

**NOTICE OF DELINQUENT TAXES  
AND TREASURER'S SALE OF REAL PROPERTY  
PITTSYLVANIA, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at public auction, which will **commence at the Pittsylvania County Community Center, 115 S. Main Street, Chatham, Virginia 24531 on Tuesday, February 28, 2023 at 12:00 PM** or soon thereafter as may be affected. 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)	Tax Map No.	TACS No.	Property Description
N1	Christopher L. Miller and Algie Lee Henry	2425-26-4410	703500	120 Davis Road, Chatham
N2	J B Shorter	1458-12-4647	311871	Vacant; Off Sago Road, Penhook
N3	Ernest Coles Estate	2426-18-9109	311663	Vacant; Off Bennett Lane, Chatham
N4	Leslie John Foster	1470-97-6686	311720	Vacant; Off Colt Road, Dry Fork
N5	Timothy S. Williams and Jessica Easton Williams	2534-95-4679	306070	3405 Shula Drive, Hurt
N6	James Filmore Eanes and Lenora G. Eanes	2439-99-5061	315664	396 Zion Road, Gretna
N7	Sudie Jones	2425-19-4956	311700	Vacant; Off Halifax Road, Chatham

**GENERAL TERMS OF SALE:** The Treasurer has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. 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, 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. 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:** The highest bidder shall remit payment in full at the time of the auction. **There will be a 10% buyer's premium or a \$100.00 flat fee, whichever is greater, added to the final bid to determine final contract price.** Recording costs for deed recordation will also be the responsibility of the successful bidder, due at the time 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.**

To qualify as a purchaser at this auction you may not owe delinquent taxes to Pittsylvania County. Questions concerning the properties 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: Pittsylvania 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 Tuesday, February 28, 2023, the undersigned was the highest bidder on the real estate described below, for a bid price of \$\_\_\_\_\_.

**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 County of Pittsylvania 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 County of Pittsylvania, including being named as a Defendant in any delinquent tax suit filed by County of Pittsylvania, 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.

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Name (please print)

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Signature

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Address

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City, State, Zip

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Telephone

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Email Address

Title will be taken in the name of:

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

### **CERTIFICATION**

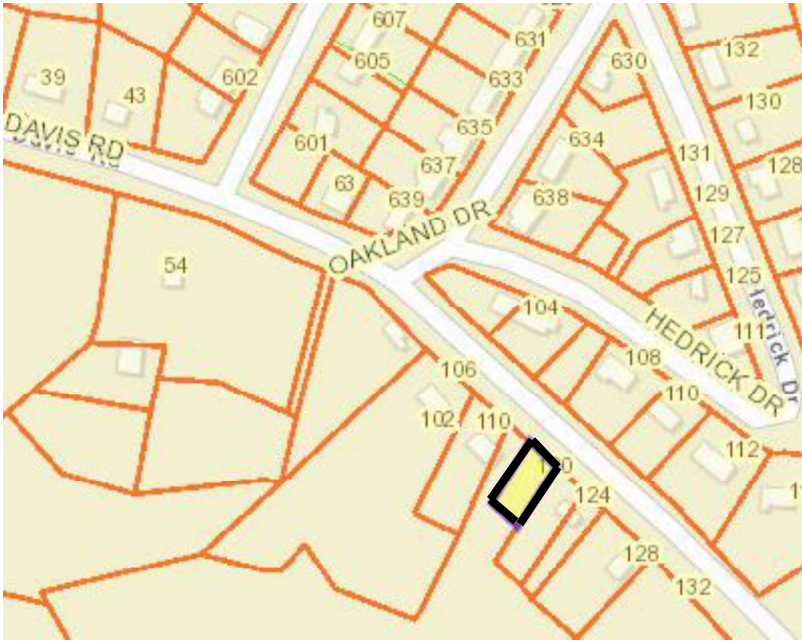
It is hereby certified that the above-referenced purchaser has, on this 28th day of February 2023, acknowledged and executed the foregoing Purchaser's Acknowledgment and Contract of Sale. I further certify that the contact information and signature shown above belong to the aforementioned purchaser and are true and correct to the best of my knowledge.

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Taxing Authority Consulting Services, PC

## Property N1

Christopher L. Miller and Algie Lee Henry



**Owner:** Christopher L. Miller and Algie Lee Henry

**Parcel ID:** 2425-26-4410

**Land Value:** \$6,000

**Building Value:** \$500

**Total Value:** \$6,500

**Acreage:** ± 0.12

**Property Description:** 120 Davis 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 N2

J B Shorter



**Owner:** J B Shorter

**Parcel ID:** 1458-12-4647

**Land Value:** \$8,000

**Building Value:** n/a

**Total Value:** \$8,000

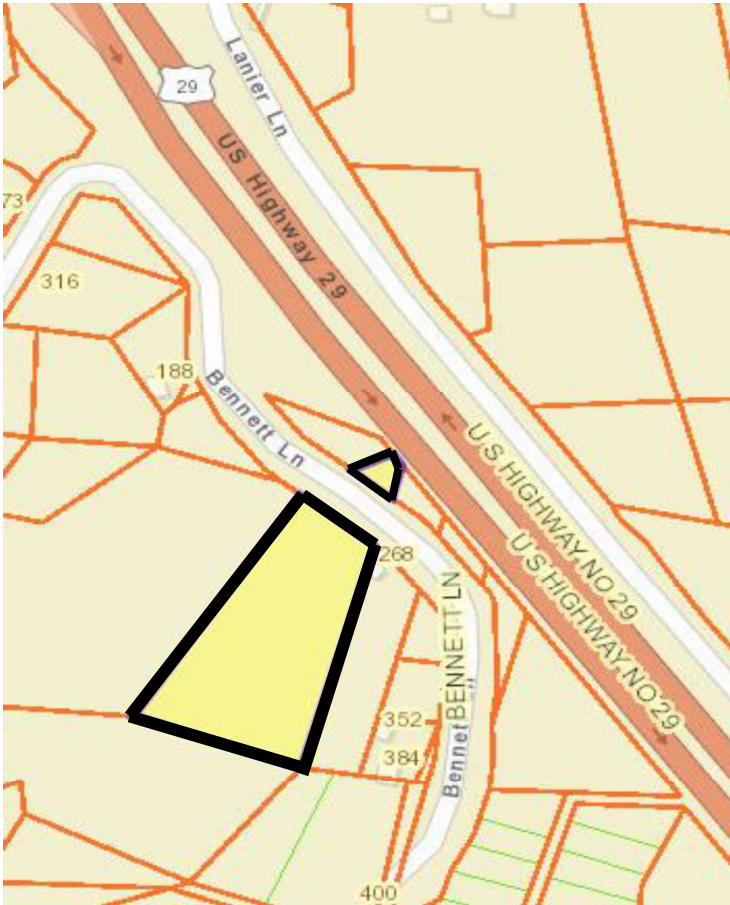
**Acreage:**  $\pm 1.03$

**Property Description:** Vacant; Off Sago Road, Penhook

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**Property N3**  
**Ernest Coles Estate**



**Owner:** Ernest Coles Estate

**Parcel ID:** 2426-18-9109

**Land Value:** \$4,000

**Building Value:** n/a

**Total Value:** \$4,000

**Acreage:**  $\pm 1.00$

**Property Description:** Vacant; Off Bennett Lane, Chatham

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**Property N4**  
**Leslie John Foster**



**Owner:** Leslie John Foster

**Parcel ID:** 170-97-6686

**Land Value:** \$2,200

**Building Value:** n/a

**Total Value:** \$2,200

**Acreage:** n/a

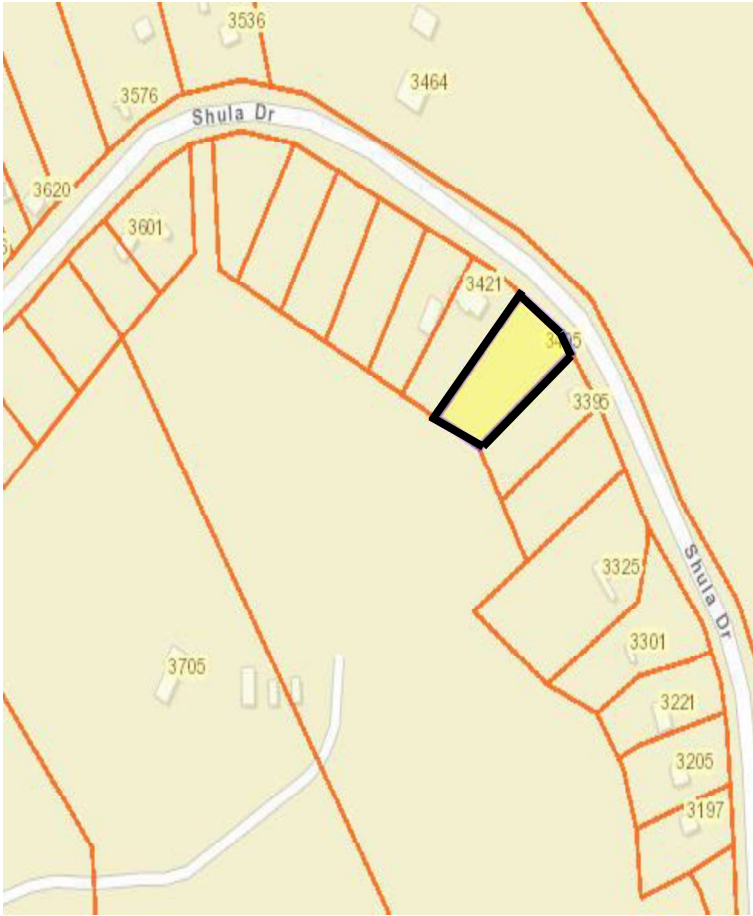
**Property Description:** Vacant; Off Colt Road, Dry Fork

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## Property N5

**Timothy S. Williams and Jessica Easton Williams**



**Owner:** Timothy S. Williams and Jessica Easton Williams

**Parcel ID:** 2534-95-4679

**Land Value:** \$10,000

**Building Value:** \$15,000

**Total Value:** \$15,000

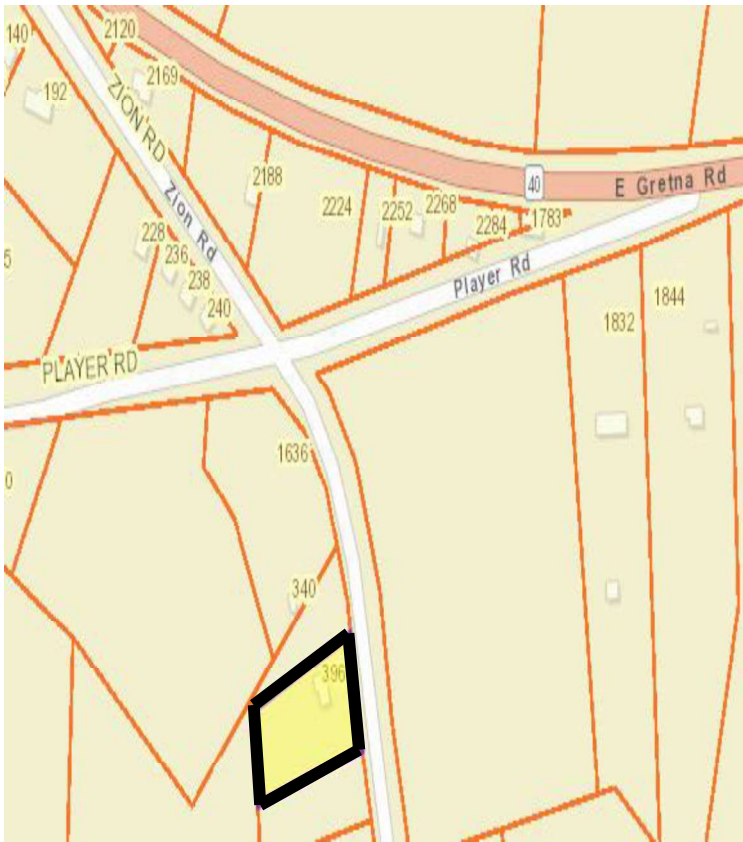
**Acreage:**  $\pm 0.61$

**Property Description:** 3405 Shula Drive, Hurt

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## Property N6

**James Filmore Eanes and Lenora G. Eanes**



**Owner:** James Filmore Eanes and Lenora G. Eanes

**Parcel ID:** 2439-99-5061

**Land Value:** \$5,000

**Building Value:** n/a

**Total Value:** \$5,000

**Acreage:** n/a

**Property Description:** 396 Zion Road, Gretna

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## Property N7

Sudie Jones



**Owner:** Sudie Jones

**Parcel ID:** 2425-19-4956

**Land Value:** \$8,000

**Building Value:** n/a

**Total Value:** \$8,000

**Acreage:**  $\pm 2.00$

**Property Description:** Vacant; Off Halifax Road, Chatham

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