

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

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a simulcast (with online and in person bidding) public auction to be held at the Independence Fire Department, located at **329 Davis Street, Independence, Virginia 24348**, on **November 15, 2023 at 11:00 am**.

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 For Sale At Auction, Inc. (“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. | TACS No. | Property Description |
|----|--|--|----------|---|
| N1 | Mark Brown | 58-A-16 | 852260 | off Greenville Rd Unknown acreage Unimproved parcel |
| N2 | Billy J Catron REDEEMED | 23A-1-108A REDEEMED | 591514 | 8697 Spring Valley Rd +/- 1.31 acres Unimproved parcel |
| N3 | Ruby Denton REMOVED | 39-A-56 REMOVED | 852325 | off Turkey Knob Rd +/- 0.25 acre Unimproved parcel |
| N4 | John D Faust Jr REDEEMED | 16-A-24 REDEEMED | 852290 | Unmapped |
| N5 | Cathy Lynn Frost REDEEMED | 59-A-18 REDEEMED | 436695 | off Pipers Gap Rd +/- 0.5 acre Unimproved parcel |
| N6 | Lynne F Grimes | 39-5-2 | 591857 | off Breezeway Ln +/- 0.7799 acre Unimproved parcel |
| N7 | Wellie Lineberry | 25D1-A-68 | 852263 | off Adder Ln Unknown acreage Unimproved parcel |
| N8 | Bonnie Plummer REMOVED | 25D1-A-54A REMOVED | 591402 | 493 Eagle Bottom Rd +/- 0.14 acre Unimproved parcel |

| | | | | |
|-----|--|--|-------------------|--|
| N9 | Hope Rector | 58-A-165B | 591802 | off Cardinal Rd +/- 0.045 acre Unimproved parcel |
| N10 | Rita M Summers | 25D2-A-68B | 591449 | off Pouncer Ln +/- 0.5 acre Unimproved parcel |
| N11 | Kenneth Gene Young REDEEMED | 39A-1-36 REDEEMED | 676251 | off Scenic Rd Unknown acreage Unimproved parcel |

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. 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 \$150.00, added to the winning bid.**

Terms applicable to In-Person Bidders ONLY:

The highest bidder shall make payment in full on the day of the auction. The purchase contract will be completed at the auction, a copy of which will subsequently be mailed to the high bidder. 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.**

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 www.forsaleatauction.biz. 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 For Sale At Auction at (804) 899-1776 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 full balance due must be received within seven (7) days following the auction closing (no later than November 22, 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 County of Grayson and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS: To qualify as a purchaser at this auction you may not owe delinquent taxes to the County of Grayson. Questions concerning the **registration and bidding process** should be directed to the Auctioneer online at www.forsaleatauction.biz, by email to jerry@forsaleatauction.biz or by phone to Jerry Bertram, at (804) 229-9271. Questions concerning the **property subject to sale** should be directed to TACS online at www.taxva.com, by email to rcranmer@taxva.com, by phone to Reena Cranmer, at (804) 293-8608, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales
P.O. Box 31800
Henrico, Virginia 23294-1800

*****SAMPLE PURCHASER'S AGREEMENT & CONTRACT OF SALE*****

At that real estate tax sale which closed on [DATE], 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 County of Grayson 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 (). 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 [DATE], 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, P.C.

NOTES

[illegible]

Property #N1

Mark Brown

Current Owner of Record: Mark Brown

Tax Map No. 58-A-16 • Account No. 444847

TACS No. 852260

Public Record Information:

Acres: Unknown

Off Greenville Rd

Unimproved parcel

Land Value: \$8,000

Building Value: \$0



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 Grayson County has worked to ensure that the assessment data contained herein is accurate, the Grayson 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 Grayson County records for official information.

Property #N2
Billy J. Catron
Current Owner of Record: Billy J & Gerald Catron
Tax Map No. 23A-1-108A • Account No. 436754
TACS No. 591514

Public Record Information:

Acres: +/- 1.31
8697 Spring Valley Rd, Fries VA 24330
Unimproved parcel
Mobile home NOT assessed with parcel
Providence District
Land Value: \$8,100
Building Value: \$1,200



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Property #N3
Ruby Denton
Current Owner of Record: Ruby Denton
Tax Map No. 39-A-56 • Account No. 449985
TACS No. 852325
Public Record Information:
Acres: +/- 0.25
Off Turkey Knob Road
Unimproved parcel
Providence District
Land Value: \$1,100
Building Value: \$0



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Property #N4
John D. Faust, Jr.
Current Owner of Record:
Tax Map No. 16-A-24 • Account No. 451002
TACS No. 852290
Public Record Information:
Acres: Unknown
Land Value: \$4,500.00
Building Value: \$100.00

Unmapped

REDEEMED

Property #N5

Cathy Lynn Frost

Current Owner of Record: Cathy Lynn Frost

Tax Map No. 59-A-18 • Account No. 442282

TACS No. 436695

Public Record Information:

Acres: +/- 0.5

Off Pipers Gap Rd

Unimproved parcel

Old Town District

Land Value: \$9,500

Building Value: \$0



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Property #N6

Lynne F. Grimes

Current Owner of Record: Lynne F. Grimes

Tax Map No. 39-5-2 • Account No. 452048

TACS No. 591857

Public Record Information:

Acres: +/- 0.7799

Off Breezeway Lane

Unimproved parcel

Providence District

Land Value: \$11,000

Building Value: \$0



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Property #N7
Wellie Lineberry
Current Owner of Record: Wellie Lineberry
Tax Map No. 25D1-A-68 • Account No. 444337
TACS No. 852263
Public Record Information:
Acres: Unknown
Off Adder Lane
Unimproved parcel
Providence District
Land Value: \$1,500
Building Value: \$0



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Property #N8

Bonnie Plummer

Current Owner of Record: Penny Cochran

Tax Map No. 25D1-A-54A • Account No. 447155

TACS No. 591402

Public Record Information:

Acres: +/- 0.14

493 Eagle Bottom Rd, Fries, VA 24330

Unimproved parcel

Mobile home NOT assessed with parcel

Providence District

Land Value: \$8,000

Building Value: \$0



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Property #N16
Hope Rector
Current Owner of Record: Sonja Rector & Deana Osborne
Tax Map No. 58-A-165B • Account No. 446609
TACS No. 591802
Public Record Information:
Acres: +/- 0.045
Off Cardinal Rd
Unimproved parcel
Providence District
Land Value: \$200
Building Value: \$0



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Property #N17

Rita M. Summers

Current Owner of Record: Rita M. Summers

Tax Map No. 25D2-A-68B • Account No. 450070

TACS No. 591449

Public Record Information:

Acres: +/- 0.5

Off Pouncer Ln

Mobile home NOT assessed with parcel

Unimproved parcel

Providence District

Land Value: \$5,000

Building Value: \$0



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Property #N20

Kenneth Gene Young

Current Owner of Record: Kenneth Gene Young

Tax Map No. 39A-1-36 • Account No. 448188

TACS No. 676251

Public Record Information:

Acres: Unknown

Off Scenic Rd

Unimproved parcel

Providence District

Land Value: \$2,000

Building Value: \$0



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