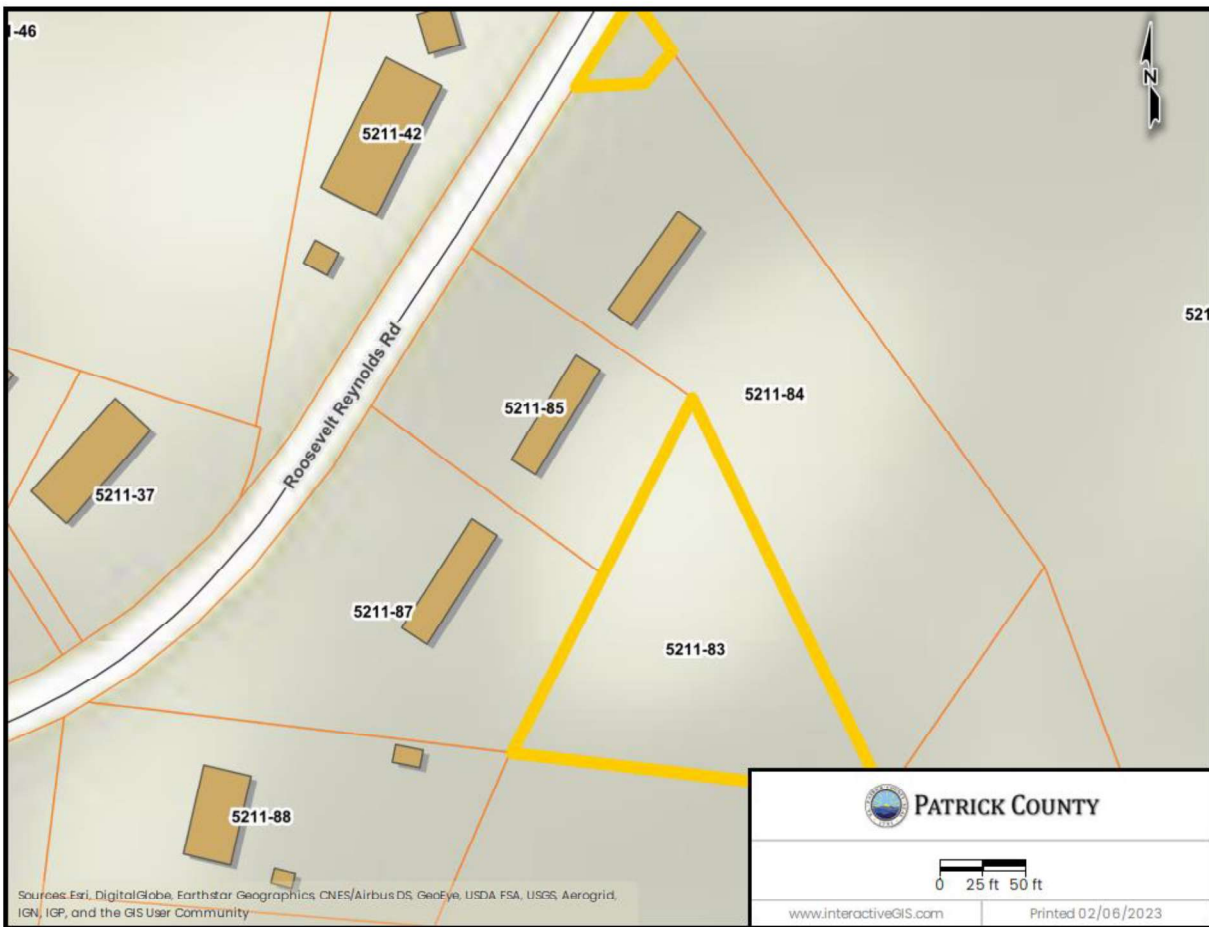


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# Property N3

**Tax Map No. 5211-()-83-**

<b><u>Owner:</u></b> Willie Reynolds Jr., et al.	<b><u>Acres:</u></b> 0.8453 +/-
<b><u>Legal Description:</u></b> near Roosevelt Reynolds Rd.	<b><u>Assessed Value:</u></b> \$3,800
<b><u>Magisterial District:</u></b> Mayo River	

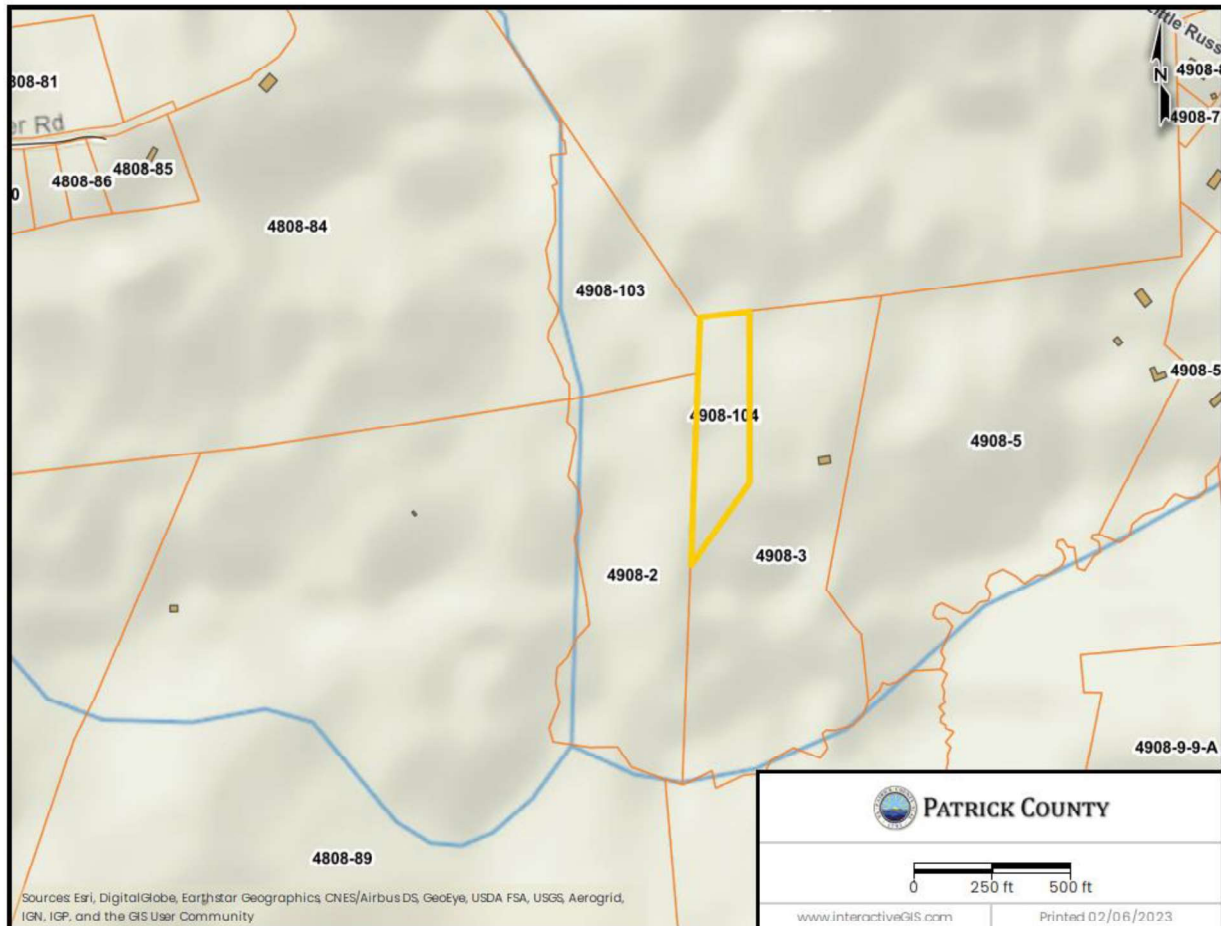


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# Property N4

## Tax Map No. 4908-()-104-

<b><u>Owner:</u></b> Jesse Clark, et al.	<b><u>Acres:</u></b> 1.0 +/-
<b><u>Legal Description:</u></b> near Little Russell Creek Rd. remainder of DB33/463 per Plat 16/778	<b><u>Assessed Value:</u></b> \$300
<b><u>Magisterial District:</u></b> Peters Creek	



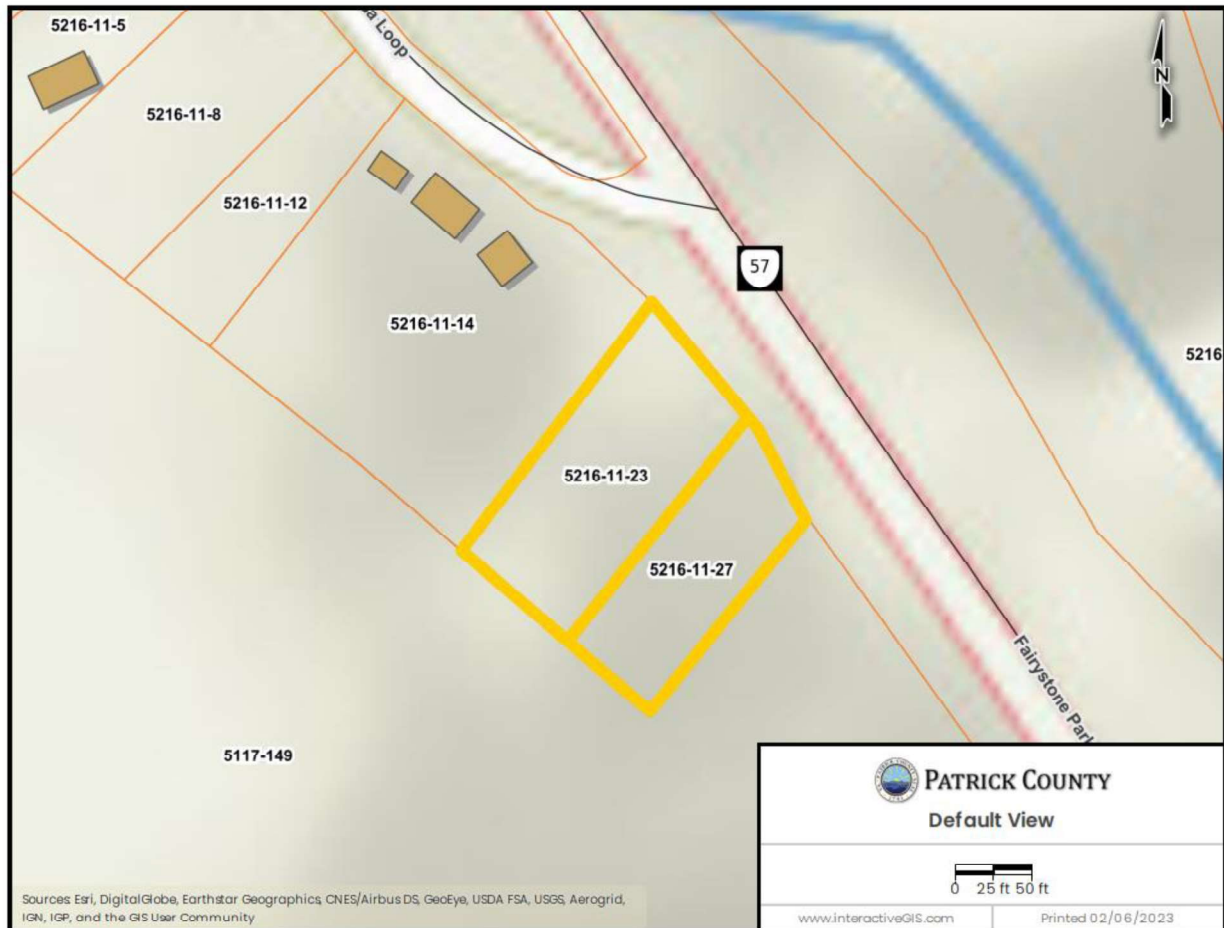
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# Property N5

**Tax Map No.** 5216-11()-23-

<b><u>Owner:</u></b> Eldridge Turner, et al.	<b><u>Acres:</u></b> unknown
<b><u>Legal Description:</u></b> near Fairystone Park Hwy; Yeaman Sub Sec 2; lots 116-119	<b><u>Assessed Value:</u></b> \$3,100
<b><u>Magisterial District:</u></b> Smith River	

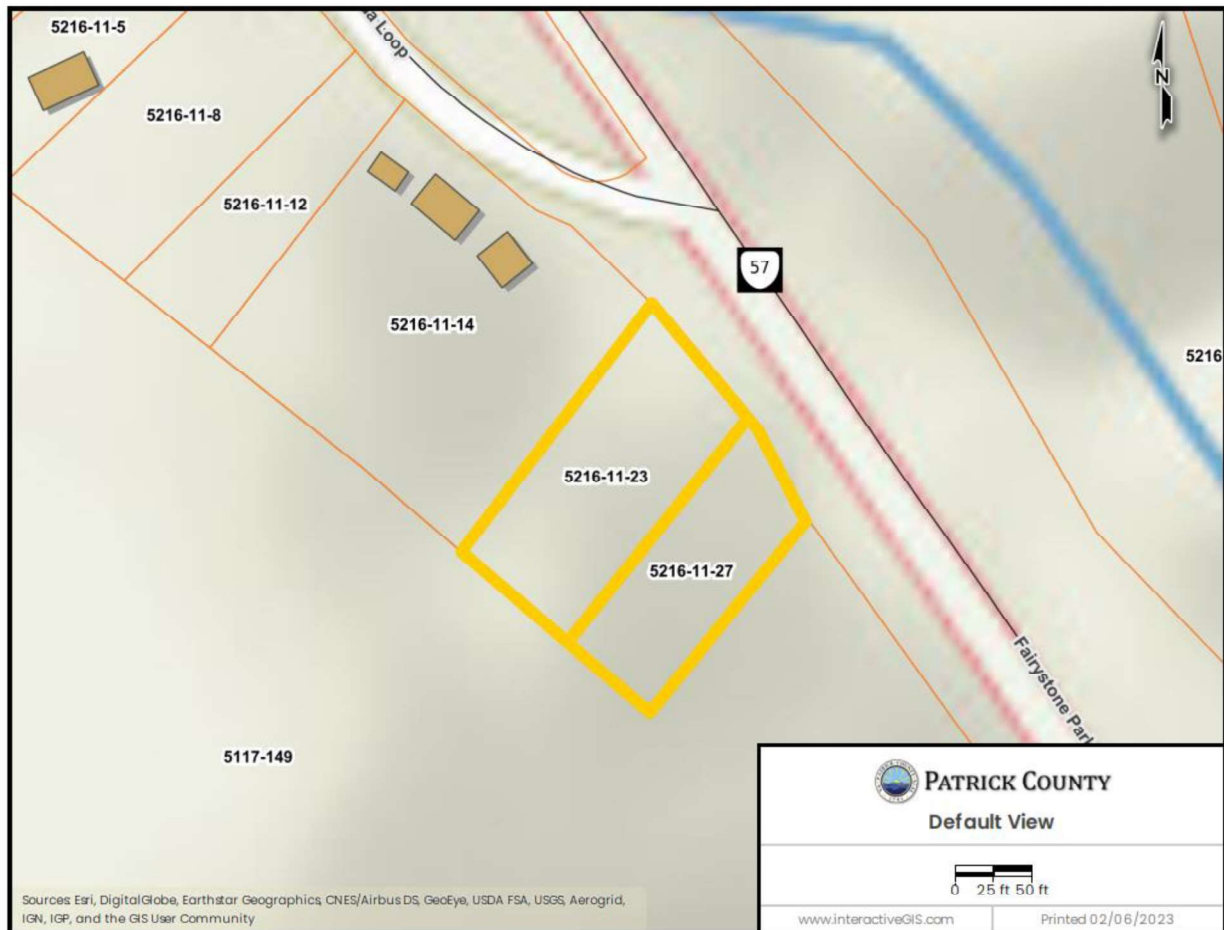


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# Property N6

**Tax Map No.** 5216-11()-27-

<b><u>Owner:</u></b> Eldridge Turner, et al.	<b><u>Acres:</u></b> unknown
<b><u>Legal Description:</u></b> near Fairystone Park Hwy; Yeaman Sub; lots 120-122	<b><u>Assessed Value:</u></b> \$3,100
<b><u>Magisterial District:</u></b> Smith River	



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# Property N7

**Tax Map No.** 4911-12()-105-

<b><u>Owner:</u></b> Tina Sheppard, et al.	<b><u>Acres:</u></b> unknown
<b><u>Legal Description:</u></b> near Providence Drive; Wildwood Acres Lots 30-35 DB340/32	<b><u>Assessed Value:</u></b> \$8,300
<b><u>Magisterial District:</u></b> Mayo River	

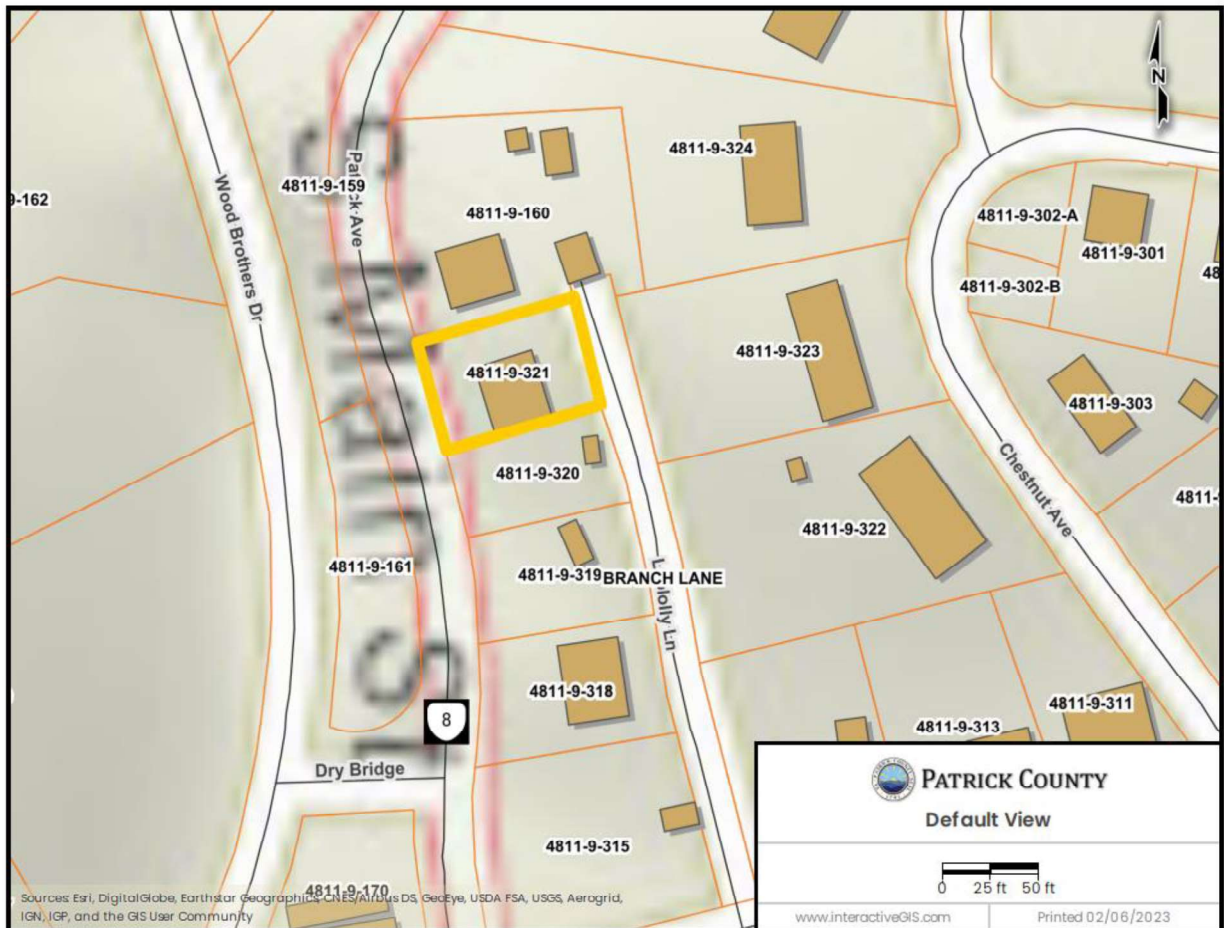


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# Property N8

**Tax Map No.** 4811-09()-321

<b><u>Owner:</u></b> Ruth P. Martin, et al.	<b><u>Acres:</u></b> unknown
<b><u>Legal Description:</u></b> along Loblolly Lane; Patrick St. Lot 35 I#17-599	<b><u>Assessed Value:</u></b> \$9,600
<b><u>Magisterial District:</u></b> Mayo River	



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# Property N9

## Tax Map No. 5212-()-108-A

<b><u>Owner:</u></b> Edna C. Smith, et al.	<b><u>Acres:</u></b> 0.44 +/-
<b><u>Legal Description:</u></b> along Abram Penny Pkwy; Strip adjoining Rt 626 PL 17-823	<b><u>Assessed Value:</u></b> \$900
<b><u>Magisterial District:</u></b> Mayo River	



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