

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF PITTSYLVANIA, 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 the **Pittsylvania County Community Center, 115 S. Main Street, Chatham, Virginia 24531**, on **February 23, 2024** at **12:00PM**.

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)	Tax Map No.	TACS No.	Property Description
N1	John Arthur McClure	2339-37-9808 and 2339-37-9769	305132	Vacant; Lafayette Drive, Danville 24540 ± 1.16 acres
N2	Collen Lea & Mary E. Lea	2345-08-4978	311177	2414 Mountain Hill Road, Ringgold 24586 ± 0.90 acre
N3	Douglas Robertson & Gregory Robertson	2513-04-0921	311624	Vacant; Bibee Road, Pittsville, 24139 ± 0.50 acre
N4	Jean Coles Dunn	2467-86-7551	305144	Vacant; Markham Road, Java 24565 ± 2.08 acres
N5	Lucy B. Hubbard & Thelma B. Ervin	3504-68-3115	315707	Vacant; Straightstone Road, Long Island 24569 ± 1.00 acre
N6	Ronald Hodnett	2338-80-7326	311811	Vacant; William Drive, Danville 24540

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 \$150.00, 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 County of Pittsylvania. 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 Friday, February 23, 2024, 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 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 (February 23, 2024). 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 23rd day of February 2024, 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
John Arthur McClure



Owner: John Arthur McClure

Tax Map No.: 2339-37-9808 and 2339-37-9769

Land Value: \$8,000

Improvement Value: n/a

Total Value: \$8,000

Acreage: ± 1.16 acres

Property Description: Vacant; Lafayette Drive, Danville 24540

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
Collen Lea & Mary E. Lea



Owner: Collen Lea & Mary E. Lea

Tax Map No.: 2345-08-4978

Land Value: \$5,000

Improvement Value: \$500

Total Value: \$5,500

Acreage: ± 0.90 ac

Property Description: 2314 Mountain Hill Road, Ringgold 24586

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Property N3

Douglas Robertson & Gregory Robertson



Owner: Douglas Robertson & Gregory Robertson

Tax Map No.: 2513-04-0921

Land Value: \$3,000

Improvement Value: n/a

Total Value: \$3,000

Acreage: ± 0.50 acre

Property Description: Vacant; Bibee Road, Pittsville, 24139

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**Property N4
Jean Coles Dunn**



Owner: Jean Coles Dunn

Tax Map No.: 2467-86-7551

Land Value: \$10,000

Improvement Value: n/a

Total Value: \$10,000

Acreage: ± 2.08 acres

Property Description: Vacant; Markham Road, Java 24565

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Property N5

Lucy B. Hubbard & Thelma B. Ervin



Owner: Lucy B. Hubbard & Thelma B. Ervin

Tax Map No.: 3504-68-3115

Land Value: \$8,000

Improvement Value: n/a

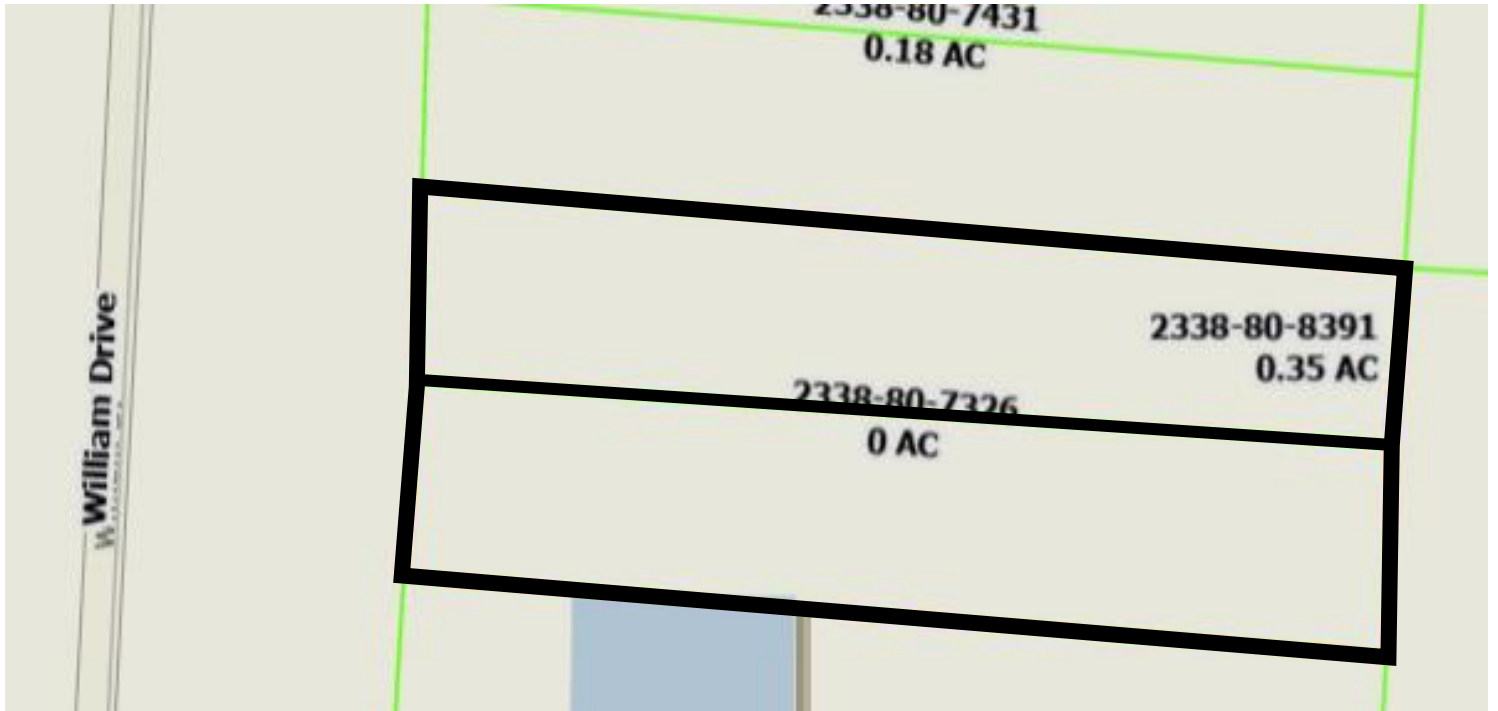
Total Value: \$8,000

Acreage: ± 1.00 acre

Property Description: Vacant; Straightstone Road, Long Island 24569

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**Property N6
Ronald Hodnett**



Owner: Ronald Hodnett

Tax Map No.: 2338-80-7326

Land Value: \$2,400

Improvement Value: n/a

Total Value: \$2,400

Acreage: n/a

Property Description: Vacant; William Drive, Danville 24540

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