

**NOTICE OF DELINQUENT TAXES  
AND SALE OF REAL PROPERTY  
COUNTY OF BOTETOURT, 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 **Greenfield Auditorium, Room 212, 57 S. Center Drive, Daleville, Virginia 24083**, on **July 16, 2024 at 12:00 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 Dudley Resources (“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.	Parcel No.	TACS No.	Property Description
N1	Walter Silvey	27A-99	18292	839836	Vacant; Railroad Avenue, Eagle Rock
N2	Forrest M. Redd	88A(1)130-131	26743	839827	Vacant; Roanoke Road, Daleville
N3	Lawson Turpin	27-54	18061	839830	Vacant; Elburnell Drive, Eagle Rock
N4	Dora E. Hoover	27B(1)SEC28-18	18327	839835	Vacant; Bessemer Lane, Eagle Rock
N5	Agrippa Richardson	27B(1)SEC2-26	18314	839833	**Unmapped Parcel**
N6	Agrippa Richardson	27B(2)SEC2-27	18345	839833	**Unmapped Parcel**
N7	James E. & Lola B. Broughman	10(2)A	10022	319453	Vacant; Big Hill Road, Eagle Rock
N8	Marvin E. Broughman, et als. c/o Carl Friedman	39-48	19033	496407	Vacant; Coffey Lane, Eagle Rock
N9	Phyllis W. Evans	16-4	17162	570632	Vacant; Roaring Run Road, Eagle Rock
N10	Harry & Bertha Coleman	65A(16)20&21	22451	571226	Vacant; Rabbit Run, Buchanan
N11	George W. Ripley c/o Branson Powell	43-39	19393	570648	Vacant; off Powell Road, Buchanan
N12	Bank of New York	101-307	10891	839838	Vacant; Brickey Hill Road, Troutville

**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. 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 <https://www.dudleyresources.auction/>. 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 Dudley Resources, at (757) 651-1729 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 July 23, 2024).** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier's checks and money orders shall be made payable to County of Botetourt and forwarded to TACS, at the address shown below. Cash and personal checks will not be accepted. 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 Botetourt. Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://www.dudleyresources.auction/>, by email to [pbonnie@dudleyresources.com](mailto:pbonnie@dudleyresources.com) or by phone to Dudley Resources, at (757) 651-1729. Questions concerning the property subject to sale should be directed to TACS online at [www.taxva.com](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), by phone to (804) 612-0629, or by writing to the address below.

Taxing Authority Consulting Services, PC  
Attn: Tax Sales – Botetourt County  
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 Tuesday, July 16, 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 County of Botetourt 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 (July 16, 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.

_____ <b>Signature</b>	_____ 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 16th day of July 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**  
**Walter Silvey**



Owner Name:  
SILVEY WALTER

Mailing Address:  
NO GOOD

Location Address:  
RAILROAD AVE  
EAGLE ROCK, VA 24085

Parcel ID:  
27A-99

Lot Information:  
EAGLE ROCK

Acres: 0.1

Assessment Information

Improvement Value: 0

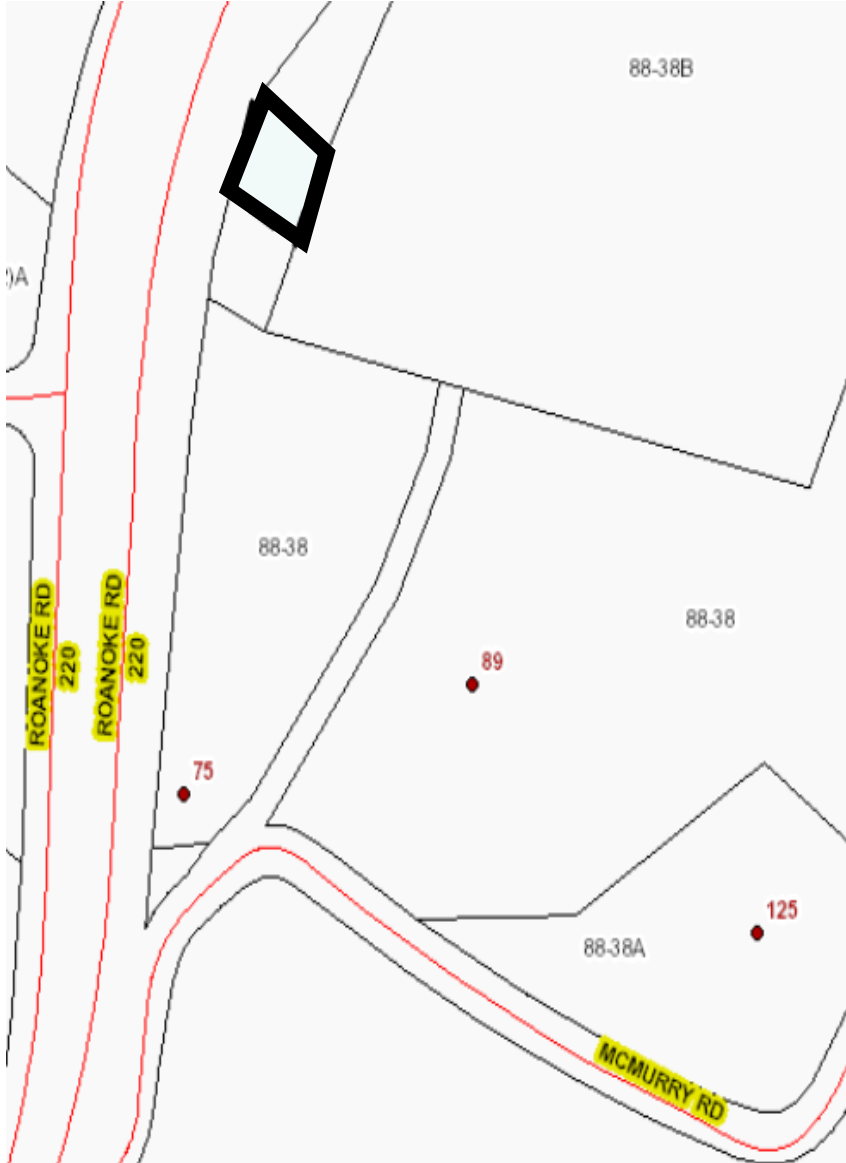
Land Value: 300

Other Value: 0

Total Value: 300

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**  
**Forrest M. Redd**



Owner Name:

REDD FORREST M

Mailing Address:

NO GOOD

Location Address:

ROANOKE RD  
DALEVILLE, VA 24083

Parcel ID:

88A(1)130-131

Lot Information:

AMSTERDAM LOTS 130 & 1/2 131

Acres:

0

Assessment Information

Improvement Value:

0

Land Value:

300

Other Value:

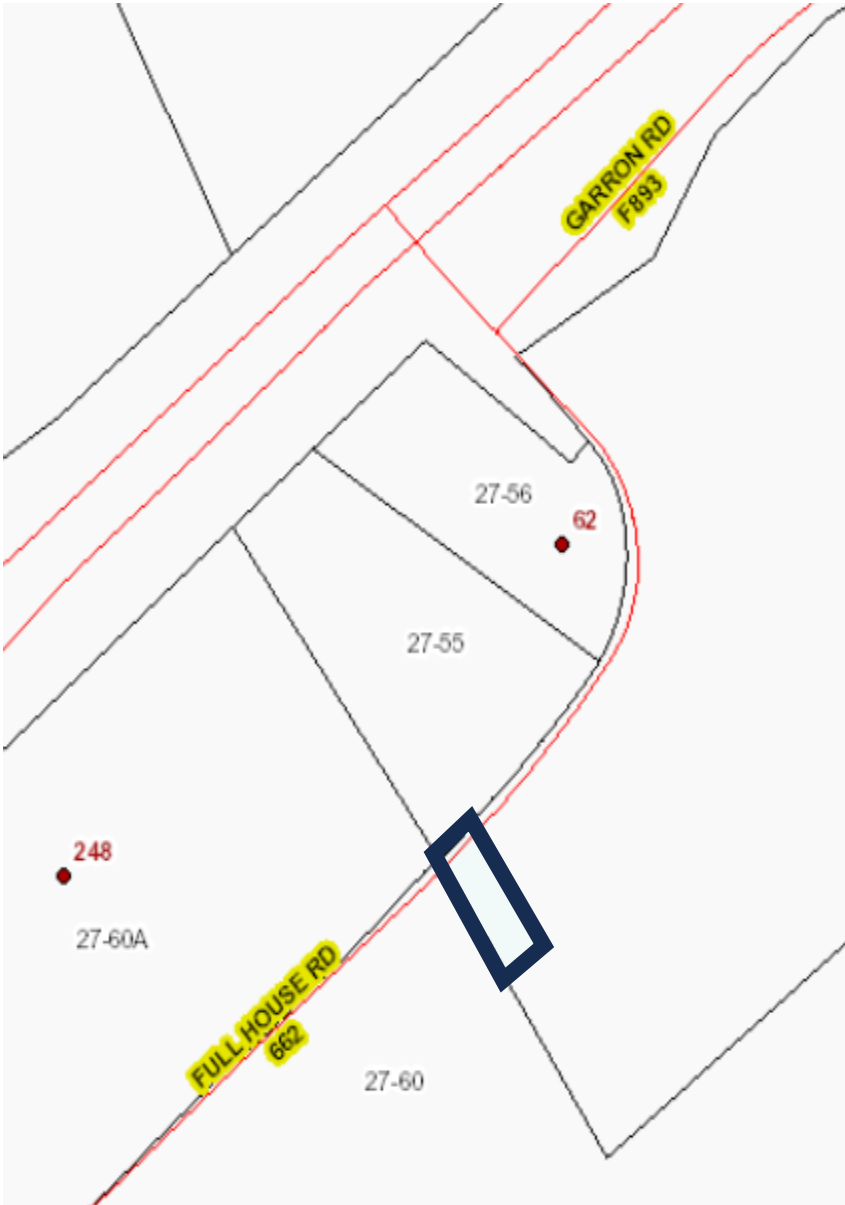
0

Total Value:

300

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**Property N3**  
**Lawson Turpin**



Owner Name:  
TURPIN LAWSON

Mailing Address:  
NO GOOD

Location Address:  
ELBURNELL DR  
EAGLE ROCK, VA 24085

Parcel ID:  
27-54

Lot Information:  
EAGLE ROCK

Acres: 0.07

Assessment Information

Improvement Value: 0

Land Value: 300

Other Value: 0

Total Value: 300

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**Property N4**  
**Dora E. Hoover**



Owner Name:	HOOVER DORA E
Mailing Address:	NO GOOD
Location Address:	BESSEMER LN EAGLE ROCK, VA 24085
Parcel ID:	27B(1)SEC28-18
Lot Information:	BESSEMER LOTS 18 IN 28
Acres:	0
<b>Assessment Information</b>	
Improvement Value:	0
Land Value:	500
Other Value:	0
Total Value:	500

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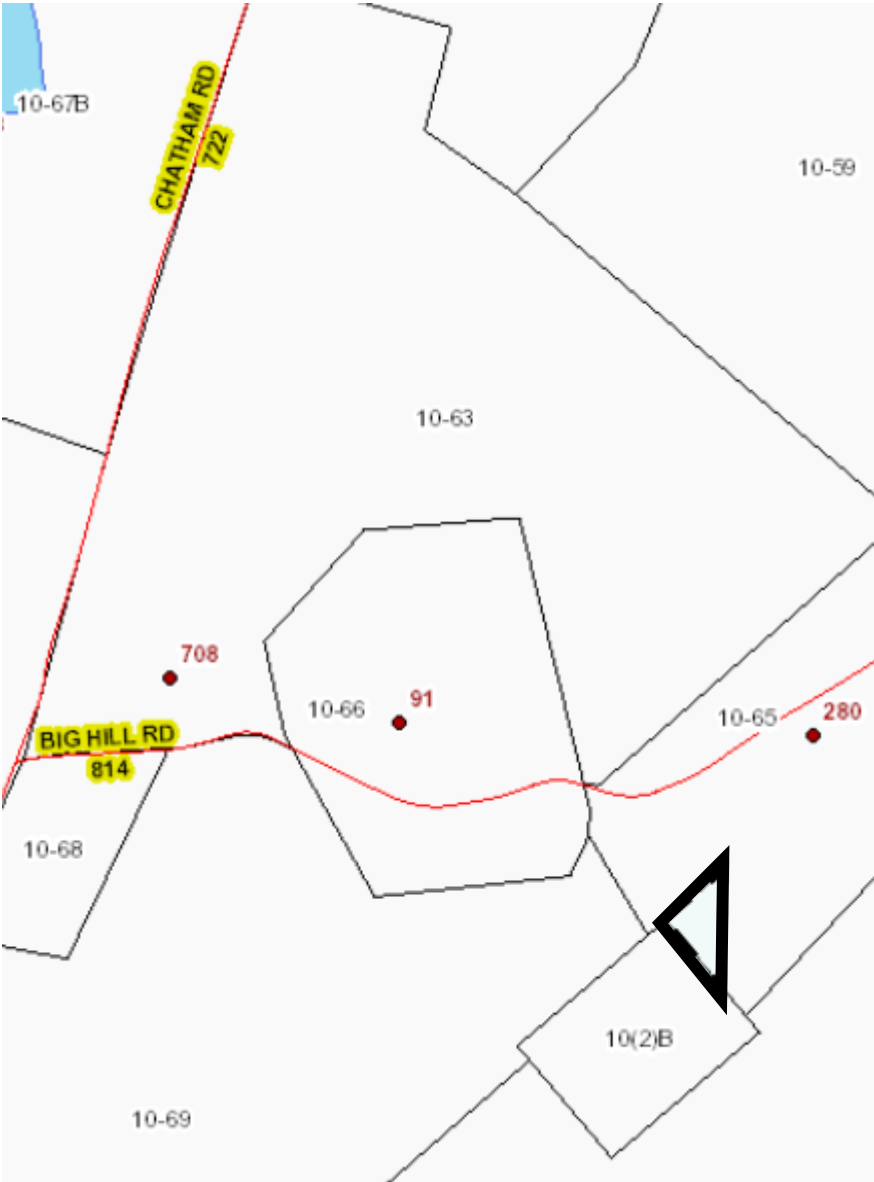
**Property N5 and N6**  
**Agrippa Richardson**  
**\*\*UNMAPPED PARCELS\*\***



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**Property N7**

**James E. & Lola B. Broughman**



Owner Name:

BROUGHMAN JAMES E & LOLA B

Mailing Address:

NO GOOD ADDRESS

Location Address:

BIG HILL RD  
EAGLE ROCK, VA 24085

Parcel ID:

10(2)A

Lot Information:

SINKING CREEK

Acres: 0.26

**Assessment Information**

Improvement Value: 0

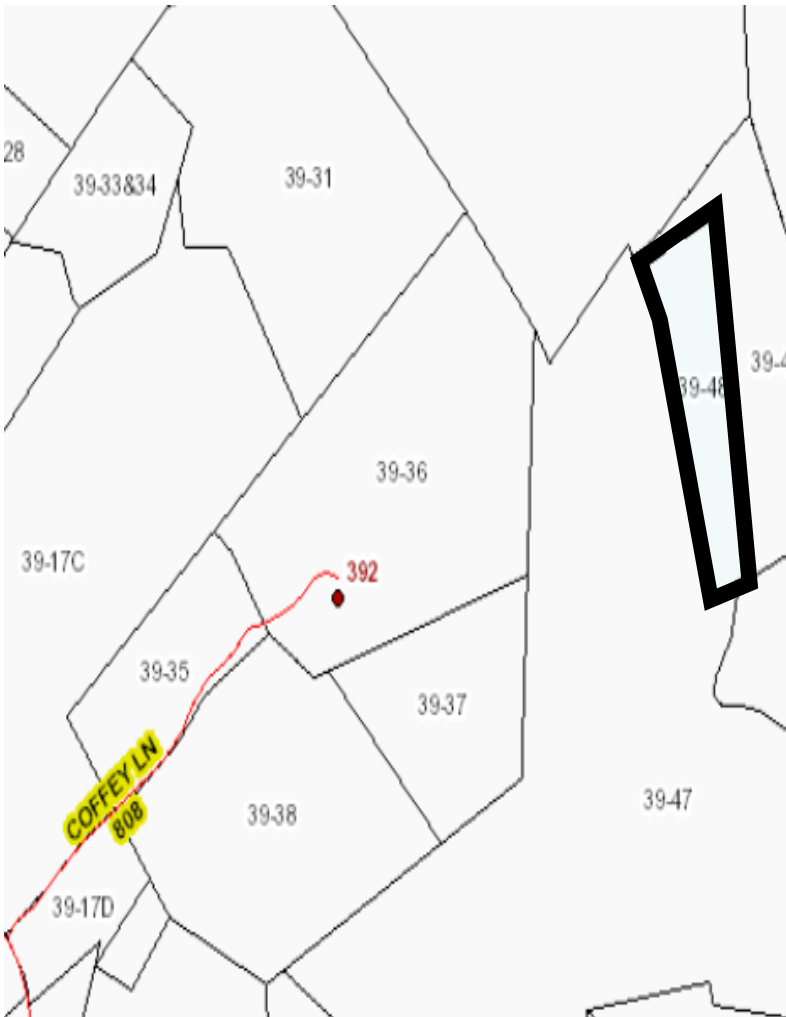
Land Value: 800

Other Value: 0

Total Value: 800

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**Property N8**  
**Marvin E. Broughman, et als**  
**c/o Carl Friedman**



Owner Name:  
BROUGHMAN MARVIN E ET ALS  
C/O CARL FRIEDMAN

Mailing Address:  
1016 S WAYNE ST APT 509  
ARLINGTON, VA 222044436

Location Address:  
COFFEY LN  
EAGLE ROCK, VA 24085

Parcel ID:  
39-48

Lot Information:  
OLD FORGE

Acres: 2

Assessment Information

Improvement Value: 0

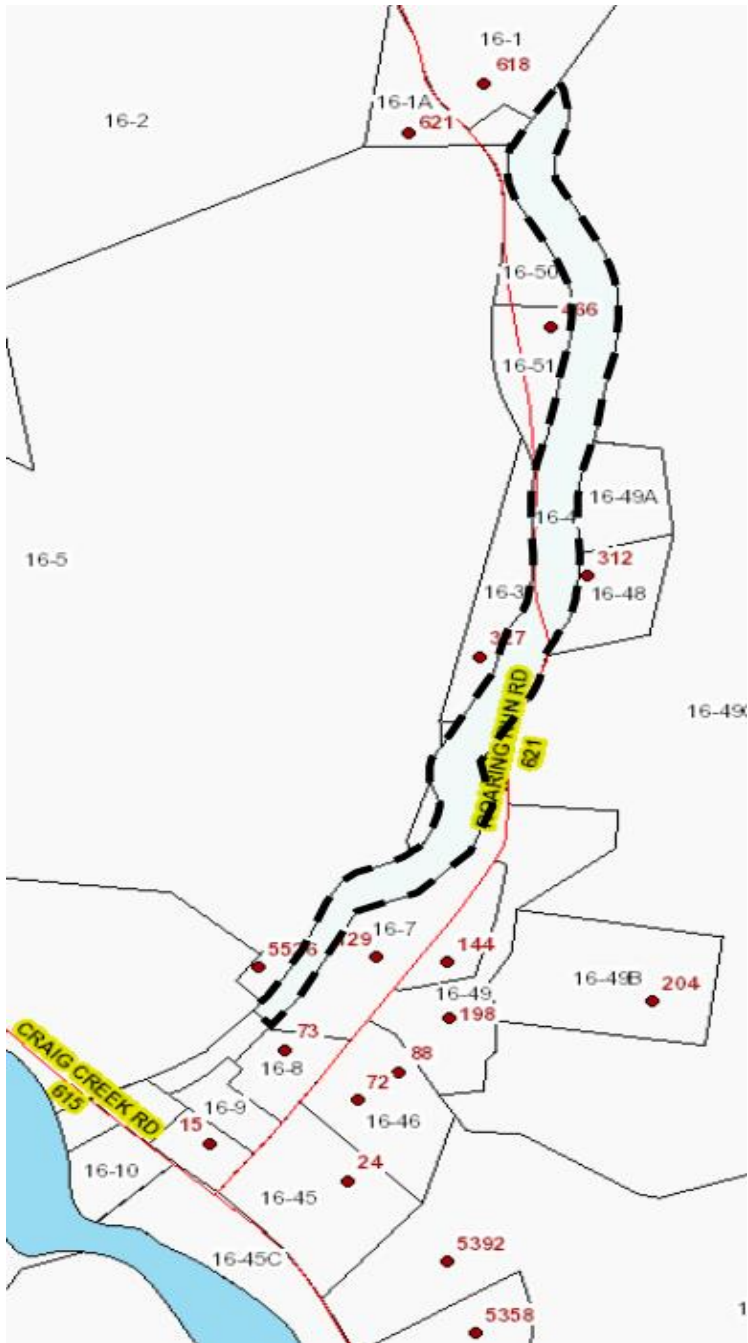
Land Value: 4000

Other Value: 0

Total Value: 4000

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**Property N9**  
**Phyllis W. Evans**



Owner Name:

EVANS PHYLLIS W

Mailing Address:

5 S FARM HOUSE LN  
HAMPTON, VA 23669

Location Address:

ROARING RUN RD  
EAGLE ROCK, VA 24085

Parcel ID:

16-4

Lot Information:

CRAIGS CR

Acres:

1

Assessment Information

Improvement Value:

0

Land Value:

5000

Other Value:

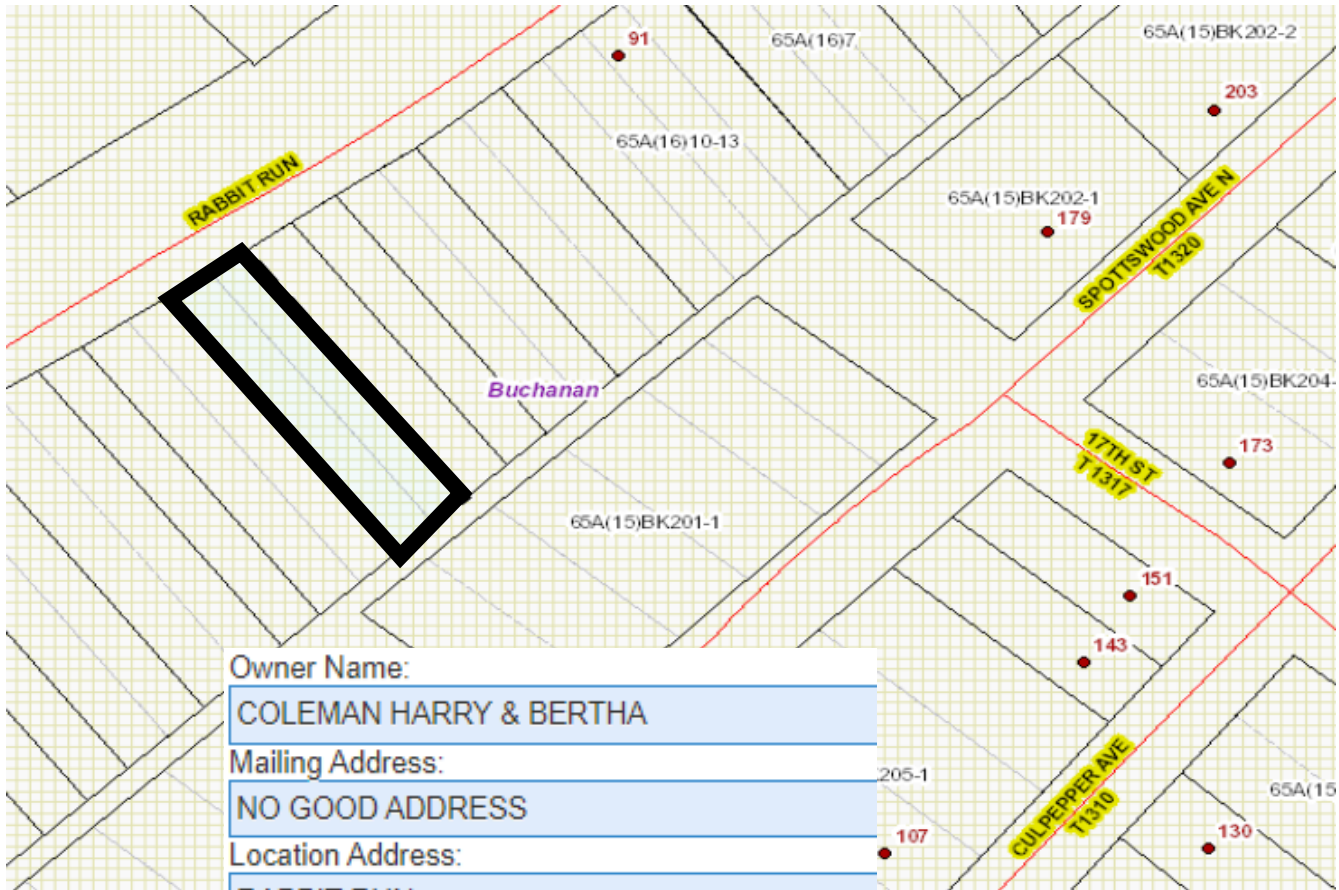
0

Total Value:

5000

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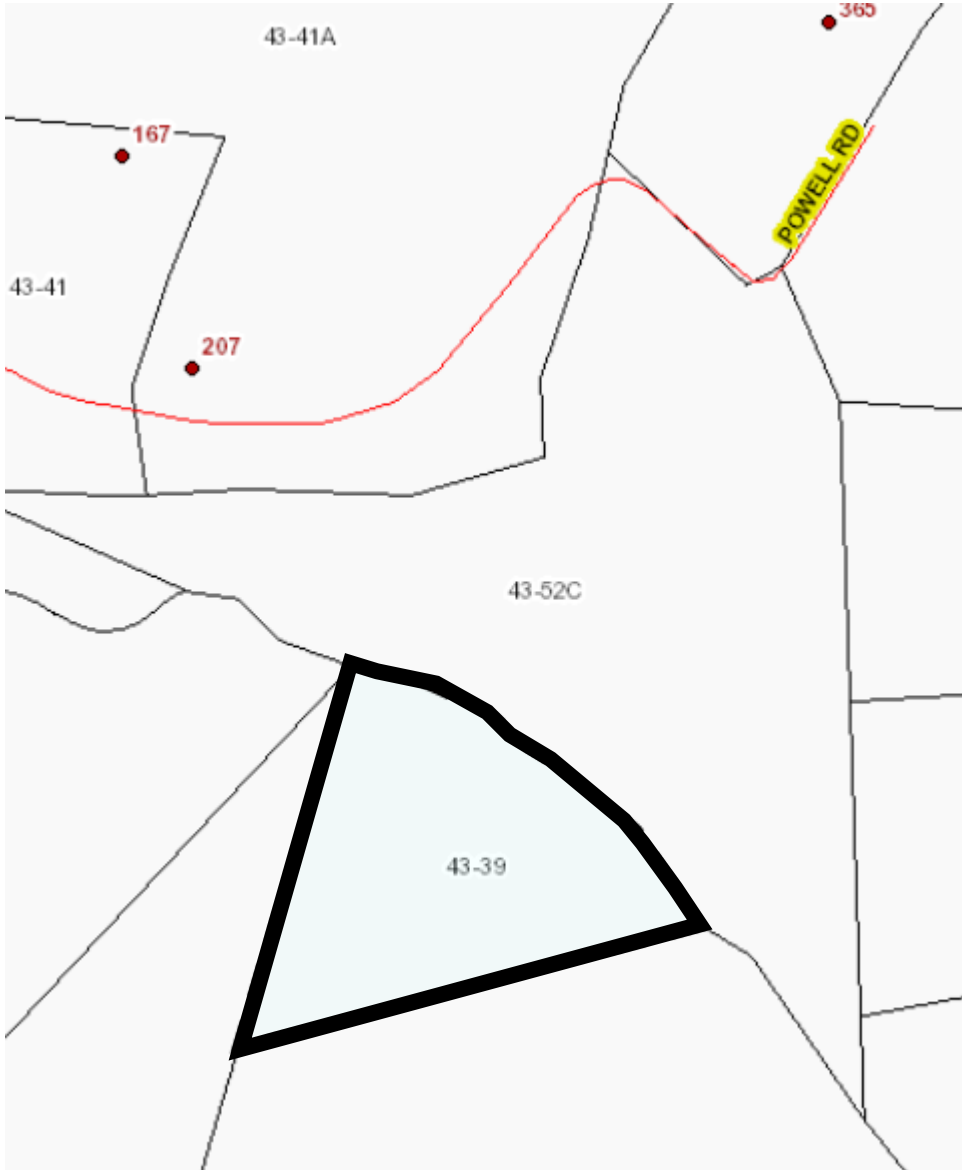
**Property N10**  
**Harry & Bertha Coleman**



Owner Name:	COLEMAN HARRY & BERTHA
Mailing Address:	NO GOOD ADDRESS
Location Address:	RABBIT RUN BUCHANAN, VA 24066
Parcel ID:	65A(16)20&21
Lot Information:	TOWN OF BUCHANAN LOTS 20-21
Acres:	0
Assessment Information	
Improvement Value:	0
Land Value:	5500
Other Value:	0
Total Value:	5500

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**Property N11**  
**George W. Ripley**  
**c/o Branson Powell**



Owner Name:

RIPLEY GEORGE W  
C/O BRANSON POWELL

Mailing Address:

22 WALNUT GROVE CIRCLE  
BUCHANAN, VA 24066

Location Address:

OFF POWELL RD  
BUCHANAN, VA 24066

Parcel ID:

43-39

Lot Information:

ROARING RUN

Acres:

2.1

Assessment Information

Improvement Value:

0

Land Value:

10500

Other Value:

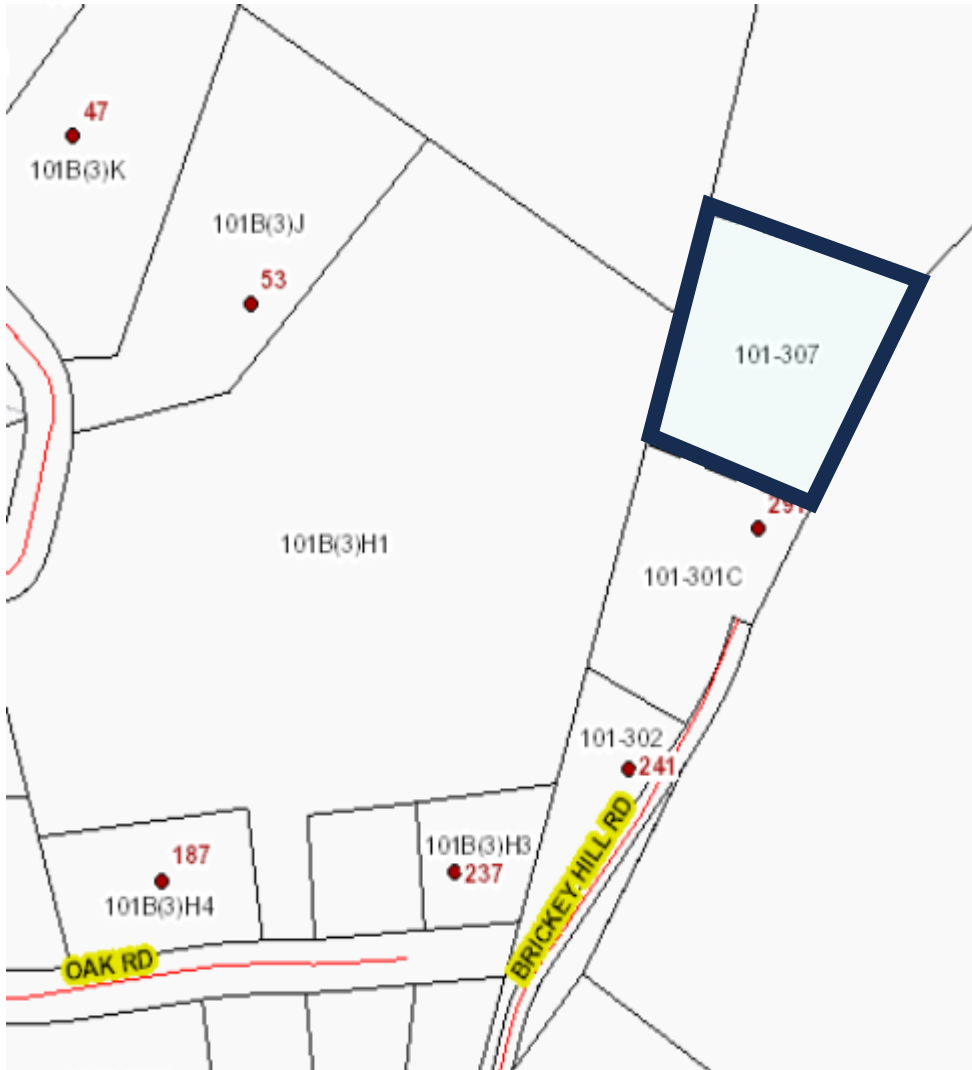
0

Total Value:

10500

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**Property N12**  
**Bank of New York**



Owner Name:	BANK OF NEW YORK
Mailing Address:	3451 HAMMOND AVE WATERLOU, IA 50702
Location Address:	BRICKEY HILL RD TROUTVILLE, VA 24175
Parcel ID:	101-307
Lot Information:	COALING
Acres:	1
Assessment Information	
Improvement Value:	3100
Land Value:	4000
Other Value:	0
Total Value:	7100

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