

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

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a Timed-to-Live Simulcast (with online and in person bidding) public auction, which will **commence at the School Board Meeting Room, 1030 Mary Bethune Street, Halifax, Virginia 24558 on June 29, 2023 at 12:00 PM EST** 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 Dudley Resources ("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)	PRN No.	TACS No.	Property Description
N1	James Lacy Betterton c/o Joey Betterton	32954	453214	10209 Stage Coach Road, Nathalie
N2	John Bowman c/o Alvis Owen	7342	451574	Vacant; Off Christie Road, Virgilina
N3	Flossie W. Chappell & Mattie W. Willis	8906	453604	Vacant; Off Lower Liberty Road, Nathalie
N4	Ricky A. Bowman	7352	451983	Vacant; Off Stith Lane, Clover
N5	Henry Betts, Jr.	6959	451573	Vacant; Off Memorial Drive, South Boston
N6	James Carlton Watts	28890	451891	Vacant; Off Wilson Road, Virgilina
N7	Raleigh Stovall	23716	451561	Vacant; Near Meadville Trail, Halifax
N8	Sandy Penick c/o Sandra T. Smith	20488	451644	1078 Dr. Lacy Trail, Nathalie
N9	Robert L. & Margaret L. Jones	16523	451771	330 Hughes Road, Alton
N10	William C. Herbert, Jr. & Thomas S. Herbert Estate	14986	453756	Vacant; Near Drybridge Road, Scottsburg

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 remit payment in full at the time of the auction. **There will be a 10% buyer's premium or a \$150.00 flat fee, whichever is greater, added to the final bid.** Recording costs for deed recordation will also be the responsibility of the successful bidder and are due at the time of the auction.

Terms applicable to In-Person Bidders ONLY: The total balance is due from the highest bidder at the conclusion of the auction. All payments must be made in the form of personal check, cashier's check, or money order. **No cash will be accepted.**

Terms applicable to Online Bidders ONLY: 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.dudleyresources.auction/>. 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 Phil Bonnie, at 804-709-1954 for assistance.

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 auction price and buyer's premium must be received in full within seven (7) days following the auction closing (no later than July 5, 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 Halifax 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 Halifax County. Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://www.dudleyresources.auction/>, by email to info@dudleyresources.com or by phone to Phil Bonnie, at 804-709-1954. Questions concerning the properties 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: Halifax 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 Thursday, June 29, 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 \$150, 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 Halifax 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 Halifax, including being named as a Defendant in any delinquent tax suit filed by County of Halifax, 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

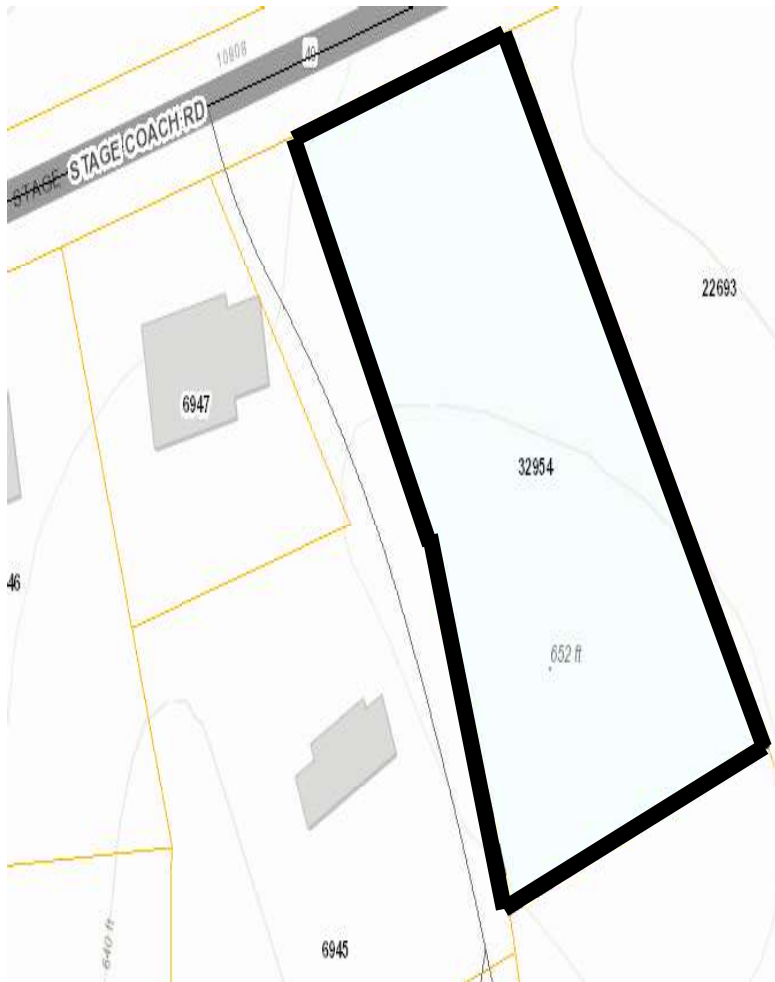
CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 29th day of June 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 N1

James Lacy Betterton c/o Joey Betterton



Current Owner: James Lacy Betterton, c/o Joey Betterton

PRN: 32954

Building Value: n/a

Land Value: \$10,000

Total Value: \$10,000

Acreage: ± 1.00 acre

Property Description: 10209 Stage Coach Road, Nathalie

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

John Bowman c/o Alvis Owen



Current Owner: John Bowman c/o Alvis Owen

Acreage: ± 1.00 acre

PRN: 7342

Building Value: n/a

Land Value: \$4,401

Total Value: \$4,401

Property Description: Vacant; Off Christie Road, Virgilina

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 N3

Flossie W. Chappell & Mattie W. Willis



Current Owner: Flossie W. Chappell & Mattie W. Willis

PRN: 8906

Building Value: n/a

Land Value: \$3,700

Total Value: \$3,700

Acreage: ± 0.50 acre

Property Description: Vacant; Off Lower Liberty Road, Nathalie

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 N4

Ricky A. Bowman



Current Owner: Ricky A. Bowman

PRN: 7352

Building Value: n/a

Land Value: \$2,854

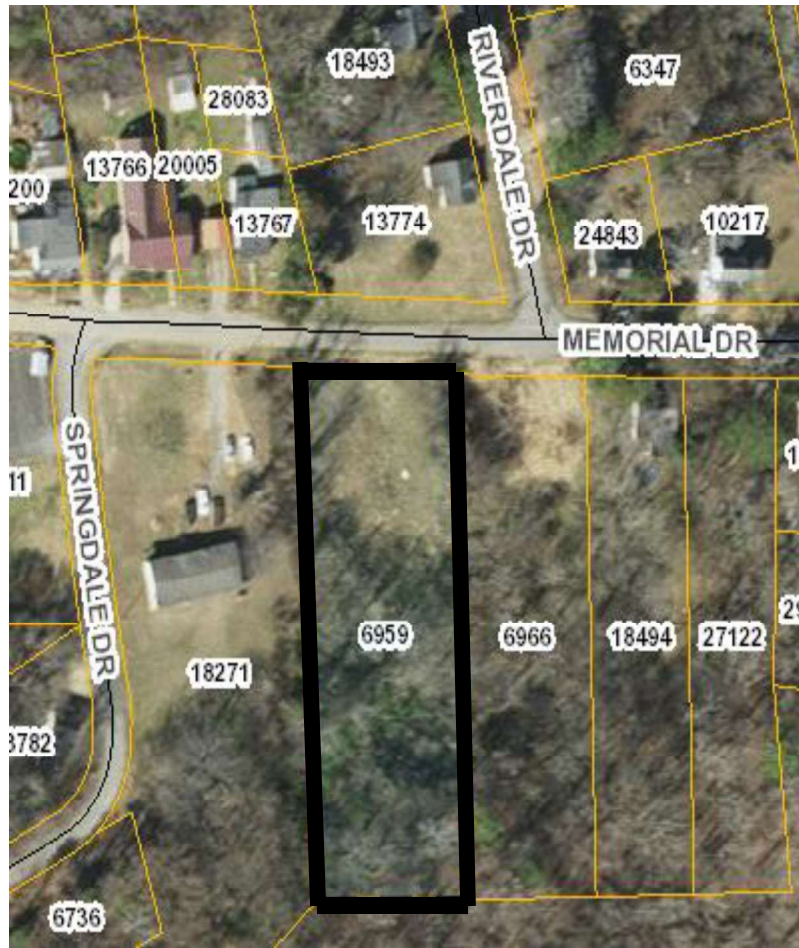
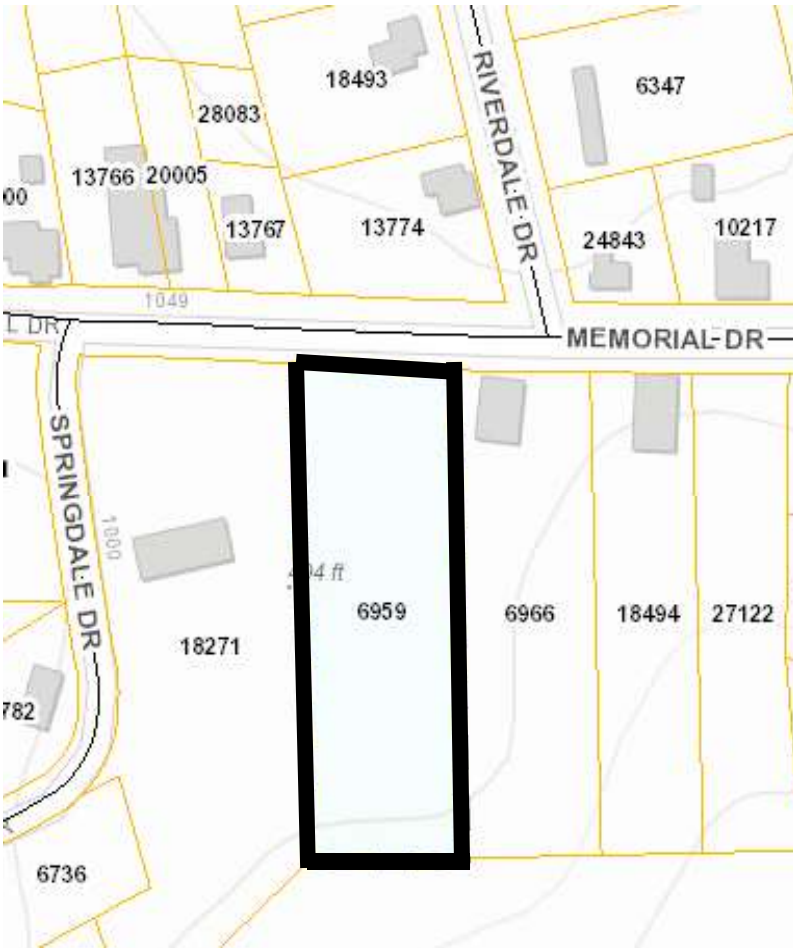
Total Value: \$2,854

Acreage: ± 0.49 acre

Property Description: Vacant; Off Stith Lane, Clover

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 N5
Henry Betts, Jr.



Current Owner: Henry Betts, Jr.

Account No.: 6959

Building Value: n/a

Land Value: \$4,400

Total Value: \$4,400

Acreage: ± 0.50 acre

Property Description: Vacant; Off Memorial Drive, South Boston

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 N6
James Carlton Watts



Current Owner: James Carlton Watts

PRN: 28890

Building Value: \$4,500

Land Value: \$3,450

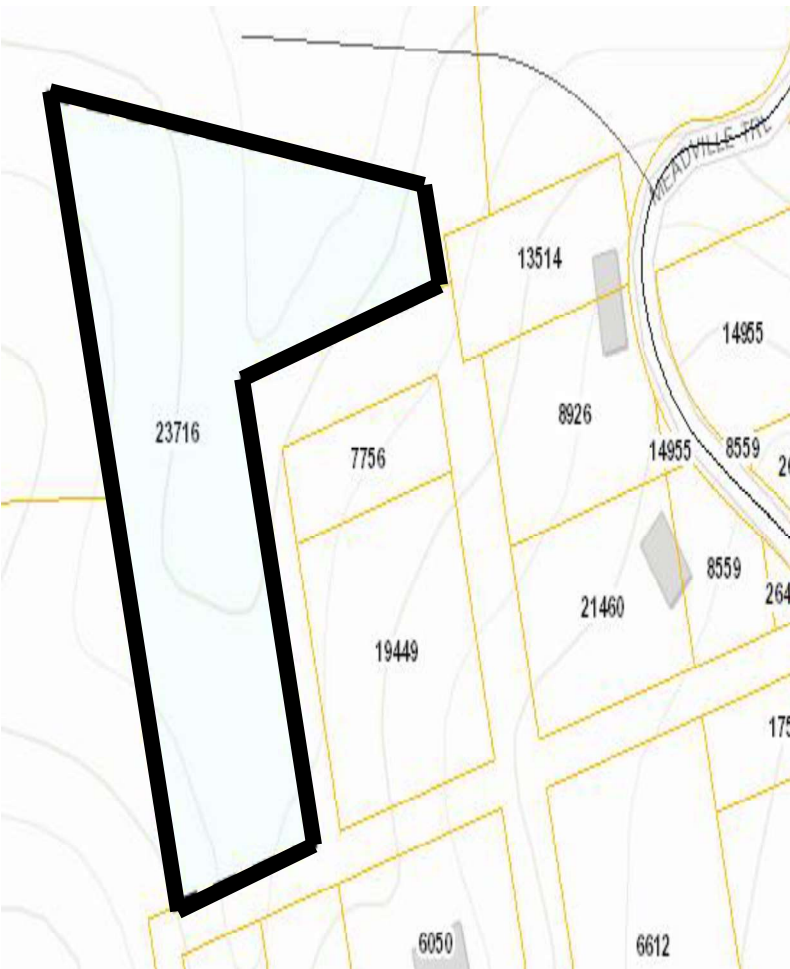
Total Value: \$7,950

Acreage: $\pm$ 0.50 acre

Property Description: Vacant; Off Wilson Road, Virgilina

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 N7
Raleigh Stovall



Current Owner: Raleigh Stovall

PRN: 23716

Building Value: n/a

Land Value: \$4,401

Total Value: \$4,401

Acreage: ± 1.00 acre

Property Description: Vacant; Near Meadville Trail, Halifax

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 N8

Sandy Penick c/o Sandra T. Smith



Current Owner: Sandy Penick c/o Sandra T. Smith

PRN: 20488

Building Value: n/a

Land Value: \$7,000

Total Value: \$7,000

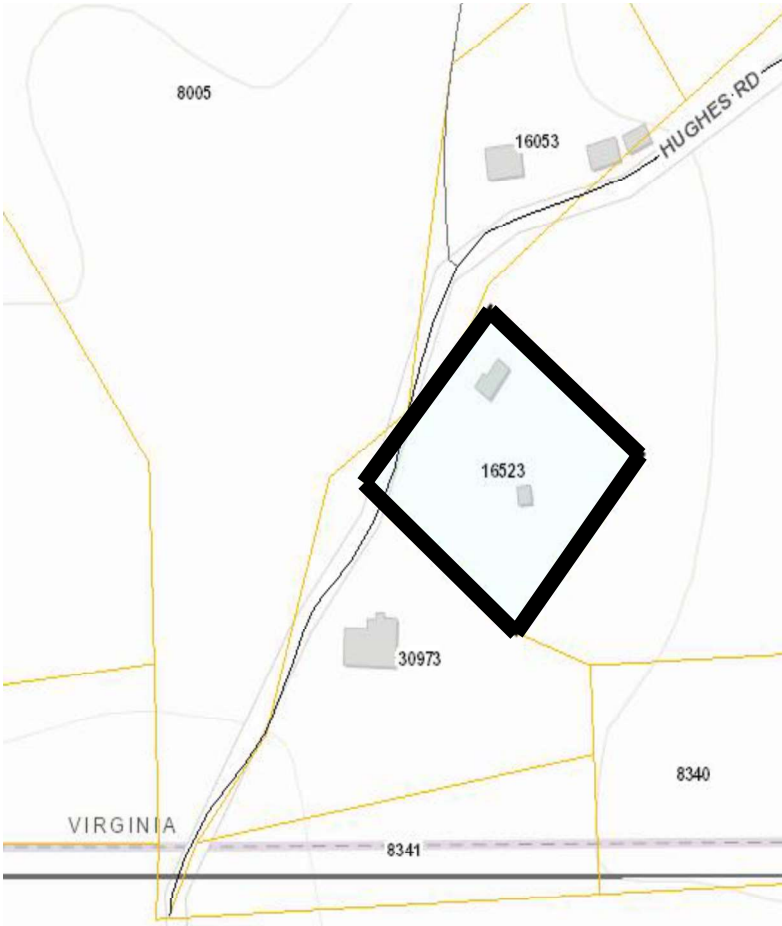
Acreage: n/a

Property Description: 1078 Dr. Lacy Trail, Nathalie

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 N9

Robert L. & Margaret L. Jones



Current Owner: Robert L. & Margaret L. Jones

PRN: 16523

Building Value: n/a

Land Value: \$5,000

Total Value: \$5,000

Acreage: ± 1.00 acre

Property Description: 330 Hughes Road, Alton

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 N10

William C. Herbert, Jr. & Thomas S. Herbert Estate



Current Owner: William C. Herbert, Jr. & Thomas S. Herbert Estate

PRN: 14986

Building Value: n/a

Land Value: \$5,500

Total Value: \$5,500

Acreage: n/a

Property Description: Vacant; Near Drybridge Road, Scottsburg

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.