

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
CITY OF DANVILLE, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a live public auction to be held at **Danville City Council Chambers on the fourth floor of the Municipal Building, 427 Patton Street, Danville, Virginia 24541, on October 12, 2023 at 1:00 PM.**

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be posted or announced 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)	Parcel ID	TACS No.	Property Description
N1	Lottie Coleman & Inez Coleman Byrd	25439	439180	Vacant; W. Broad Street, Danville
N2	Mabel Ferrell Morris	74489	216109	Vacant; Oakland Avenue, Danville
N3	Paul Henry Mease	03717	119754	Vacant; Keen Street, Danville
N4	Paul Henry Mease	03895	119754	1423 Washington Street, Danville
N5	Paul Henry Mease	04710	119754	1425 Washington Street, Danville
N6	Willie Mae Bethel Gillispie	22093	120759	Vacant; Stewart Street, Danville
N7	Boston & Evelyn T. Loney	00804	121077	Vacant; Stonewall Court, Danville
N8	Michael Clarence Merrick	22911	216065	Vacant; Warren Street, Danville
N9	John Thomas Apple	20252	119393	Vacant; Warren Street, Danville
N10	Elsie M. Beasley	01945	439227	Vacant; Harrison Street, Danville
N11	Elsie M. Beasley	02454	439227	Vacant; Madison Street, Danville
N12	Elsie M. Beasley	20614	439227	Vacant; Lee Street, Danville
N13	Elsie M. Beasley	74077	439227	Vacant; Bradley Road, Danville
N14	Elsie M. Beasley	73290	439227	Vacant; Ida Street, Danville

N15	Elsie M. Beasley	02483	439227	Vacant; First Street, Danville
N16	Elsie M. Beasley	03243	439227	Vacant; Bradley Road, Danville
N17	Elsie M. Beasley	03442	439227	Vacant; Bradley Road, Danville
N18	Elsie M. Beasley	04259	439227	Vacant; Bradley Road, Danville
N19	Elsie M. Beasley	00344	439227	Vacant; Stonewall Court, Danville
N20	Elsie M. Beasley	03106	439227	Vacant; Bradley Road, Danville
N21	Elsie M. Beasley	73570	439227	427 Bradley Road, Danville
N22	Marx Davis	78353	120596	Vacant; Oakland Avenue, Danville
N23	Willie E. Jones	01159	119779	Vacant; N. Main Street, Danville
N24	Willie E. Jones	1160	119779	Vacant; N. Main Street, Danville
N25	Willie E. Jones	55618	119779	Vacant; Edmonds Street, Danville
N26	Letcher B. Patterson	54976	121063	Vacant; Fagan Street, Danville
N27	Ruby C. Griffith	52427	120084	219 Jerry Drive, Danville
N28	Brenda J. Millner	02079	119891	Vacant; Henry Street, Danville
N29	Andrew Gammon	58820	216097	Vacant; Rosemary Lane, Danville
N30	Frances Dickerson Walton & Dessie Mae Dickerson	04758	120150	231 Ivey Street, Danville
N31	Loretta B. Gunn	76059	216113	Vacant; Truman Drive, Danville
N32	Loretta B. Gunn	76061	216113	Vacant; Truman Drive, Danville
N33	Georgia C. Younger	73551	119785	Vacant; Nannie G. Edwards Drive, Danville
N34	Bertha M. Motley	03112	120074	Vacant; Victoria Street, Danville

N35	Bertha Motley	00029	120074	Vacant; Victoria Street, Danville
N36	Bertha Motley	00056	120074	217 Victoria Street, Danville

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. 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 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 \$100.00, added to the winning bid.**

The highest bidder shall make payment in full on the day 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.**

GENERAL TERMS: To qualify as a purchaser at this auction you may not owe delinquent taxes to the City of Danville. 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
 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 Thursday, October 12, 2023, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

Property Owner:

Tax Map Number:

Account Number:

TACS Number:

Bid Amount: \$ _____

Buyer's Premium: \$ _____

Deed Recordation Fee: \$ _____

Credit Card Hold: \$(_____)

Total Due: \$ _____

I understand that the above-referenced "Total Due" is required to be paid today. 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, unknown liens, 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 City of Danville 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 (October 12, 2023). I further understand that in the event I owe delinquent taxes to 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 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 also understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, I agree to forfeit all amounts paid and pay any charges incurred in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

_____	_____
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 October 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

Lottie Coleman and Inez Coleman Byrd



Owner: Lottie Coleman & Inez Coleman Byrd

Parcel ID: 25439

Land Value: \$1,200

Improvement Value: n/a

Total Value: \$1,200

Acreage: ± 0.0699 acre

Property Description: Vacant; W. Broad Street, Danville

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Property N2
Mabel Ferrell Morris



Owner: Mabel Ferrell Morris

Parcel ID: 74489

Land Value: \$1,500

Improvement Value: n/a

Total Value: \$1,500

Acreage: ± 0.2322 acre

Property Description: Vacant; Oakland Ave

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Property N3
Paul Henry Mease



Owner: Paul Henry Mease

Parcel ID: 03717

Land Value: \$700

Improvement Value: n/a

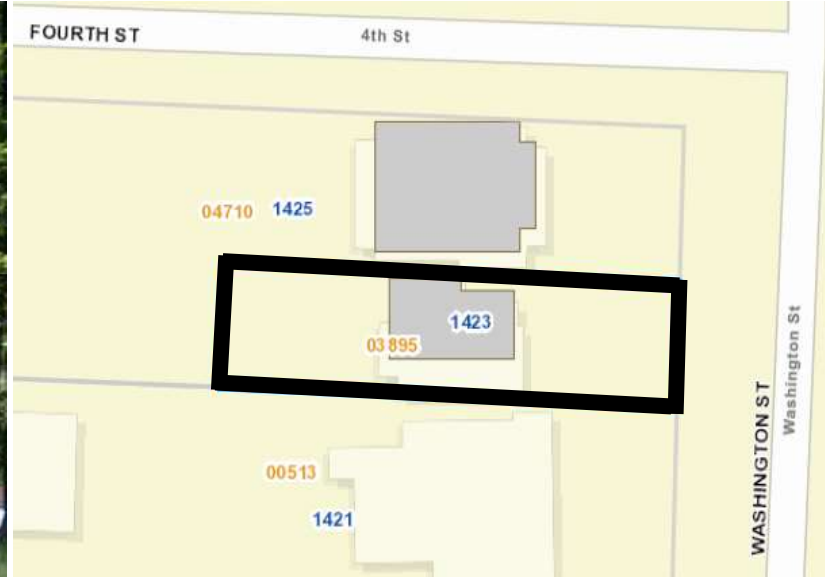
Total Value: \$700

Acreage: ± 0.0853 acre

Property Description: Vacant; Keen Street, Danville

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Property N4
Paul Henry Mease



Owner: Paul Henry Mease

Parcel ID: 03895

Land Value: \$700

Improvement Value: \$3,300

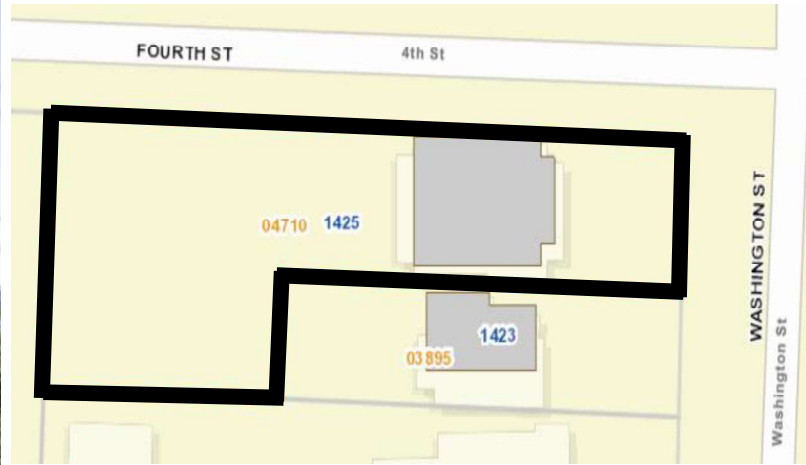
Total Value: \$4,000

Acreage: ± 0.0918

Property Description: 1423 Washington Street, Danville

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Property N5
Paul Henry Mease



Owner: Paul Henry Mease

Parcel ID: 04710

Land Value: \$1,200

Improvement Value: \$2,200

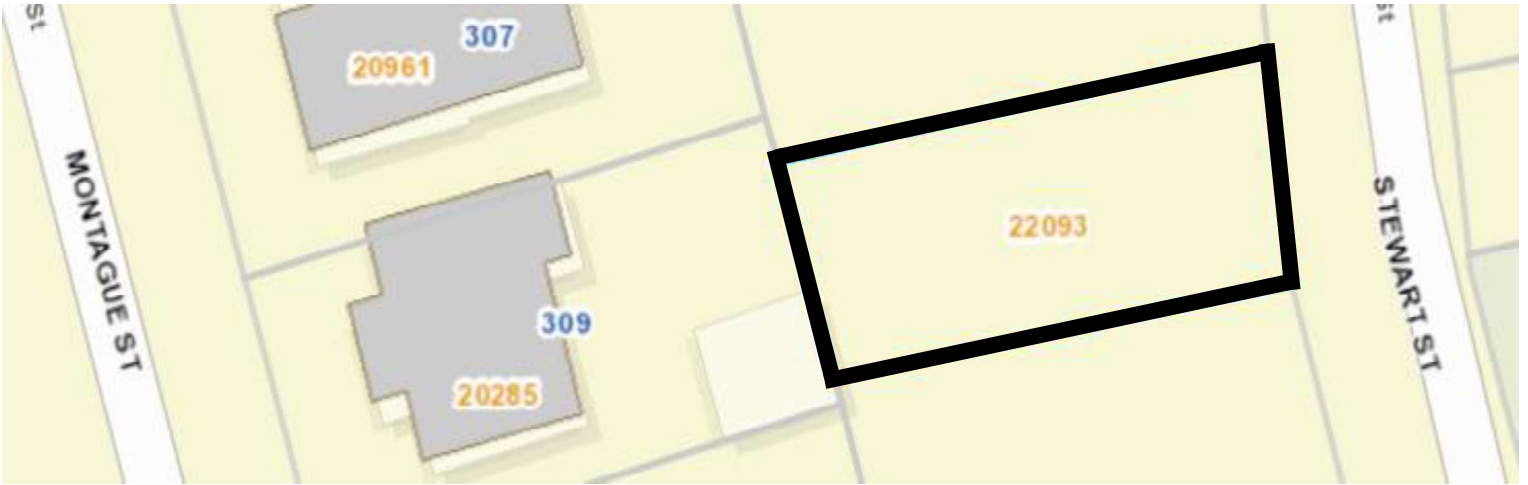
Total Value: \$3,400

Acreage: ± 0.2318 acre

Property Description: 1425 Washington Street, Danville

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Property N6
Willie Mae Bethel Gillispie



Owner: Willie Mae Bethel Gillispie

Parcel ID: 22093

Land Value: \$1,200

Improvement Value: n/a

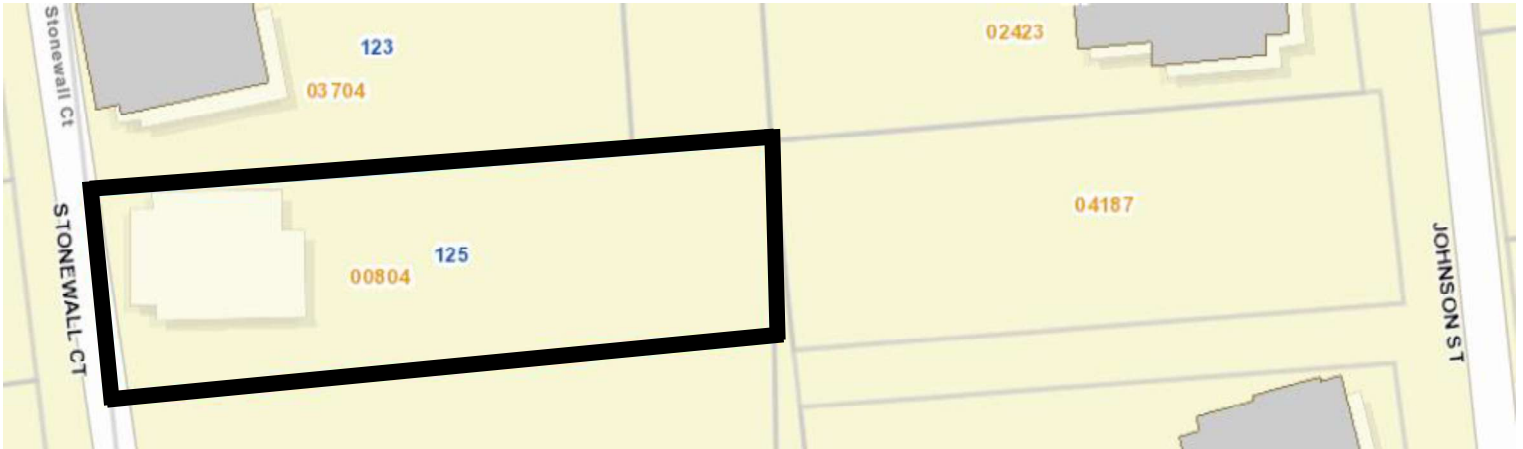
Total Value: \$1,200

Acreage: ± 0.0757 acre

Property Description: Vacant; Stewart Street, Danville

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Property N7
Boston & Evelyn T. Loney



Owner: Boston & Evelyn T. Loney

Parcel ID: 00804

Land Value: \$1,200

Improvement Value: n/a

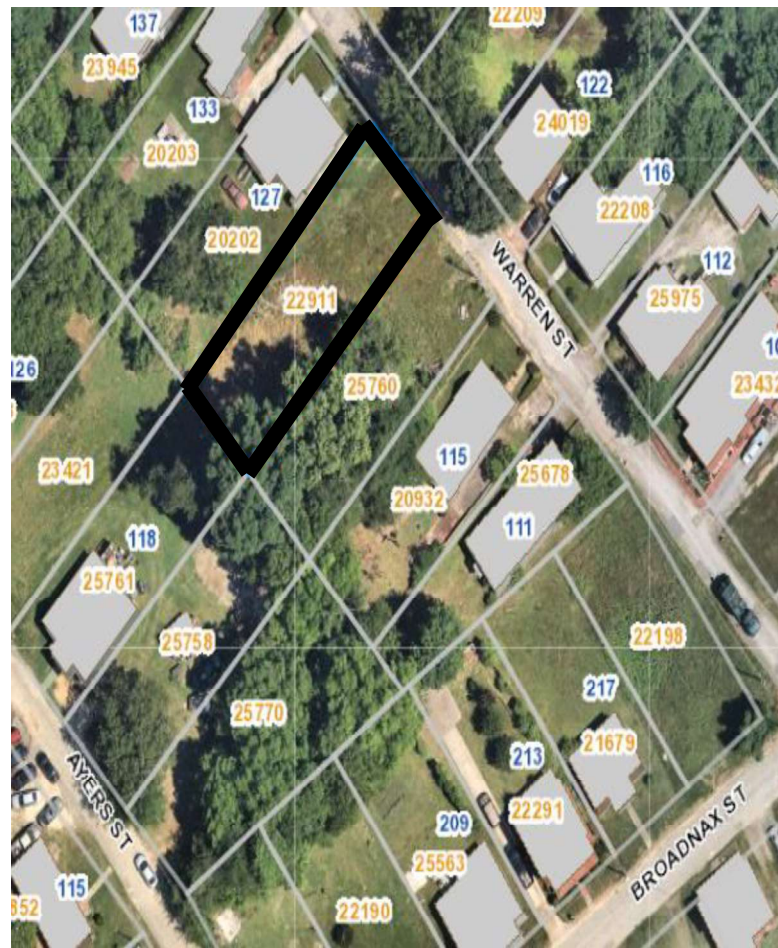
Total Value: \$1,200

Acreage: ± 0.1802 acre

Property Description: Vacant; Stonewall Court, Danville

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Property N8
Michael Clarence Merrick



Owner: Michael Clarence Merrick

Parcel ID: 22911

Land Value: \$2,000

Improvement Value: n/a

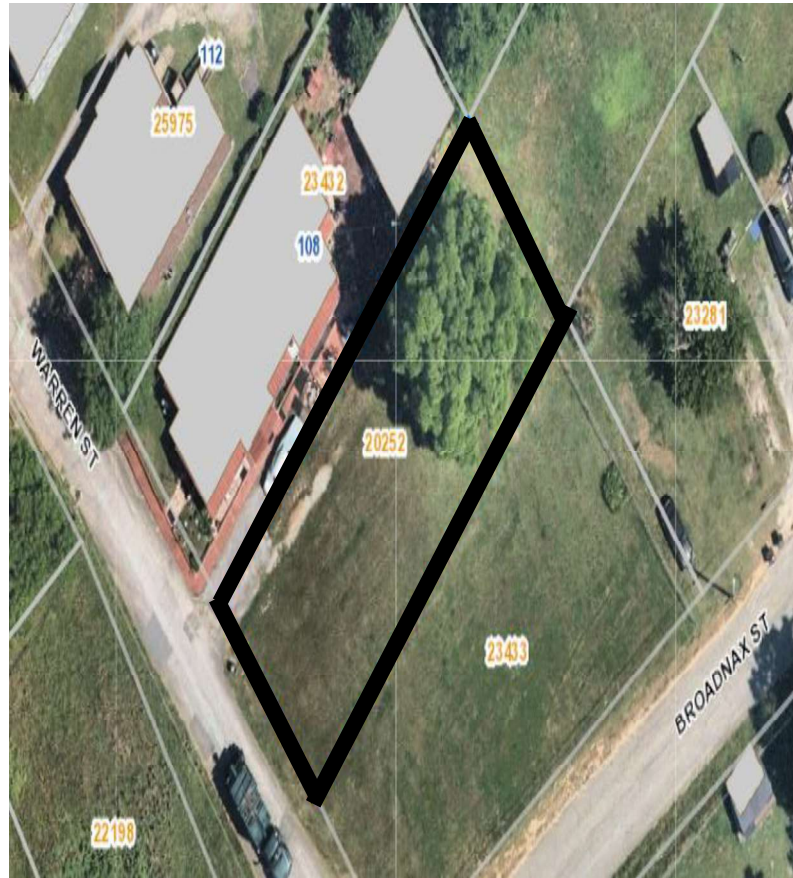
Total Value: \$2,000

Acres: ± 0.1719 acre

Property Description: Vacant; Warren Street, Danville

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Property N9
John Thomas Apple



Owner: John Thomas Apple

Parcel ID: 20252

Land Value: \$2,300

Improvement Value: n/a

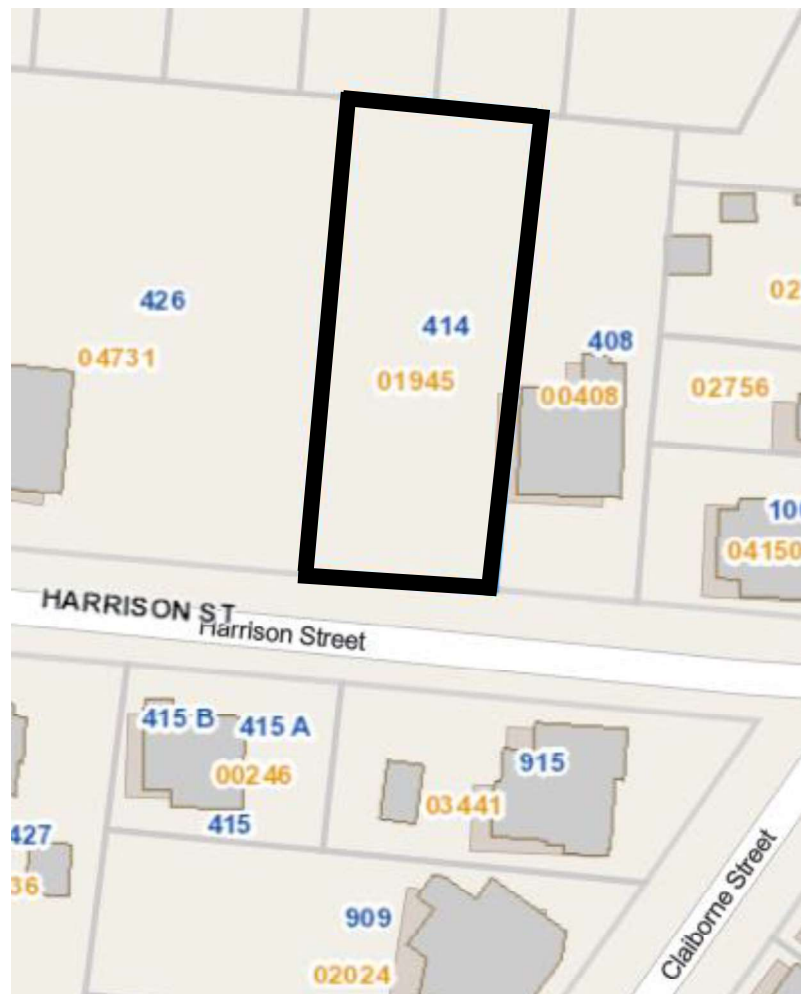
Total Value: \$2,300

Acreage: ± 0.1417 acre

Property Description: Vacant; Warren Street, Danville

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Property N10
Elsie M. Beasley



Owner: Elsie M. Beasley

Parcel ID: 01945

Land Value: \$1,500

Improvement Value: n/a

Total Value: \$1,500

Acreage: ± 0.287 acre

Property Description: Vacant; Harrison Street, Danville

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Property N11
Elsie M. Beasley



Owner: Elsie M. Beasley

Parcel ID: 02454

Land Value: \$1,000

Improvement Value: n/a

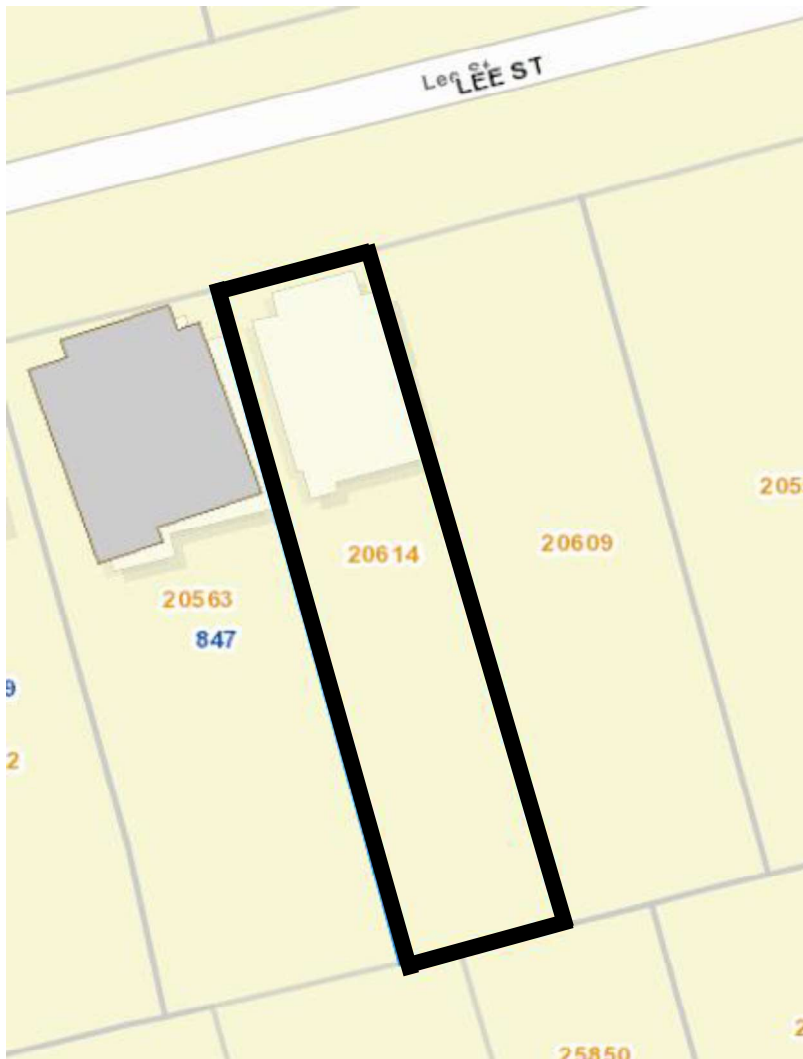
Total Value: \$1,000

Acreage: ± 0.1396

Property Description: Vacant; Madison Street, Danville

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Property N12
Elsie M. Beasley



Owner: Elsie M. Beasley

Parcel ID: 20614

Land Value: \$800

Improvement Value: n/a

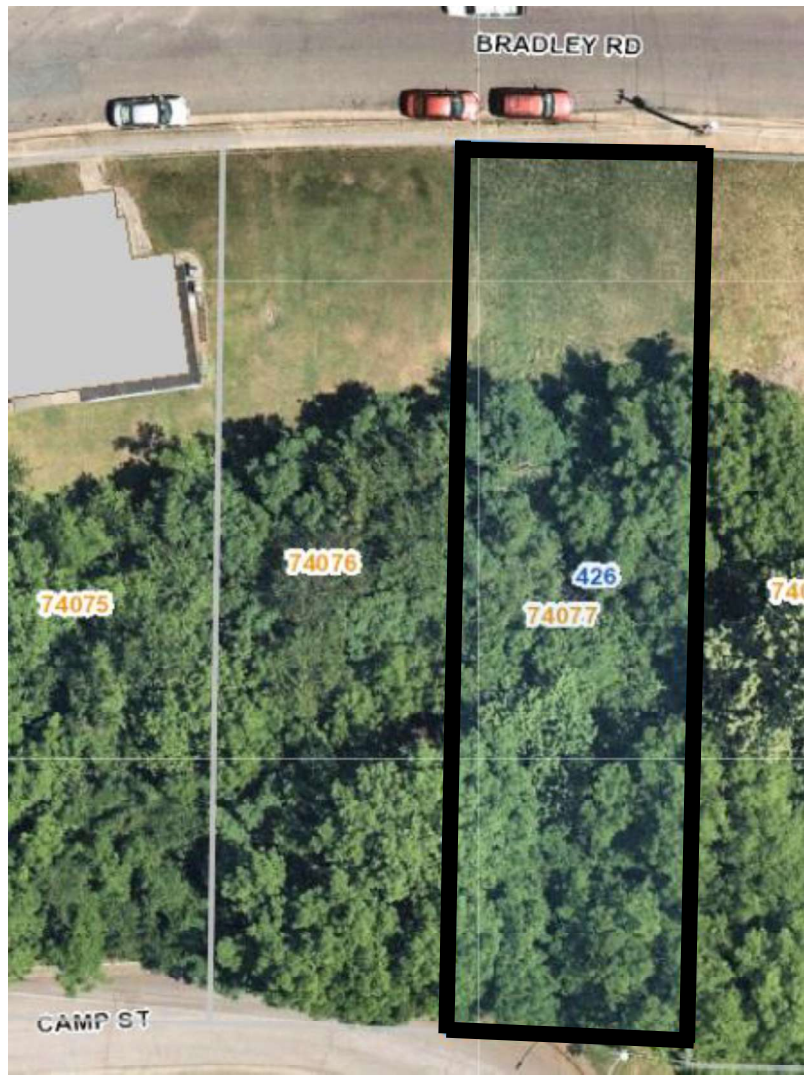
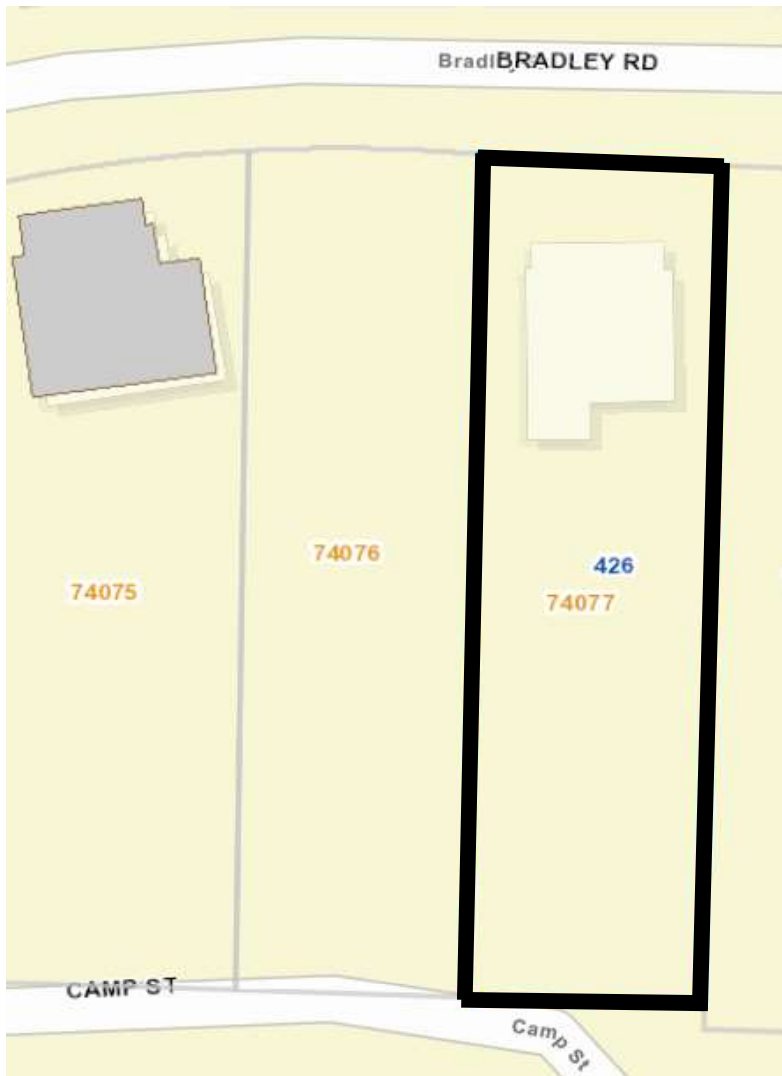
Total Value: \$800

Acreage: ± 0.1112 acre

Property Description: Vacant; Lee Street, Danville

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Property N13
Elsie M. Beasley



Owner: Elsie M. Beasley

Parcel ID: 74077

Land Value: \$1,500

Improvement Value: n/a

Total Value: \$1,500

Acreage: ± 0.215 acre

Property Description: Vacant; Bradley Road, Danville

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Property N14
Elsie M. Beasley



Owner: Elsie M. Beasley

Parcel ID: 73290

Land Value: \$4,000

Improvement Value: n/a

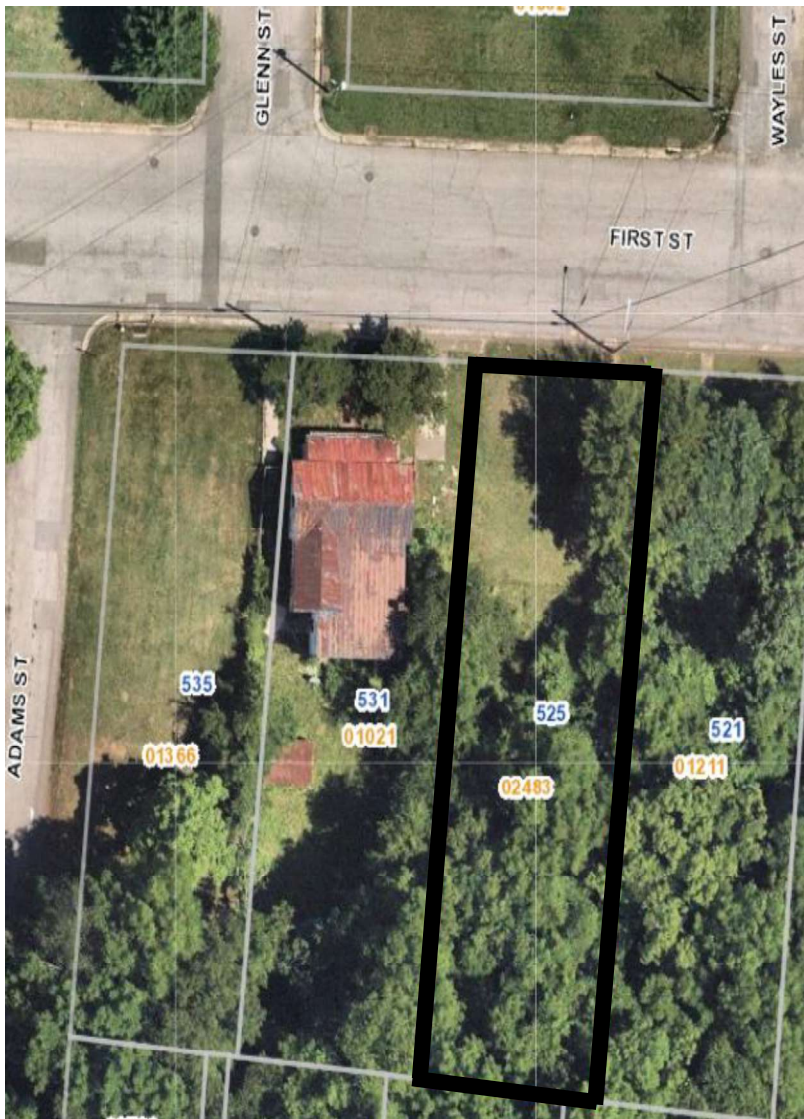
Total Value: \$4,000

Acreage: ± 0.4483

Property Description: Vacant; Ida Street, Danville

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Property N15
Elsie M. Beasley



Owner: Elsie M. Beasley

Parcel ID: 02483

Land Value: \$1,100

Improvement Value: n/a

Total Value: \$1,100

Acreage: ± 0.1817 acre

Property Description: Vacant; First Street, Danville

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Property N16
Elsie Marie Beasley



Owner: Elsie Marie Beasley

Parcel ID: 03243

Land Value: \$700

Improvement Value: n/a

Total Value: \$700

Acreage: ± 0.0729 acre

Property Description: Vacant; Bradley Road, Danville

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Property N17
Elsie Marie Beasley



Owner: Elsie Marie Beasley

Parcel ID: 03442

Land Value: \$1,000

Improvement Value: n/a

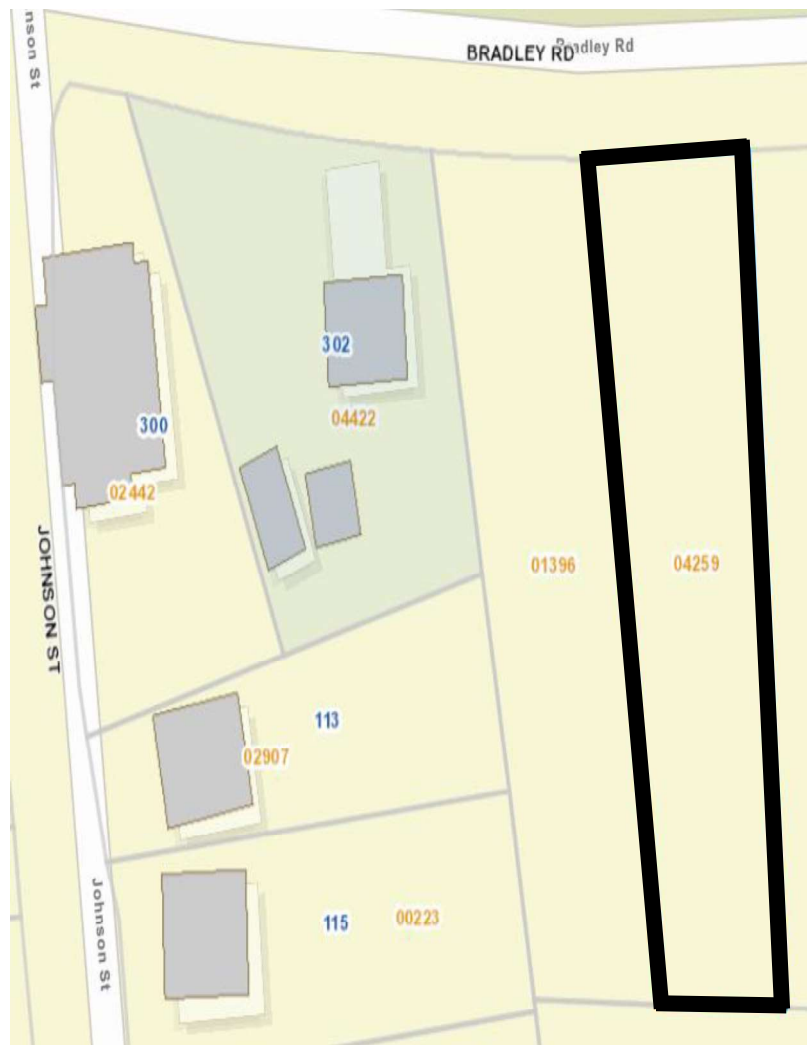
Total Value: \$1,000

Acreage: ± 0.1236 acre

Property Description: Vacant; Bradley Road, Danville

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Property N18
Elsie M. Beasley



Owner: Elsie M. Beasley

Parcel ID: 04259

Land Value: \$1,200

Improvement Value: n/a

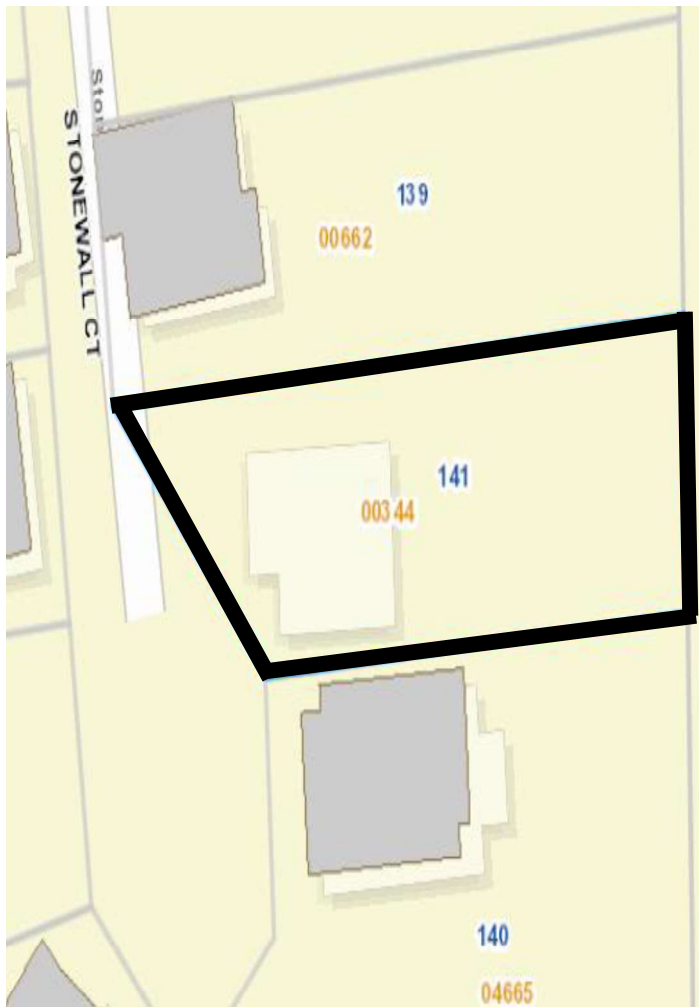
Total Value: \$1,200

Acreage: ± 0.1935 acre

Property Description: Vacant; Bradley Road, Danville

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Property N19
Elsie M. Beasley



Owner: Elsie M. Beasley

Parcel ID: 00344

Land Value: \$1,000

Improvement Value: n/a

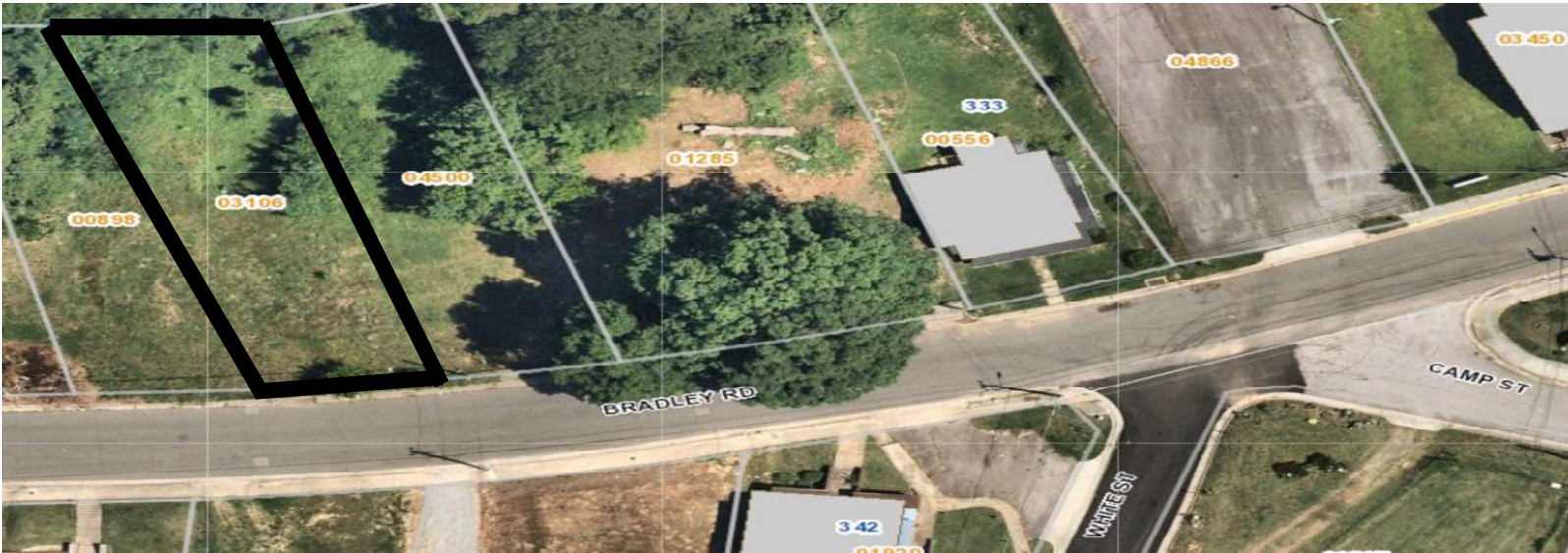
Total Value: \$1,000

Acreage: ± 0.1477 acre

Property Description: Vacant; Stonewall Court, Danville

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Property N20
Elsie M. Beasley



Owner: Elsie M. Beasley

Parcel ID: 03106

Land Value: \$1,000

Improvement Value: n/a

Total Value: \$1,000

Acres: ± 0.1344 acre

Property Description: Vacant; Bradley Road, Danville

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Property N21
Elsie M. Beasley



Owner: Elsie M. Beasley

Parcel ID: 73570

Land Value: \$900

Improvement Value: \$1,200

Total Value: \$2,100

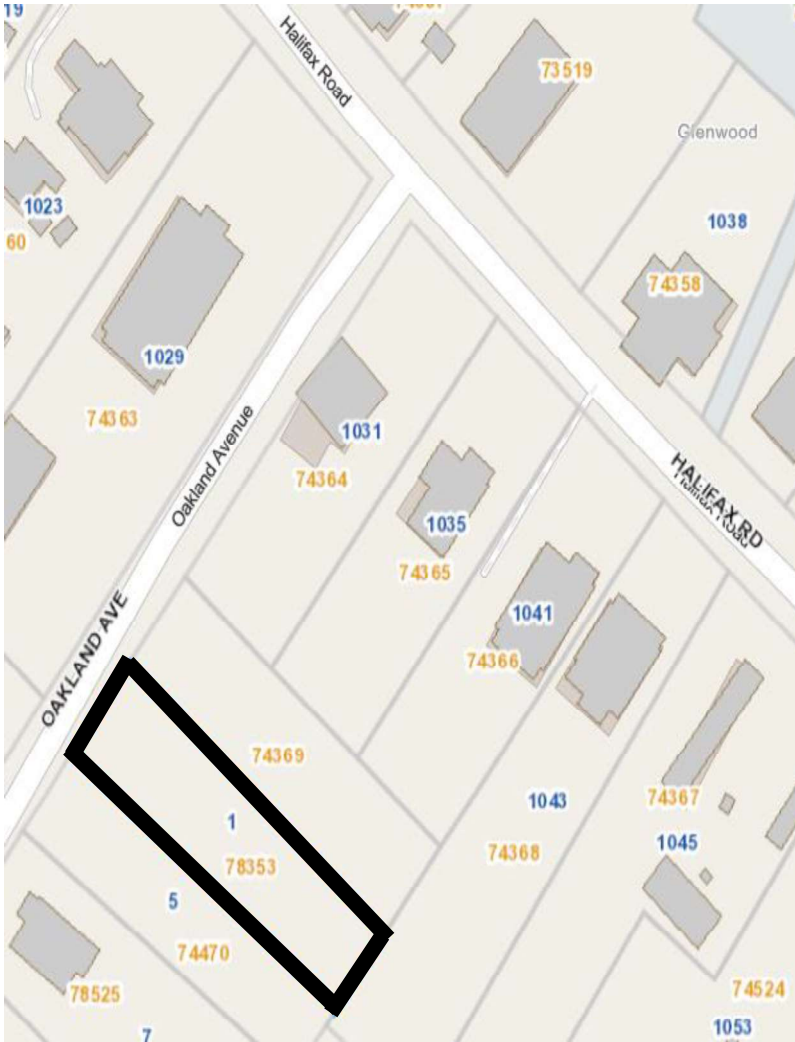
Acreeage: ± 0.1097 acre

Property Description: 427 Bradley Road, Danville

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Property N22

Marx Davis



Owner: Marx Davis

Parcel ID: 78353

Land Value: \$1,500

Improvement Value: n/a

Total Value: \$1,500

Acres: ± 0.2084 acre

Property Description: Vacant; Oakland Avenue, Danville

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Property N23
Willie E. Jones



Owner: Willie E. Jones

Parcel ID: 01159

Land Value: \$3,900

Improvement Value: n/a

Total Value: \$3,900

Acres: ± 0.3427 acre

Property Description: Vacant; N. Main Street, Danville

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Property N24
Willie E. Jones



Owner: Willie E. Jones

Parcel ID: 01160

Land Value: \$5,200

Improvement Value: n/a

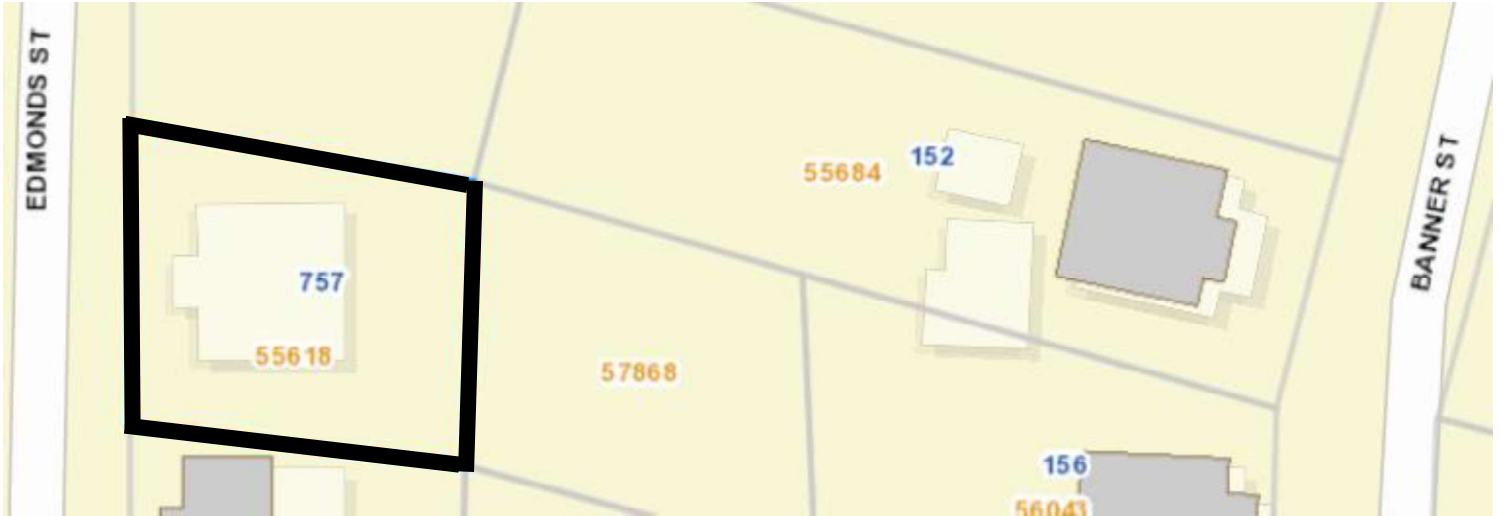
Total Value: \$5,200

Acreage: ± 0.451 acre

Property Description: Vacant; N. Main Street, Danville

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Property N25
Willie E. Jones



Owner: Willie E. Jones

Parcel ID: 55618

Land Value: \$800

Improvement Value: n/a

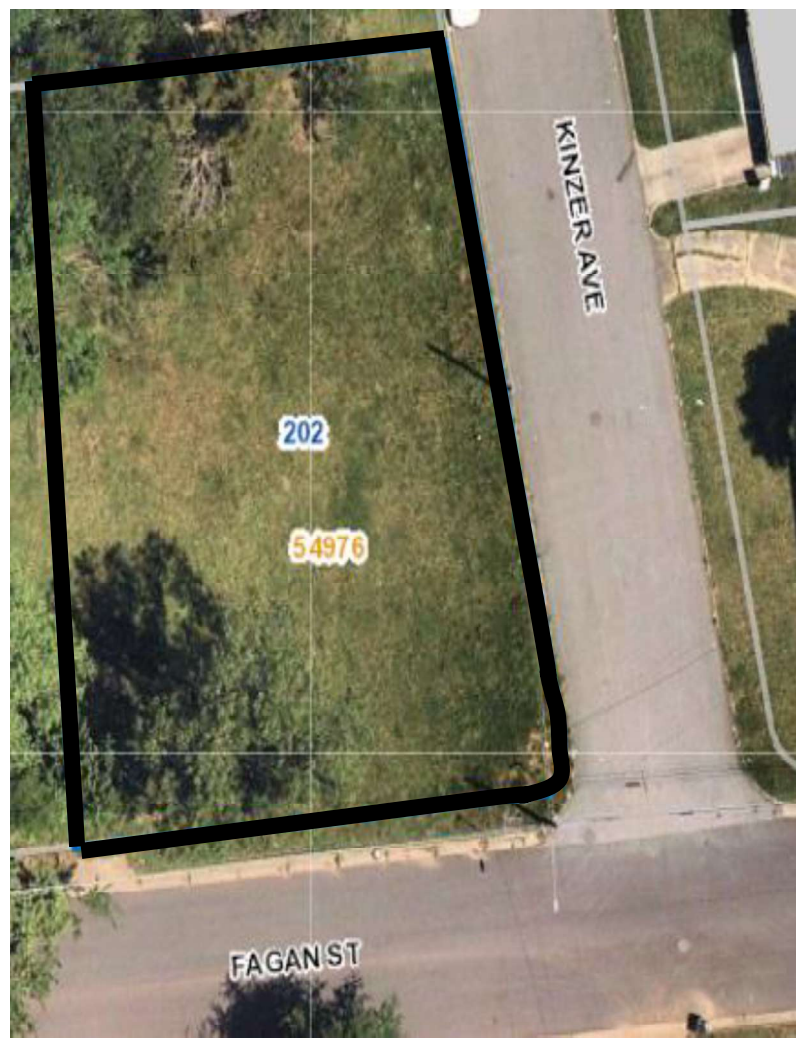
Total Value: \$800

Acreage: ± 0.0822 acre

Property Description: Vacant; Edmonds Street, Danville

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Property N26
Letcher B. Patterson



Owner: Letcher B. Patterson

Parcel ID: 54976

Land Value: \$6,800

Improvement Value: n/a

Total Value: \$6,800

Acreage: ± 0.2536 acre

Property Description: Vacant; Fagan Street, Danville

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Property N27
Ruby C. Griffith



Owner: Ruby C. Griffith

Parcel ID: 52427

Land Value: \$2,000

Improvement Value: \$3,700

Total Value: \$5,700

Acreage: ± 0.1069 acre

Property Description: 219 Jerry Drive, Danville

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Property N28
Brenda J. Millner



Owner: Brenda J. Millner

Parcel ID: 02079

Land Value: \$1,200

Improvement Value: n/a

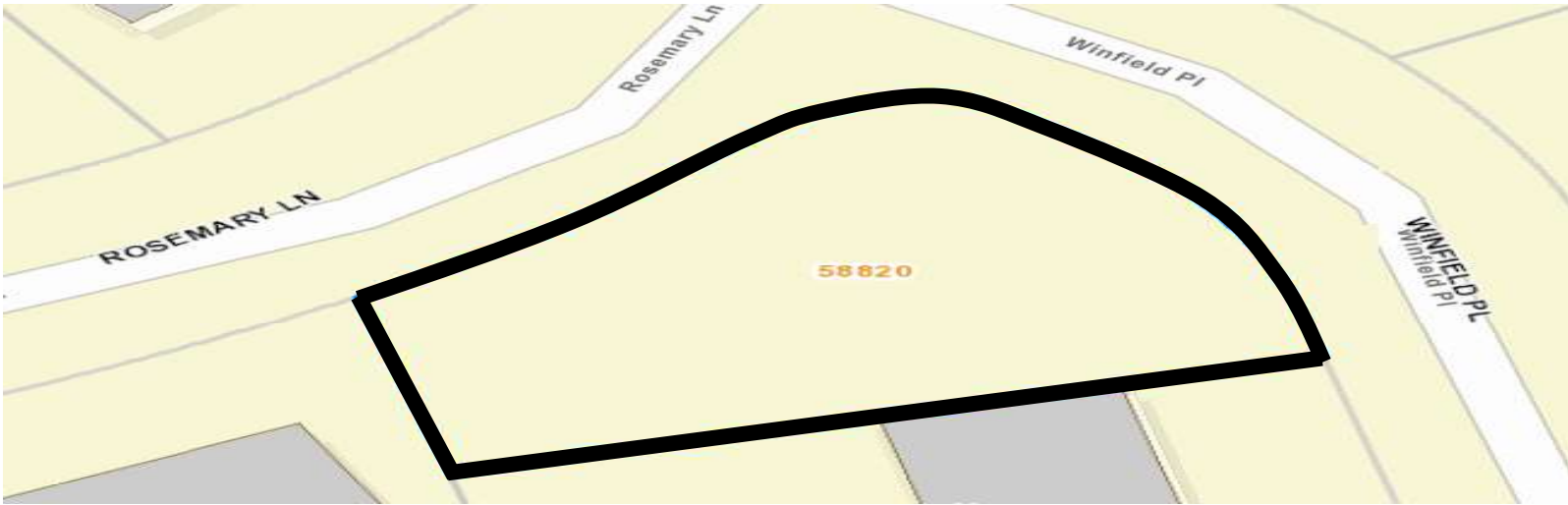
Total Value: \$1,200

Acreage: ± 0.1664 acre

Property Description: Vacant; Henry Street, Danville

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Property N29
Andrew Gammon



Owner: Andrew Gammon

Parcel ID: 58820

Land Value: \$6,000

Improvement Value: n/a

Total Value: \$6,000

Acreage: ± 0.2386 acre

Property Description: Vacant; Rosemary Lane, Danville

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Property N30

Frances Dickerson Walton and Dessie Mae Dickerson



Owner: Frances Dickerson Walton & Dessie Mae Dickerson

Parcel ID: 04758

Land Value: \$1,300

Improvement Value: \$4,200

Total Value: \$5,500

Acreage: ± 0.1519 acre

Property Description: 231 Ivey Street, Danville

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Property N31
Loretta B. Gunn



Owner: Loretta B. Gunn

Parcel ID: 76059

Land Value: \$1,200

Improvement Value: n/a

Total Value: \$1,200

Acreage: ± 0.137 acre

Property Description: Vacant; Truman Drive, Danville

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Property N32
Loretta B. Gunn



Owner: Loretta B. Gunn

Parcel ID: 76061

Land Value: \$3,600

Improvement Value: n/a

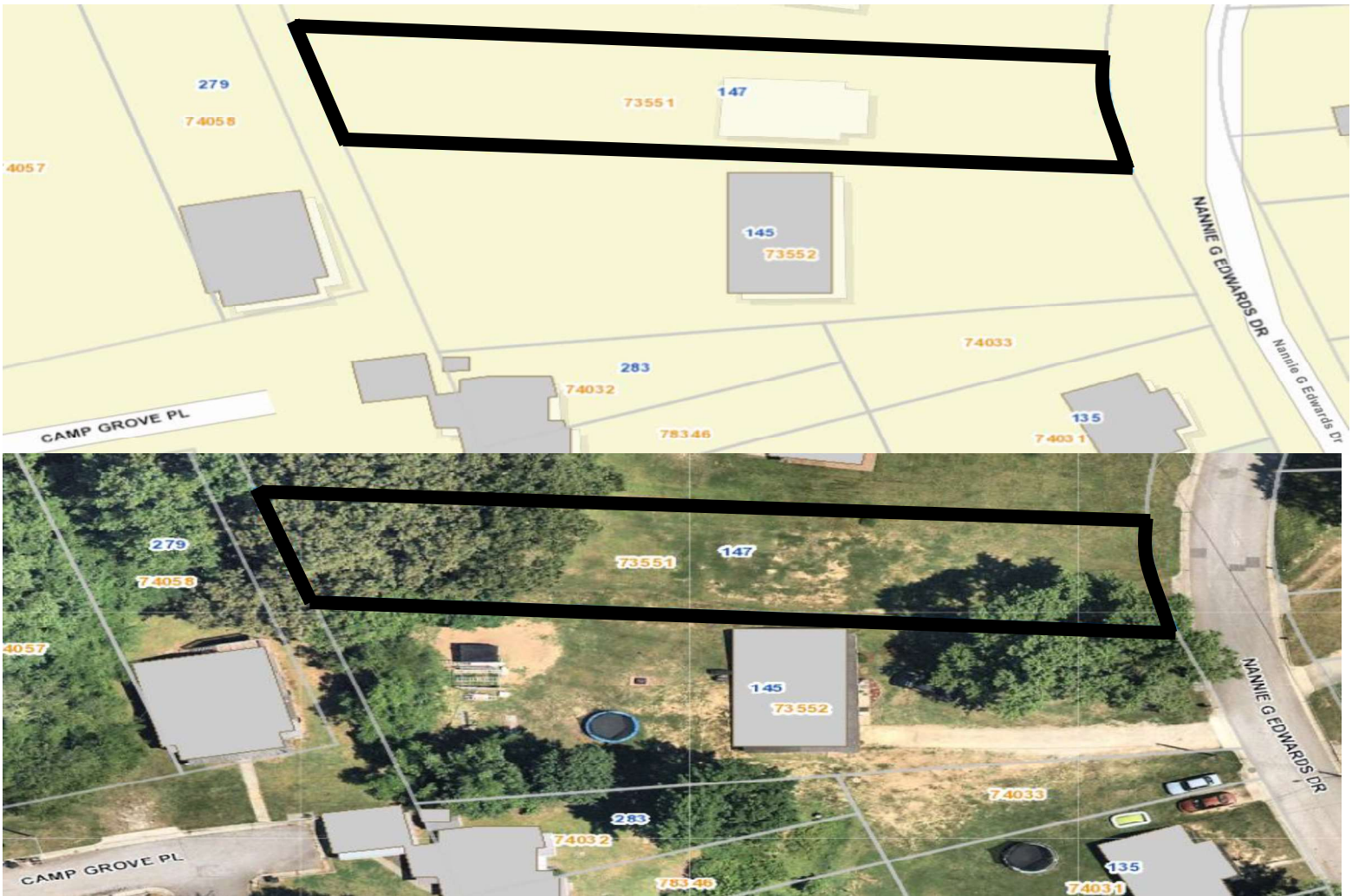
Total Value: \$3,600

Acreage: ± 0.3468 acre

Property Description: Vacant; Truman Drive, Danville

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Property N33
Georgia C. Younger



Owner: Georgia C. Younger

Parcel ID: 73551

Land Value: \$1,000

Improvement Value: n/a

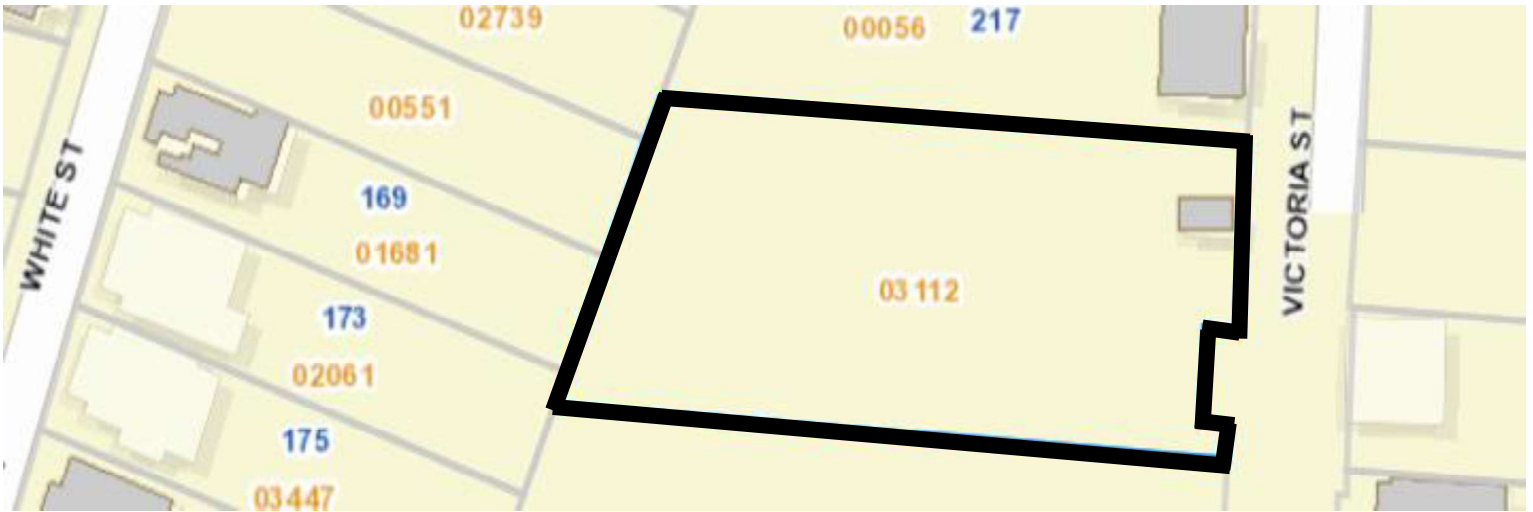
Total Value: \$1,000

Acreage: ± 0.247 acre

Property Description: Vacant; Nannie G. Edwards Drive, Danville

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Property N34
Bertha M. Motley



Owner: Bertha M. Motley

Parcel ID: 03112

Land Value: \$2,100

Improvement Value: n/a

Total Value: \$2,100

Acreage: ± 0.495 acre

Property Description: Vacant; Victoria Street, Danville

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**Property N35
Bertha Motley**



Owner: Bertha Motley

Parcel ID: 00029

Land Value: \$1,000

Improvement Value: n/a

Total Value: \$1,000

Acreage: ± 0.2073 acre

Property Description: Vacant; Victoria Street, Danville

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Property N36
Bertha Motley



Owner: Bertha Motley

Parcel ID: 00056

Land Value: \$1,000

Improvement Value: \$3,900

Total Value: \$4,900

Acreage: ± 0.2299 acre

Property Description: 217 Victoria Street

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