

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
COUNTY OF HENRY, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Henry, the undersigned Special Commissioner will offer for sale at a live public auction the following described real estate at **Summerlin Board Room, 3300 Kings Mountain Road**, on **July 12, 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 take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
1	James Keith Winningham & William Tracey Winningham	38.6(010)000/010, 11, 12	181170000	664416	105 Stones Dairy Road, Martinsville
2	Thomas E. & Adde F. Witcher	51.4(061)000 /004	245210000	134686	756 Chestnut Knob Road, Martinsville
3	Estate of Lillian D. Barbour	30.7(001)000 /002A and 30.7(001)000 /003	009000002 and 009000003	664019	1016 Columbus Street, Martinsville
4	James Troy & Allie F. Meeks	40.1(001)010A/006	148200000	134271	428 Tenth Street, Fieldale
5	Mary Victorine Bowman Koger (Life Estate)	39.1(000)000 /001A	126370000	185617	1656 Valley Drive, Fieldale
6	Paul Maestas, Trustee of the 123 Candyland Nominee Trust	24.9(004)000 /027,28-30	139790000	565748	123 Candyland Road, Patrick Springs
7	Calvin Lawrence Cannoy	17.6(013)000 /004	027980000	33349	181 Lloyd Lane, Martinsville
8	Bouldercrees Inc	41.2(005)000Z/021	066270000	31645	205 Erwin Street, Martinsville
9	Bouldercrees Inc	41.2(005)000Z/005A,5B	209710004	31645	1602-04 Stultz Road, Martinsville
10	Bouldercrees Inc	41.2(005)000Z/006A,6B	209710005	31645	1590-92 Stultz Road, Martinsville

11	Bouldercrees Inc	41.2(005)000Z/012A,12B	209710011	31645	178-180 Erwin Street, Martinsville
12	Bouldercrees Inc	41.2(005)000Z/013A,13B	209710012	31645	190-192 Erwin Street, Martinsville
13	Bouldercrees Inc	41.2(005)000Z/022X	209710023	31645	21 Dexter Street, Martinsville
14	Bouldercrees Inc	41.2(005)000Z/023	209710024	31645	Vacant; Off Dexter Street
15	Bouldercrees Inc	41.2(005)000Z/014A,14B	035360000	31645	202-204 Erwin Street, Martinsville

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: 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.**

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Henry 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.

Taxing Authority Consulting Services, PC
Attn: Tax Sales (vks)
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 Wednesday, July 12, 2023, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Case Name: County of Henry v. _____ (**Case No.** _____)

Tax Map Number:

Account Number:

TACS Number:

Buyer's Premium: \$ _____

Bid Deposit: \$ _____

Credit Card Hold: \$(_____)

Total Due Now: \$ _____

I understand that the above-referenced "Total Due Now" is required to be deposited today with the Special Commissioner and that the balance of the high bid and the deed recordation cost will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Henry, Virginia. I understand that in the event my payment is returned or otherwise does not clear within twenty (20) days, this contract of sale may be voided, I may be responsible for damages or costs of resale, and the next highest bidder may be contacted to purchase the property.

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 Special Commissioner intends to ask the Court 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 (July 12, 2023). I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit filed by the above-named locality, that this contract shall be 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 if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, or if the balance of the purchase price is not paid in full within fifteen (15) days of

**PURCHASER'S ACKNOWLEDGEMENT AND
CONTRACT OF SALE**

confirmation, I agree to forfeit all amounts paid and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

I understand that by bidding, I have 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 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	Street Address
Name (please print)	City, State, Zip
Telephone	Email Address

Title will be taken in the name of:

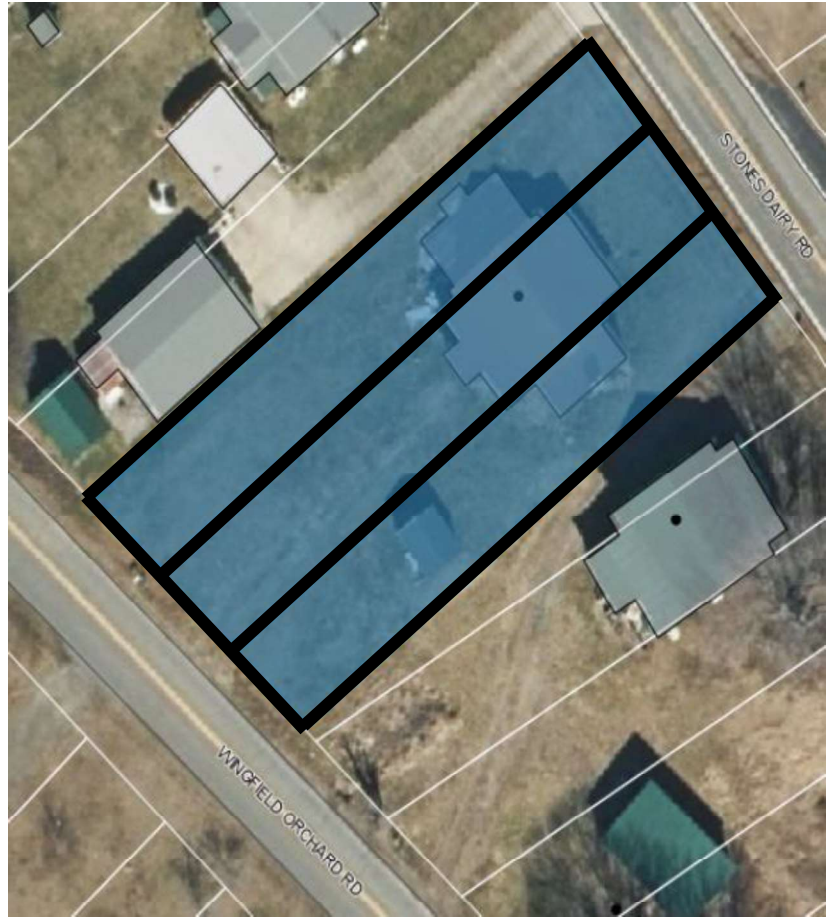
Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 12th day of July 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
James Keith Winningham and William Tracey Winningham



Owner: James Keith Winningham and William Tracey Winningham

Account No.: 181170000

Land Value: \$6,500

Building Value: \$5,800

Total Value: \$12,300

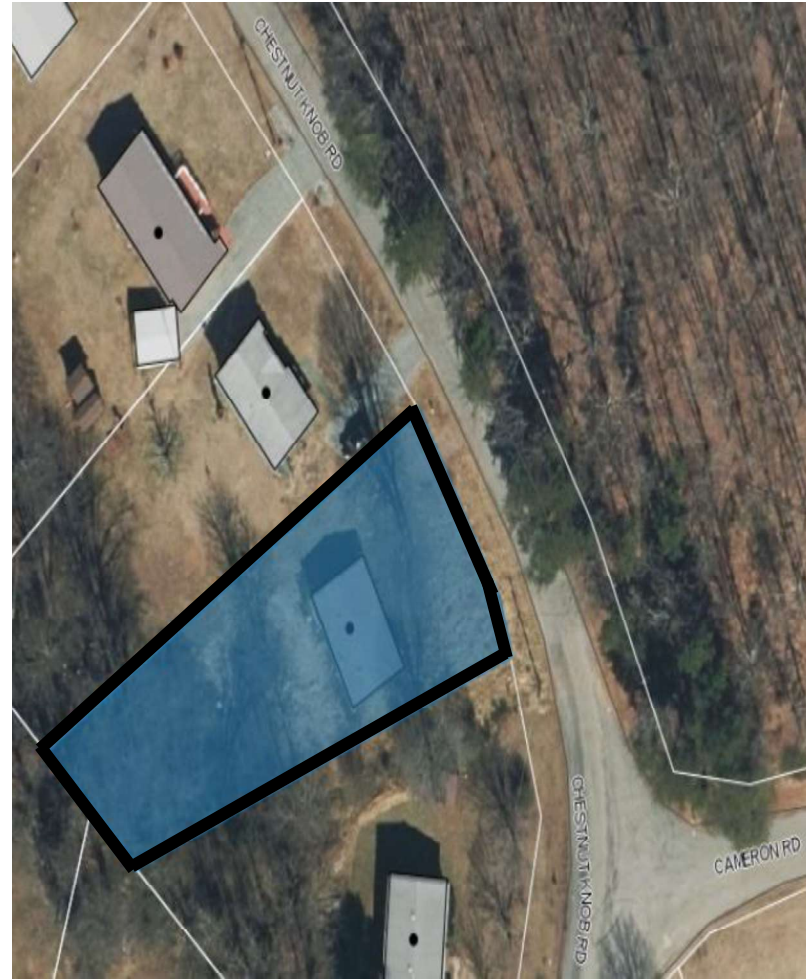
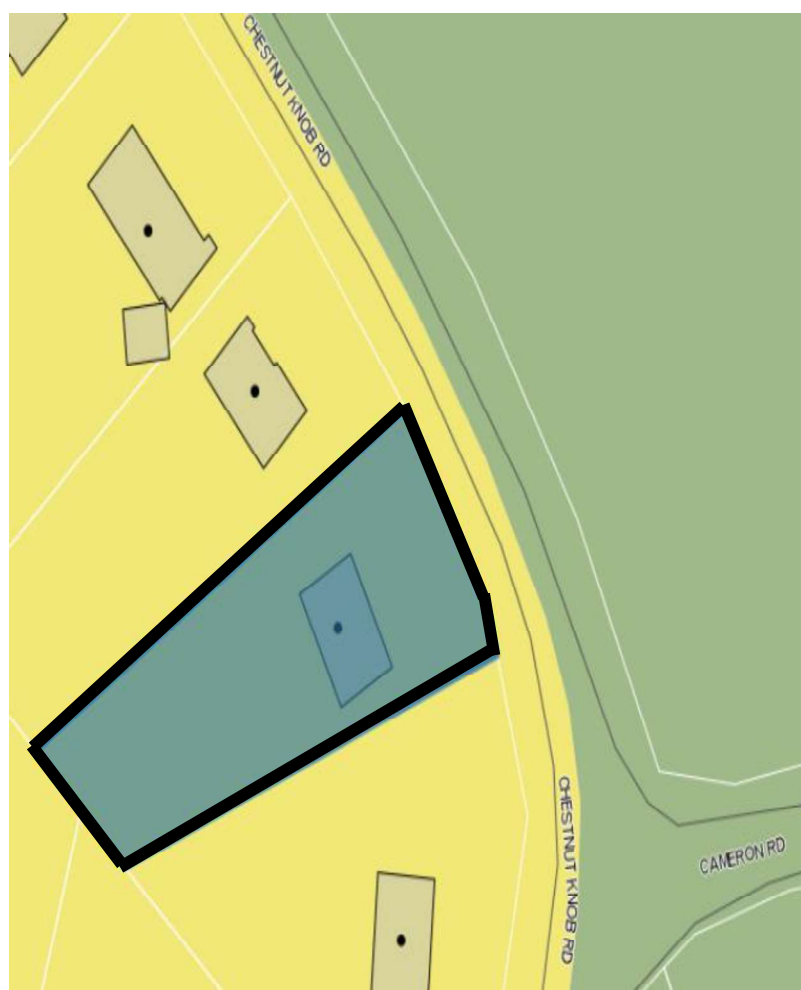
Acreage: n/a

Property Description: 105 Stones Dairy Road, Martinsville

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

Thomas E. & Adde F. Witcher



Owner: Thomas E. & Adde F. Witcher

Account No.: 245210000

Land Value: \$7,500

Building Value: \$36,400

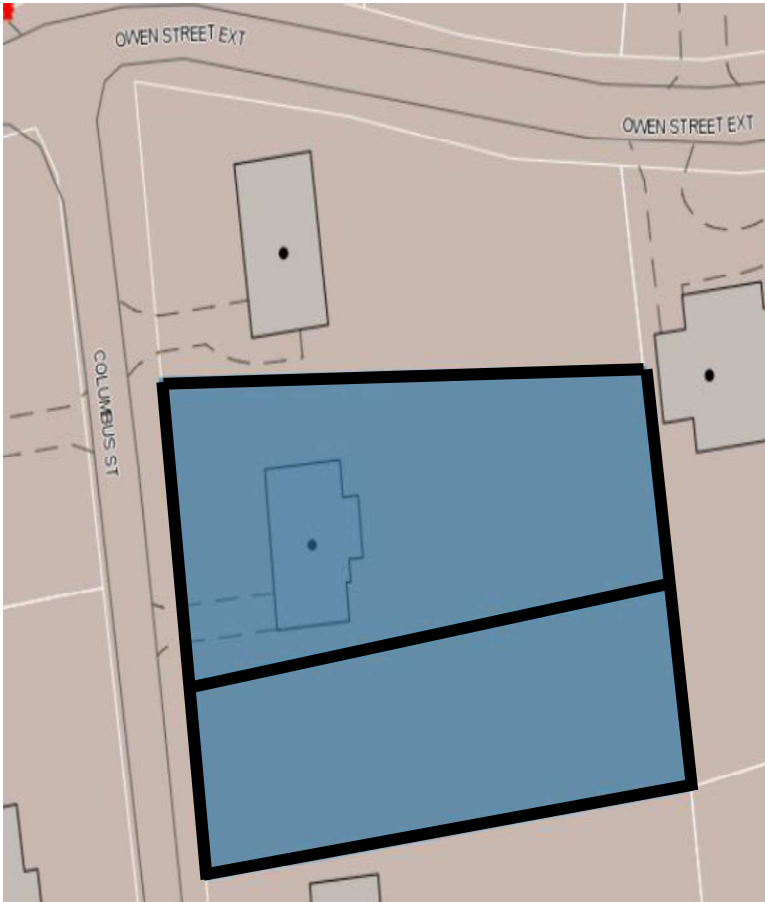
Total Value: \$43,900

Acreage: n/a

Property Description: 756 Chestnut Knob Road, Martinsville

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Property 3
Estate of Lillian D. Barbour



Owner: Estate of Lillian D. Barbour

Account No.: 009000002 and 009000003

Land Value: \$12,600

Building Value: \$53,800

Total Value: \$66,400

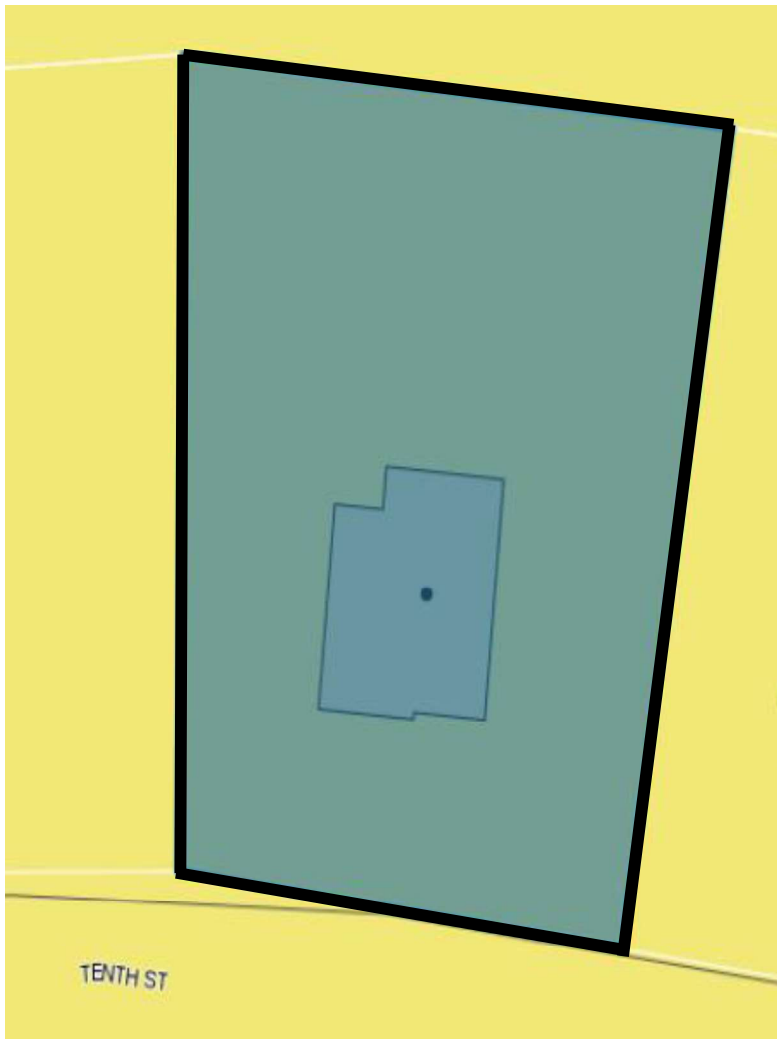
Acreage: n/a

Property Description: 1016 Columbus Street, Martinsville

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Property 4

James Troy & Allie F. Meeks



Owner: James Troy & Allie F. Meeks

Account No.: 148200000

Land Value: \$6,000

Building Value: \$18,600

Total Value: \$24,600

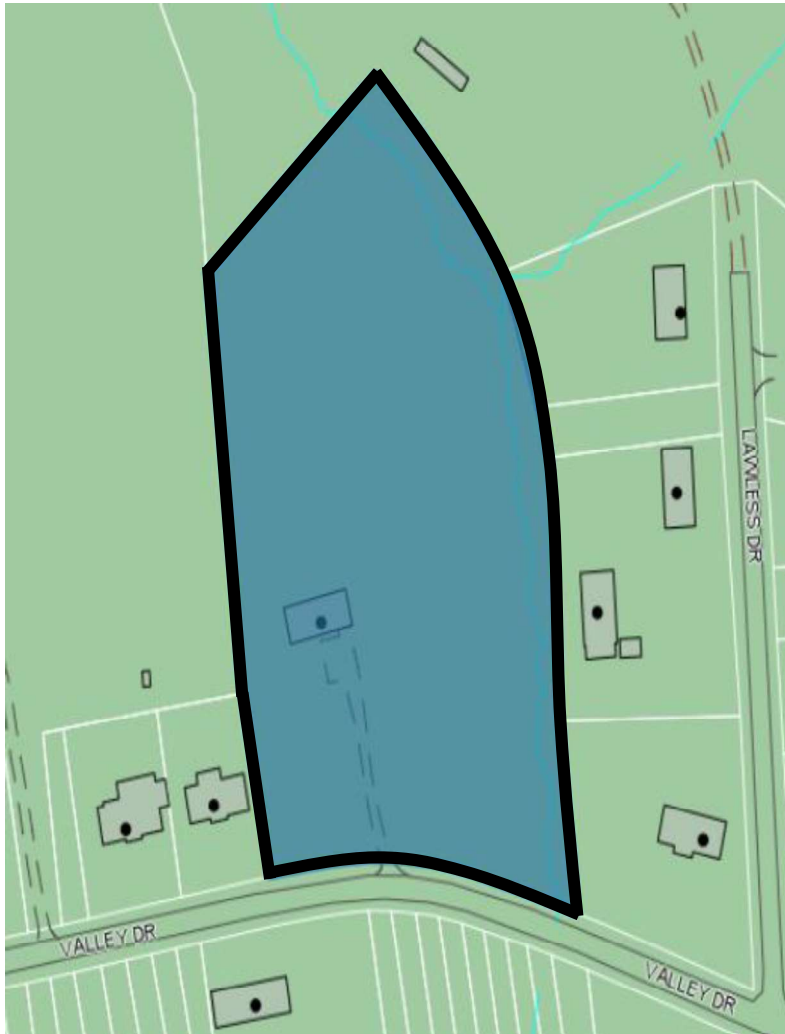
Acreage: n/a

Property Description: 428 Tenth Street, Fieldale

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Property 5

Mary Victorine Bowman Koger (Life Estate)



Owner: Mary Victorine Bowman Koger (Life Estate)

Account No.: 126370000

Land Value: \$13,700

Building Value: \$63,700

Total Value: \$77,400

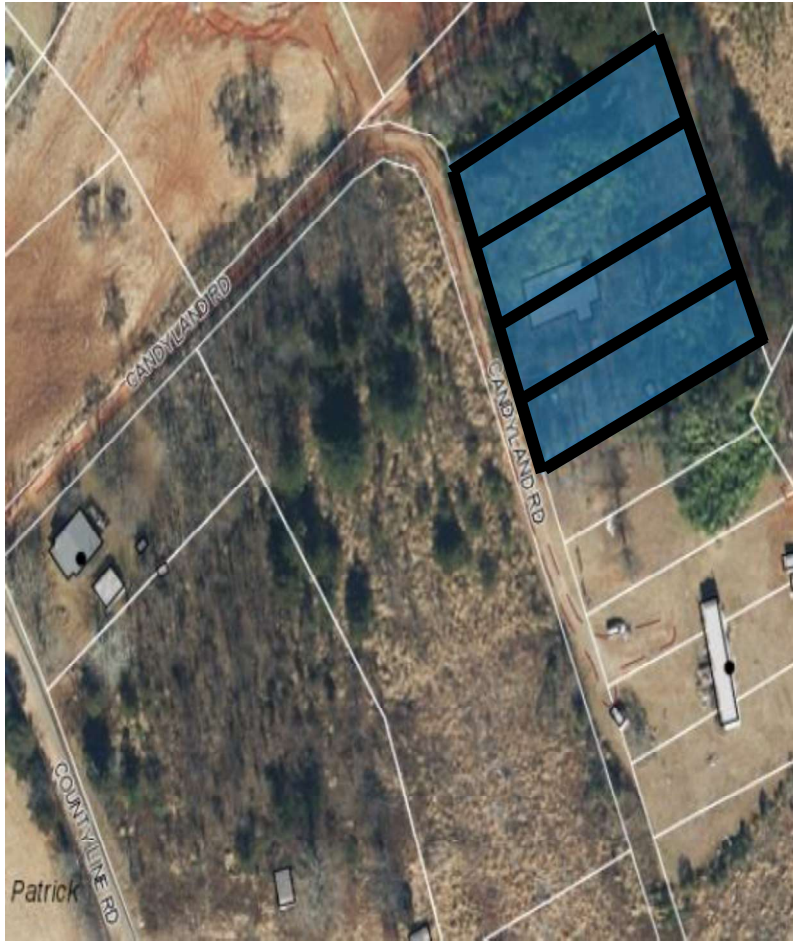
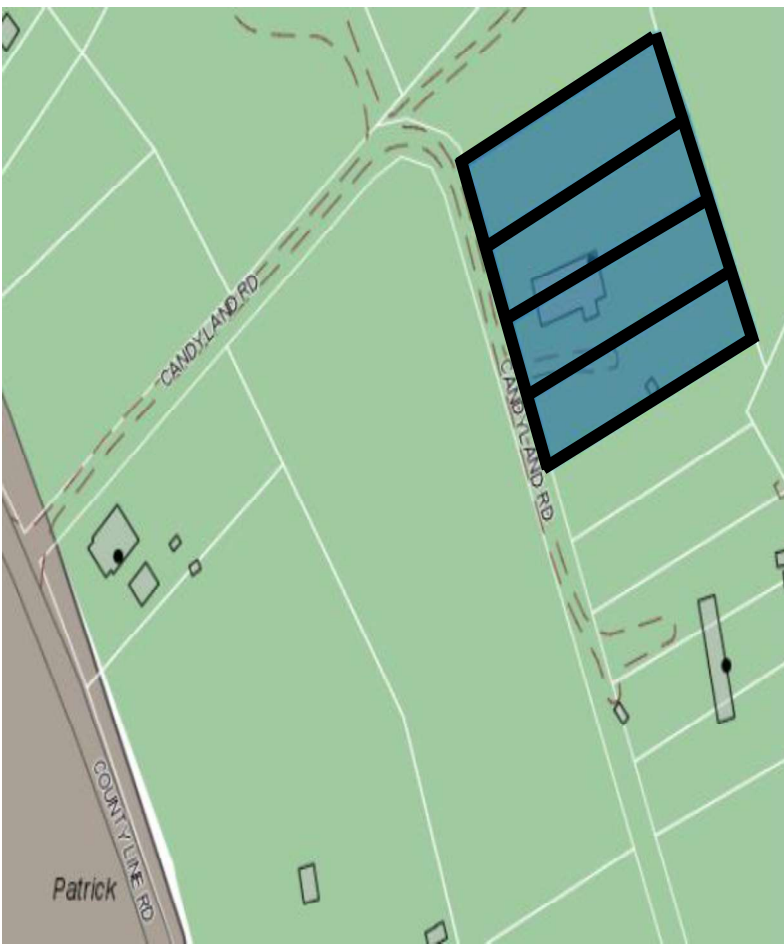
Acreage: ± 3.00 acres

Property Description: 1656 Valley Drive, Fieldale

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Property 6

Paul Maestas, Trustee of the 123 Candyland Nominee Trust



Owner: Paul Maestas, Trustee of the 123 Candyland Trust

Account No.: 139790000

Land Value: \$7,500

Building Value: \$36,200

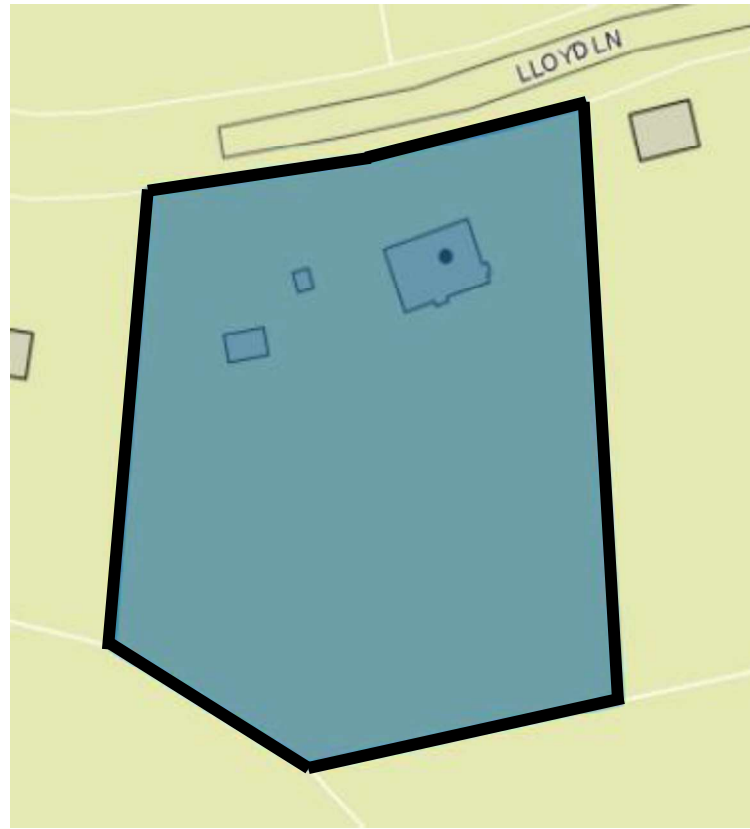
Total Value: \$43,700

Acreage: ± 0.915 acre

Property Description: 123 Candyland Road, Patrick Springs

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Property 7
Calvin Lawrence Cannoy



Owner: Calvin Lawrence Cannoy

Account No.: 027980000

Land Value: \$11,500

Building Value: \$24,600

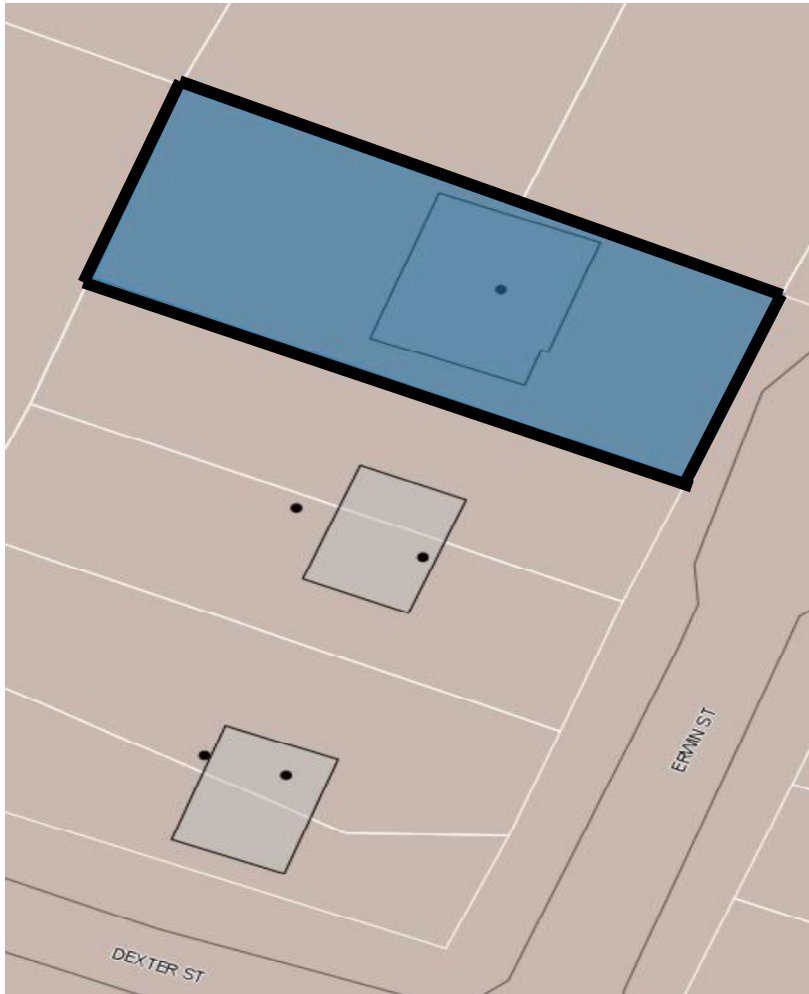
Total Value: \$36,100

Acreage: ± 1.20 acres

Property Description: 181 Lloyd Lane, Martinsville

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Property 8
Bouldercrec Inc



Owner: Bouldercrec Inc

Account No.: 066270000

Land Value: \$7,000

Building Value: \$26,900

Total Value: \$33,900

Acreage: n/a

Property Description: 205 Erwin Street, Martinsville

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Property 9
Bouldercrec Inc



Owner: Bouldercrec Inc

Account No.: 209710004

Land Value: \$7,000

Building Value: \$38,300

Total Value: \$45,300

Acreage: n/a

Property Description: 1602-04 Stultz Road, Martinsville

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Property 10
Bouldercrec Inc



Owner: Bouldercrec Inc

Account No.: 209710005

Land Value: \$7,000

Building Value: \$37,900

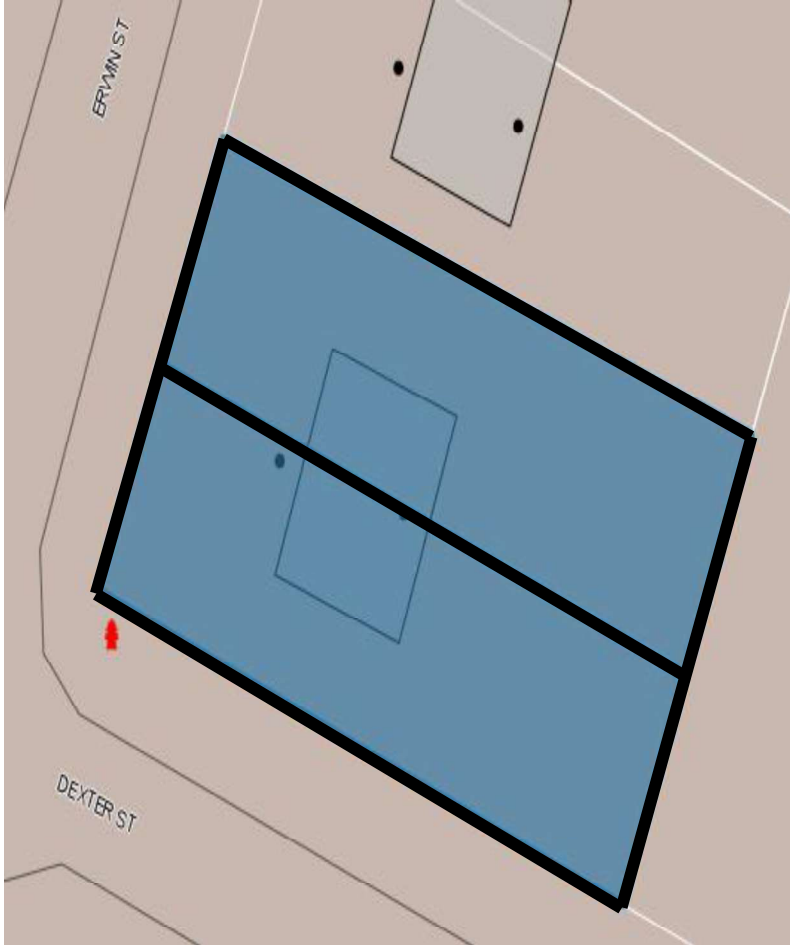
Total Value: \$44,900

Acreage: n/a

Property Description: 1590-92 Stultz Road, Martinsville

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Property 11
Bouldercrec Inc



Owner: Bouldercrec Inc

Account No.: 209710011

Land Value: \$7,000

Building Value: \$5,000

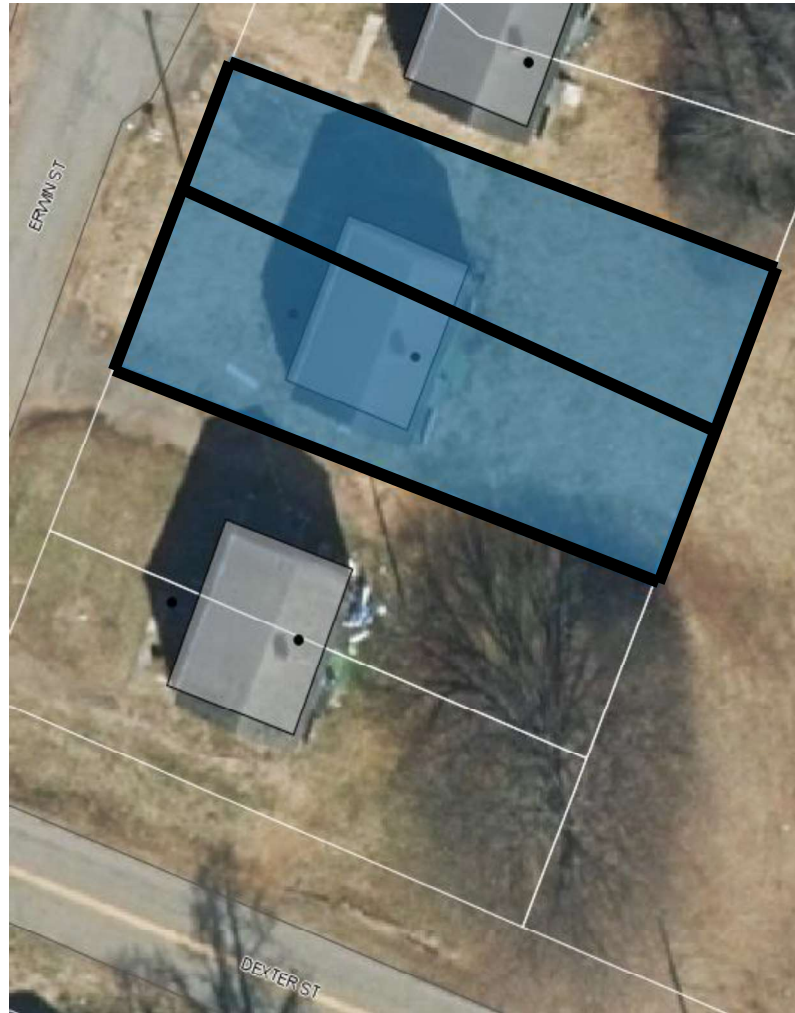
Total Value: \$12,000

Acreage: n/a

Property Description: 178-180 Erwin Street, Martinsville

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Property 12
Bouldercrec Inc



Owner: Bouldercrec Inc

Account No.: 209710012

Land Value: \$7,000

Building Value: \$5,000

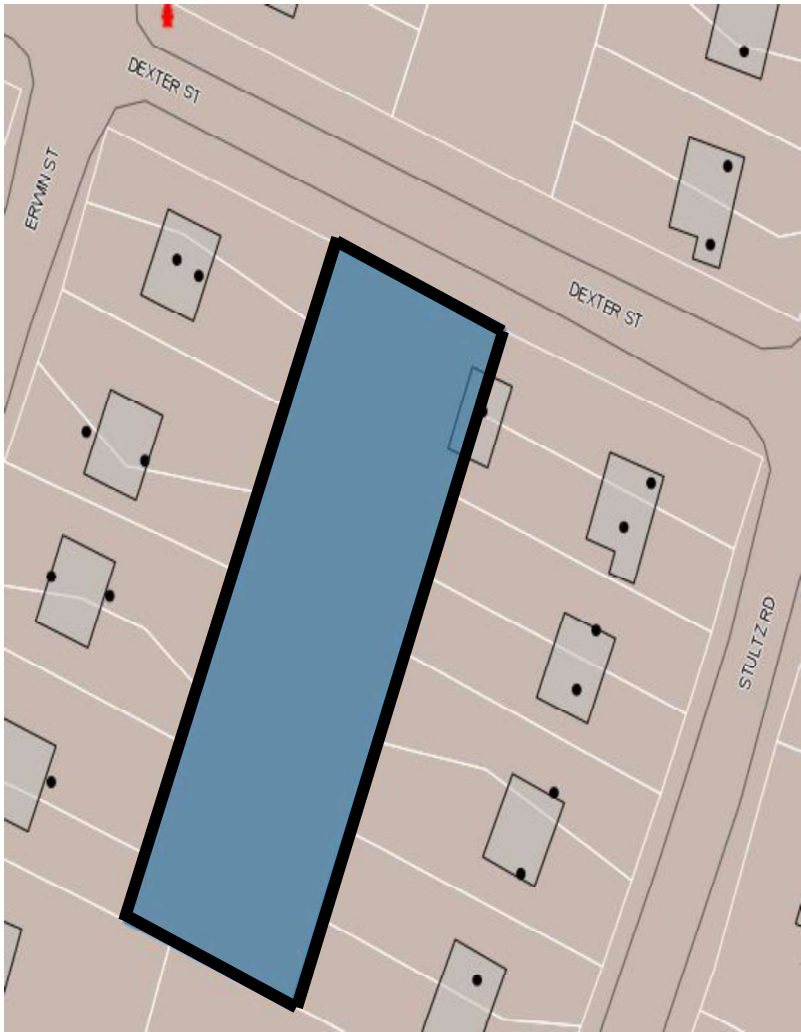
Total Value: \$12,000

Acreage: n/a

Property Description: 190-192 Erwin Street, Martinsville

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Property 13
Bouldercrec Inc



Owner: Bouldercrec Inc

Account No.: 209710023

Land Value: \$9,000

Building Value: \$4,500

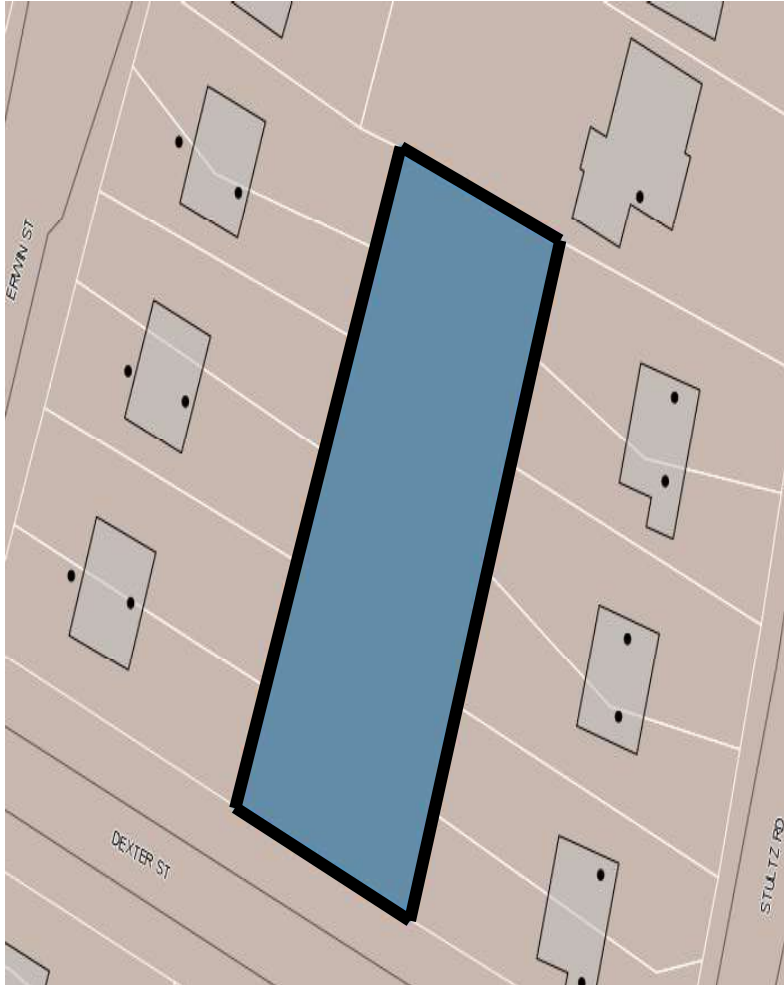
Total Value: \$13,500

Acreage: n/a

Property Description: 21 Dexter Street, Martinsville

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Property 14
Bouldercrec Inc



Owner: Bouldercrec Inc

Account No.: 209710024

Land Value: \$8,000

Building Value: n/a

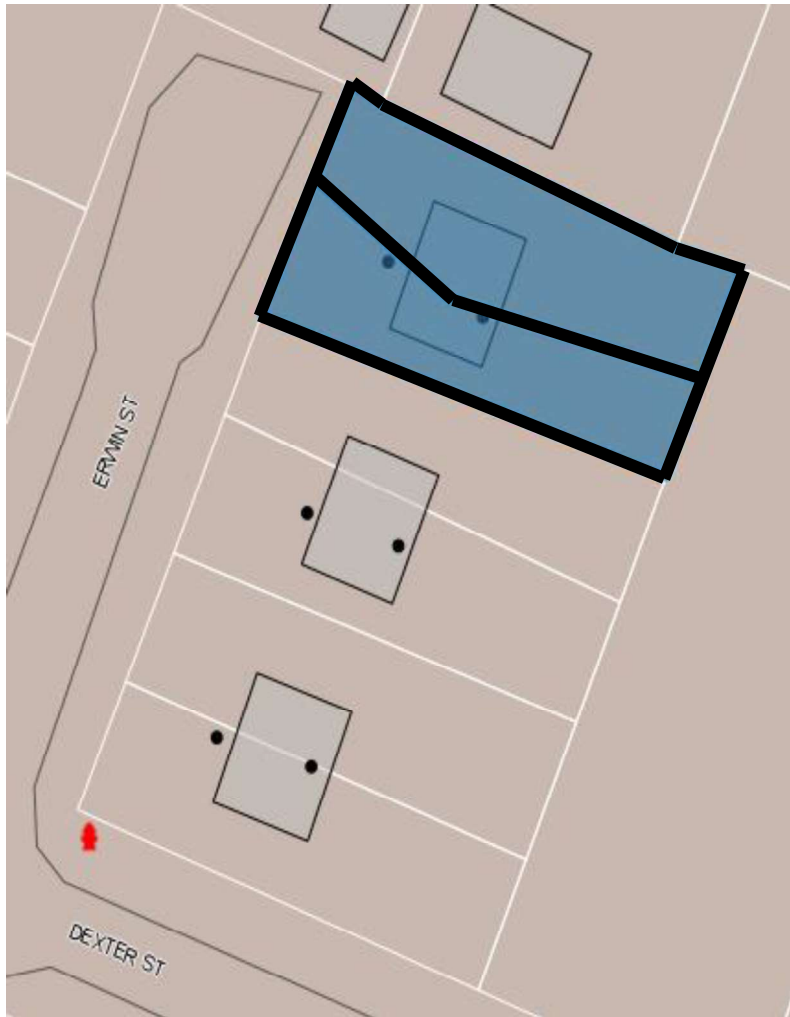
Total Value: \$8,000

Acreage: n/a

Property Description: Vacant; Off Dexter Street, Martinsville

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Property 15
Bouldercrec Inc



Owner: Bouldercrec Inc

Account No.: 035360000

Land Value: \$7,000

Building Value: \$37,600

Total Value: \$44,600

Acreage: n/a

Property Description: 202-204 Erwin Street, Martinsville

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