

**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 **April 12, 2024 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
J1	Bouldercrest, Inc.	41.2(003)000J/000F,G,I,J and 41.2(003)000J/000H	209710020 and 209710021	31645	Vacant; Erwin Street, Martinsville
J2	Jann McCann Jonathan Hodge	29.1(102)003 /011	199440000	500459	81 Berkley Place, Collinsville
J3	Jessie Willard Hall, Jr. & Tammy Wynette Hill & Teresa Gail Hill	15.6(046)000 /039 ,40-42	101440000	31796	Vacant; Bassett Heights Road, Bassett
J4	Jessie Willard Hall, Jr. & Tammy Wynette Hill & Teresa Gail Hill	15.8(000)000 /363C	101440002	31796	Vacant; Fairstyone Park Highway, Bassett
J5	Roger L. Williams and Donald A. Williams, et als	26.5(000)000 /079C; 26.5(002)000 /051 ,52,53; 26.5(023)000 /001A; and 26.5(023)000 /010A	240460000; 240460001; 240460003; and 240460002	436409	2796 Blackberry Road, Bassett
J6	Elizabeth Stanley	51.2(058)000 /000D	216235001	664330	100 Raymond Street, Martinsville
J7	Elizabeth Stanley	49.9(000)000 /24C	210460017	664330	215 Marigold Road, Martinsville
J8	Mandy J. Cox	14.9(000)000 /179C	129260000	500328	5131 Fairstone Park Highway, Bassett

J9	Dennis Wayne Frazier	72.1(040)003 /011	70110000	664125	349 Mulberry Road, Ridgeway
J10	Hiwatha Penn	27.5(000)000 /065	170260000	308463	1237 Mariah Drive, Fieldale
J11	Shirley Agnew, Elva Elgin, & Elesia E. Thompson	29.4(003)000 /111A,112-114	240275000	565931	64 Halifax Drive, Collinsville
J12	Alan R. Griffin	14.6(000)000 /350C	146920000	179601	479 Trenthill Drive, Bassett
J13	Richard W. & Kimberly Roberts	62.4(006)000 /072	67660000	184494	257 Ken Lane, Ridgeway
J14	Thomas J. & Ethel J. Owens	29.7(088)000A/002	240280000	31664	385 Miles Road, Collinsville

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 \$150, 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) 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
P.O. Box 31800
Henrico, Virginia 23294-1800

At that certain real estate tax sale which closed on Friday, April 12, 2024, 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 (April 12, 2024). 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 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

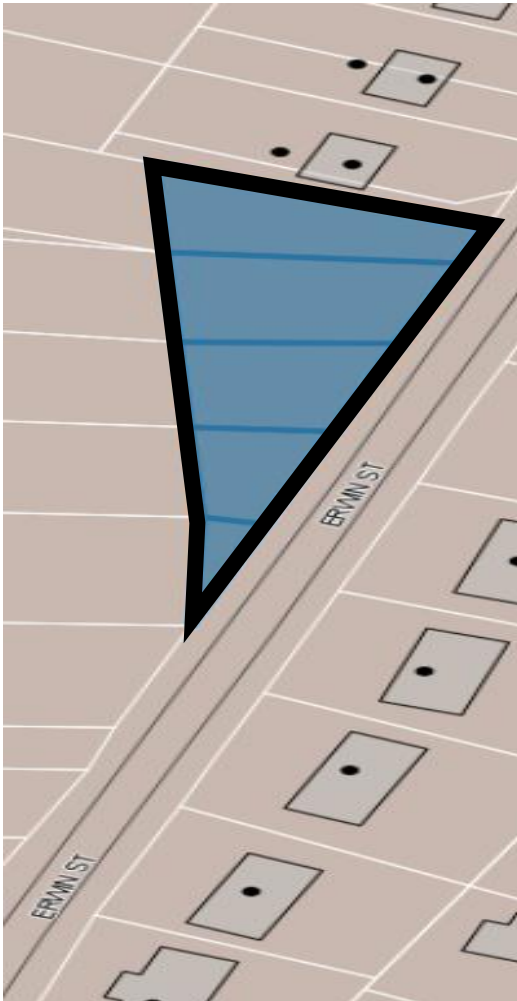
It is hereby certified that the above-referenced purchaser has, on this 12th day of April 2024, acknowledged and executed the foregoing Purchaser's Acknowledgment and Contract of Sale. I further certify that the contact information and signature shown above belong to the aforementioned purchaser and are true and correct to the best of my knowledge.

Taxing Authority Consulting Services, PC

Property J1
Bouldercrest, Inc.

Print Date: 9/26/2023 9:58: TAX MAP # 41.2(003)000J/000F,G,I,J Acres Plat Ref PID #: 0 ERWIN ST
ACCT # 209710020 21017

CURRENT OWNER		2023 ASSESSED VALUE			
BOULDERCREST INC P O BOX 7740 RICHMOND VA 23231	Building Value	0	HENRY COUNTY VIRGINIA		
	Extra Features	0			
	Outbuildings	0			
	Total Building Value	0			
	Land Value	2,000	CONSTRUCTION DETAIL		
	Total Value	2,000			
TRANSFER HISTORY		DEED	SALE DATE	Q/	SALE PRICE
BOULDERCREST INC		L1200/02957	07-27-2012	U	65,000
					STYLE
					Model
					Stories
					Basement
					Description
					Vacant



Print Date: 9/26/2023 9:58: TAX MAP # 41.2(003)000J/000H, Ac
ACCT # 209710021

CURRENT OWNER		2023 ASSESSED VALUE			
BOULDERCREST INC P O BOX 7740 RICHMOND VA 23231	Building Value	0	HENRY COUNTY VIRGINIA		
	Extra Features	0			
	Outbuildings	0			
	Total Building Value	0			
	Land Value	500	CONSTRUCTION DETAIL		
	Total Value	500			
TRANSFER HISTORY		DEED	SALE DATE	Q/	SALE PRICE
BOULDERCREST INC		L1200/02957	07-27-2012	U	65,000

* 01-01-1900 means date unknown

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Property J2

Jann McCambridge and Jonathan Hodges



Print Date: 9/23/2023 2:53: TAX MAP # 29.1(102)003 /011 , Acres Plat Ref PID #: 81 BERKLEY PL Bldg #: Primary Use
 ACCT # 100440000 ACCT # 100440000 10032 100440000 1 200R

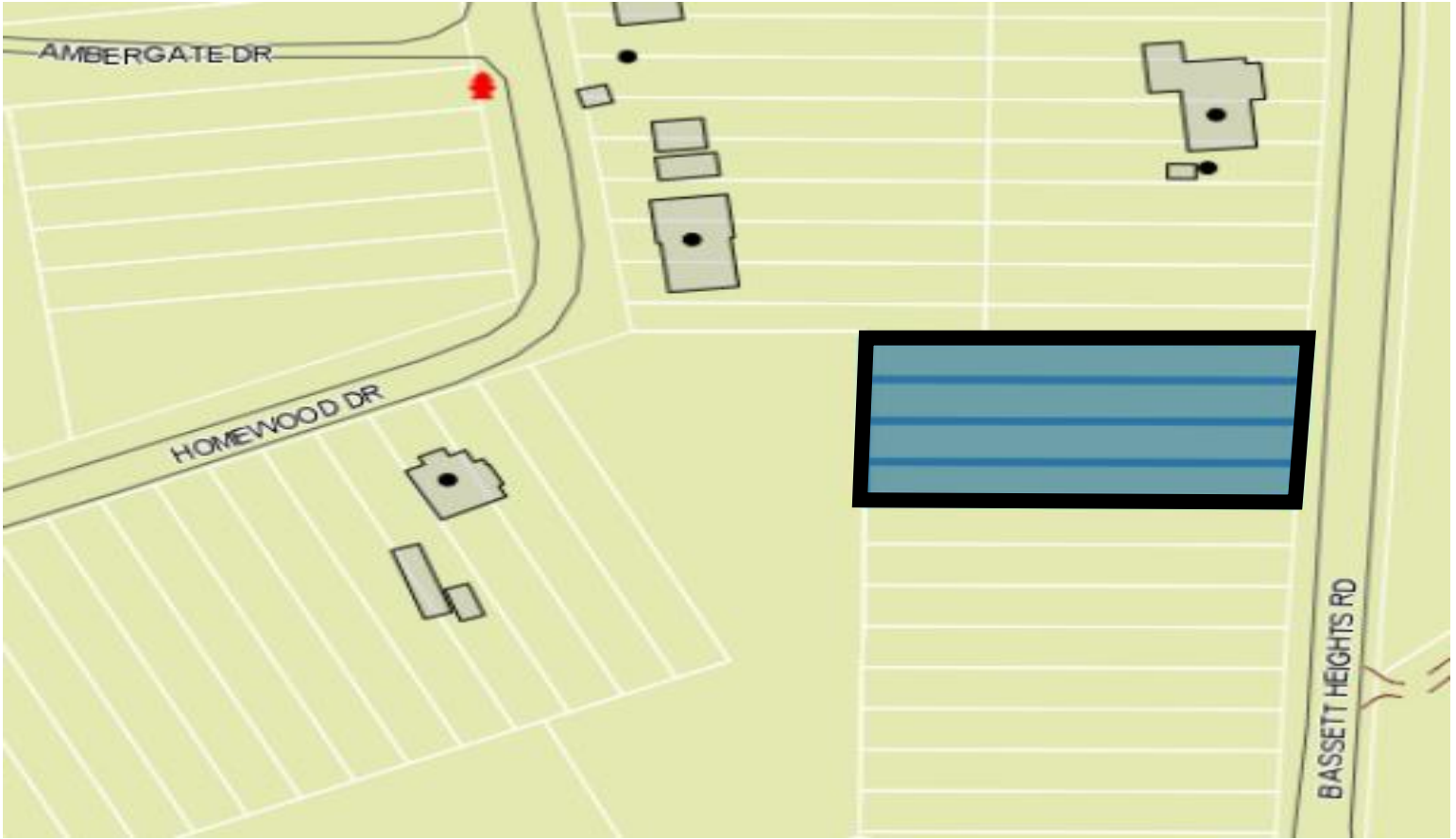
CURRENT OWNER		2023 ASSESSED VALUE			
MCCAMBRIDGE, JANN & JONATH		Building Value	111,800		
		Extra Features	17,900		
81 BERKLEY PL		Outbuildings	2,000		
COLLINSVILLE VA 24078		Total Building Value	131,700		
		Land Value	27,500		
		Total Value	159,200		
TRANSFER HISTORY		DEED	SALE DATE	QI	SALE PRICE
MCCAMBRIDGE, JANN & JONATH		L1300/04505	11-22-2013	U	187,900

* 01-01-1900 means date unknown

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Property J3

Jessie Willard Hall, Jr., Tammy Wynette Hill, & Teresa Gail Hill



TAX MAP # 15.6(046)000 /039 ,40-42 Acres Plat Ref PID #: 0 BASSETT HEIGHTS RD EXT Bldg #: 1 Primary Use
 ACCT # 101440000 2758 200V

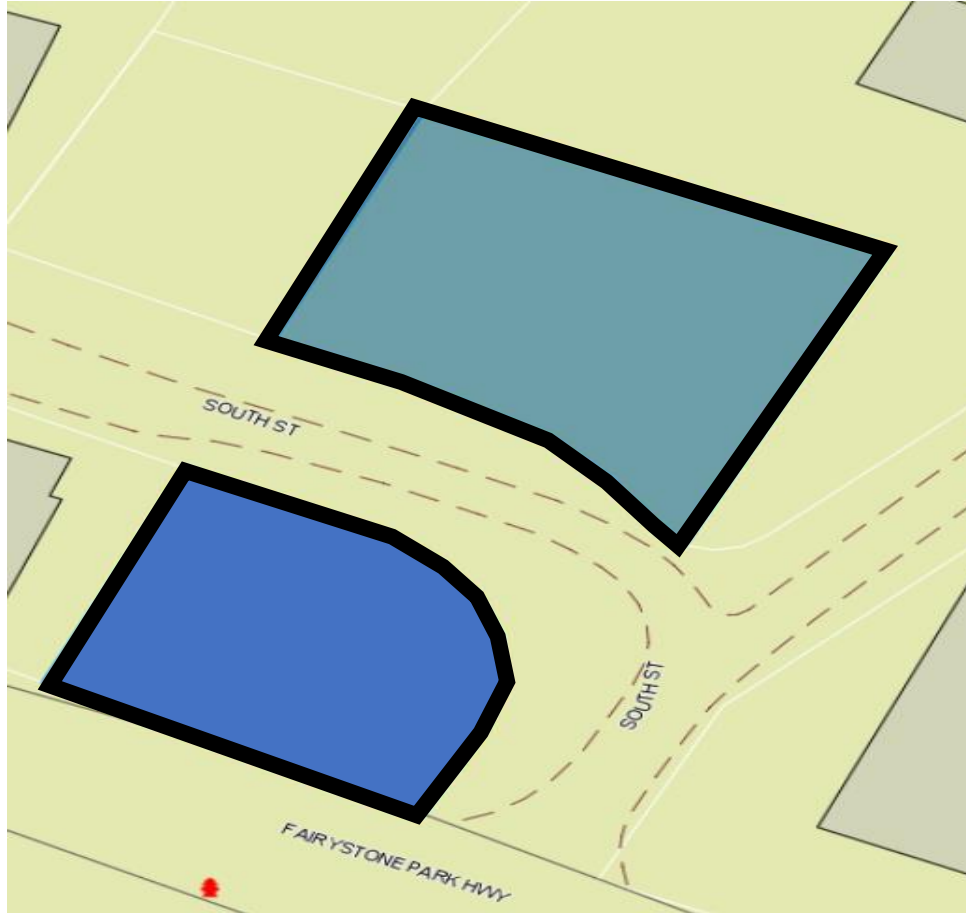
CURRENT OWNER		2023 ASSESSED VALUE			
HALL, JESSIE WILLARD JR &		Building Value	0		
HILL, TAMMY WYNETTE & TERESA		Extra Features	0		
911 PALACE CT		Outbuildings	0		
		Total Building Value	0		
MARTINSVILLE	VA 24112	Land Value	2,400		
		Total Value	2,400		
TRANSFER HISTORY		DEED	SALE DATE	Q/	SALE PRICE
HALL, JESSIE WILLARD JR &		W21A0/00239	12-02-2021	U	0
HALL, PAMELA DIANNE & TAMMY		L1500/02337	07-02-2015	U	0

* 01-01-1900 means date unknown

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Property J4

Jessie Willard Hall, Jr. & Tammy Wynette Hill & Teresa Gail Hill



TAX MAP # 15.8(000)000 /363C, Acres Plat Ref PID #: 0 FAIRYSTONE PARK HWY Bldg #: Primary Use
 ACCT # 101440002 3164 1 200V

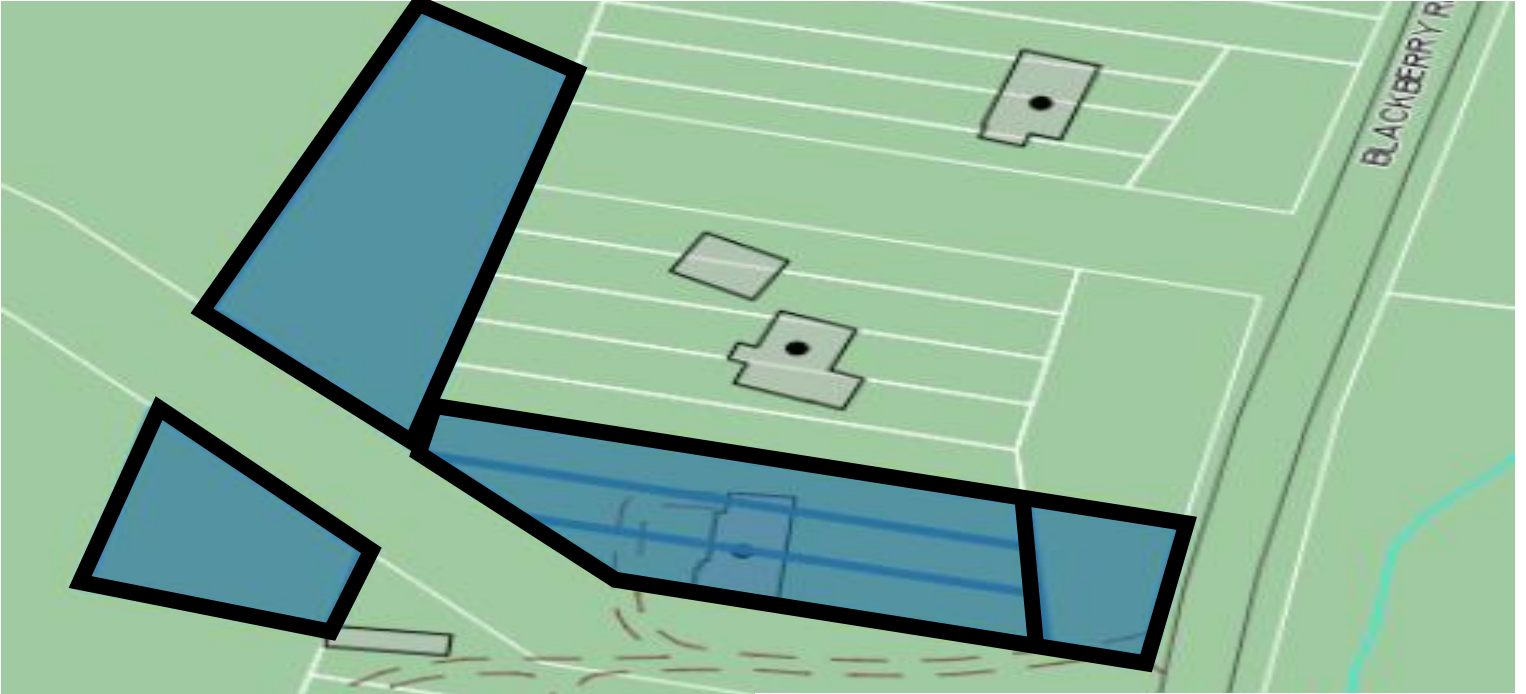
CURRENT OWNER		2023 ASSESSED VALUE			
HALL, JESSIE WILLARD JR &		Building Value	0		
HILL, TAMMY WYNETTE & TERESA		Extra Features	0		
911 PALACE CT		Outbuildings	0		
		Total Building Value	0		
MARTINSVILLE VA 24112		Land Value	6,000		
		Total Value	6,000		
TRANSFER HISTORY		DEED	SALE DATE	Q/	SALE PRICE
HALL, JESSIE WILLARD JR &		W21A0/00239	12-02-2021	U	0
HALL, PAMELA DIANNE & TAMMY		L1500/02337	07-02-2015	U	0

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Property J5

Roger L. Williams and Donald A. Williams, et als

TAX MAP #	26.5(023)000 /010A,	Acres	Plat Ref	PID #:	2796 BLACKBERRY RD	Bldg #:	Primary Use
ACCT #	240460002	0.338		8921		1	200V
TAX MAP #	26.5(023)000 /001A,	Acres	Plat Ref	PID #:	2796 BLACKBERRY RD	Bldg #:	Primary Use
ACCT #	240460003	0.246		8910		1	200V
TAX MAP #	26.5(002)000 /051 ,52,53	Acres	Plat Ref	PID #:	2796 BLACKBERRY RD	Bldg #:	Primary Use
ACCT #	240460001			8838		1	200R
TAX MAP #	26.5(000)000 /079C,	Acres	Plat Ref	PID #:	2796 BLACKBERRY RD	Bldg #:	Primary Use
ACCT #	240460000	0.250		8799		1	200V



CURRENT OWNER		2023 ASSESSED VALUE		CURRENT OWNER		2023 ASSESSED VALUE	
WILLIAMS, ROGER L &		Building Value	0	WILLIAMS, ROGER L &		Building Value	0
WILLIAMS, DONALD A ET ALS		Extra Features	0	WILLIAMS, DONALD A ET ALS		Extra Features	0
%LINDA COLE		Outbuildings	0	%LINDA COLE		Outbuildings	0
PO BOX 864		Total Building Value	0	PO BOX 864		Total Building Value	0
FIELDALE	VA 24089-08	Land Value	1,000	FIELDALE	VA 24089-08	Land Value	500
		Total Value	1,000			Total Value	500
CURRENT OWNER		2023 ASSESSED VALUE		CURRENT OWNER		2023 ASSESSED VALUE	
WILLIAMS, ROGER L &		Building Value	33,900	WILLIAMS, ROGER L &		Building Value	0
WILLIAMS, DONALD A ET ALS		Extra Features	2,800	WILLIAMS, DONALD A ET ALS		Extra Features	0
%LINDA COLE		Outbuildings	0	%LINDA COLE		Outbuildings	0
PO BOX 864		Total Building Value	36,700	PO BOX 864		Total Building Value	0
FIELDALE	VA 24089-08	Land Value	4,500	FIELDALE	VA 24089-08	Land Value	700
		Total Value	41,200			Total Value	700

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Property J6
Elizabeth Stanley



TAX MAP # 51.2(058)000 /000D, Acres Plat Ref PID #: **100 RAYMOND ST** Bldg #: Primary Use
 ACCT # 216235001 28171 1 200T

CURRENT OWNER		2023 ASSESSED VALUE	
STANLEY, ELIZABETH		Building Value	0
		Extra Features	0
111 BIG JANE ST		Outbuildings	5,700
		Total Building Value	5,700
MARTINSVILLE	VA 24112	Land Value	3,200
		Total Value	8,900

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Property J7
Elizabeth Stanley



TAX MAP #	49.9(000)000 /241C,	Acres	Plat Ref	PID #:	215 MARIGOLD RD	Bldg #:	Primary Use
ACCT #	210460017	0.995		26387		1	200R

CURRENT OWNER

STANLEY, ELIZABETH

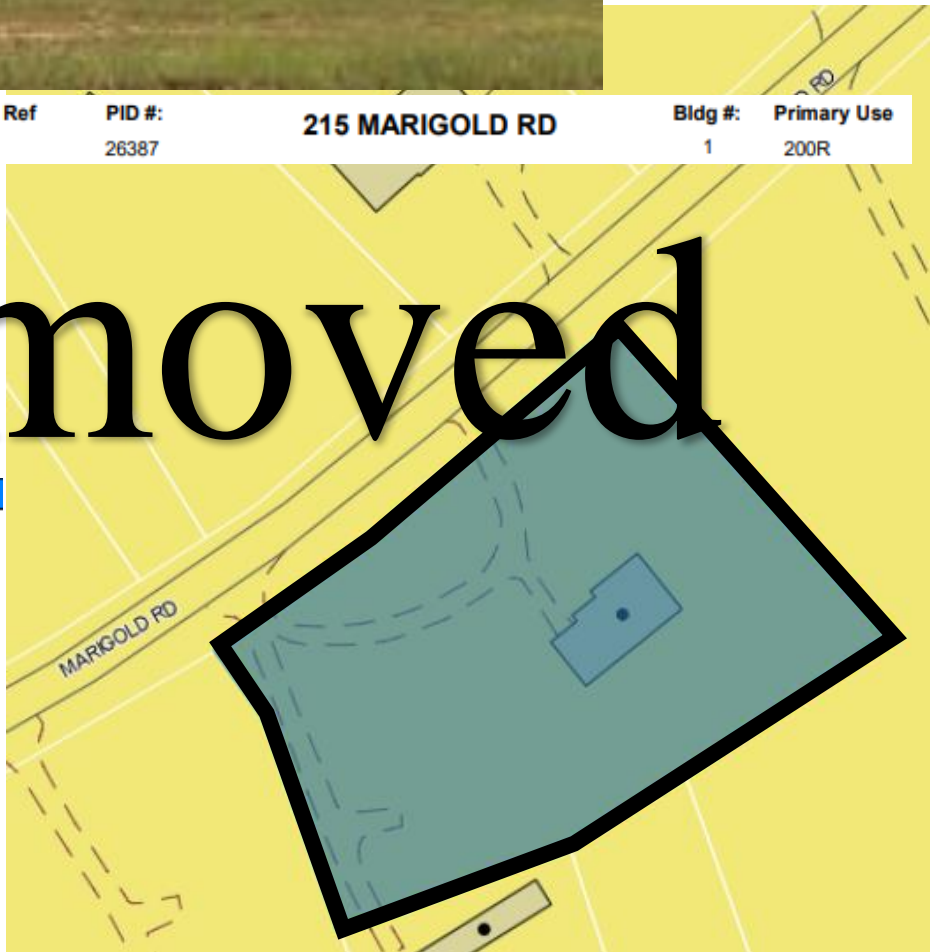
111 BIG JANE ST

MARTINSVILLE VA 24112

Removed

2023 ASSESSED VALUE

Building Value	60,300
Extra Features	9,300
Outbuildings	0
Total Building Value	69,600
Land Value	12,000
Total Value	81,600



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Property J9
Dennis Wayne Frazier

TAX MAP # 72.1(040)003 /011 ,
ACCT # 070110000

Acres

Plat Ref

PID #:
37792

349 MULBERRY RD

Bldg #: Primary Use
1 200R



CURRENT OWNER	
FRAZIER, DENNIS WAYNE	
349 MULBERRY RD	
RIDGEWAY	VA 24148

2023 ASSESSED VALUE	
Building Value	73,700
Extra Features	15,300
Outbuildings	2,200
Total Building Value	91,200
Land Value	18,500
Total Value	109,700



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**Property J10
Hiwatha Penn**

TAX MAP # 27.5(000)000 /065 ,
ACCT # 170260000

Acres
5.000

Plat Ref

PID #:
9894

1237 MARIAH DR

Bldg #: Primary Use
1 200R



CURRENT OWNER	
PENN, HIWATHA	
1237 MARIAH DR	
FIELDALE	VA 24089

2023 ASSESSED VALUE	
Building Value	16,900
Extra Features	900
Outbuildings	100
Total Building Value	17,900
Land Value	12,800
Total Value	30,700



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Property J11

Shirley Agnew, Elva Eglin, & Elesia E. Thompson

TAX MAP # 29.4(003)000 /111A,112-114 Acres Plat Ref PID #: 64 HALIFAX DR Bldg #: Primary Use
ACCT # 240275000 12954 1 200R



CURRENT OWNER

AGNEW, SHIRLEY
ELGIN, ELVA & THOMPSON, ELESIA
1286 PALMETTO SCHOOL RD

STUART VA 24171

2023 ASSESSED VALUE

Building Value	36,200
Extra Features	100
Outbuildings	700
Total Building Value	37,000
Land Value	12,000
Total Value	49,000

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Property J14
Thomas J. & Ethel J. Owens

TAX MAP # 29.7(088)000A/002 ,
 ACCT # 240280000

Acres Plat Ref PID #:
 14424

385 MILES RD

Bldg #: Primary Use
 1 200R



CURRENT OWNER

OWENS, THOMAS J & ETHEL J

385 MILES RD

COLLINSVILLE

VA 24078

2023 ASSESSED VALUE

Building Value	36,600
Extra Features	1,000
Outbuildings	500
Total Building Value	38,100
Land Value	8,500
Total Value	46,600



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