

**NOTICE OF PUBLIC AUCTION  
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE  
CITY OF DANVILLE, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of City of Danville, the undersigned Special Commissioner will offer for sale at a **simulcast** (with online and in person bidding) public auction the following described real estate at **Danville City Council Chambers on the fourth floor of the Municipal Building, 427 Patton Street, on December 3, 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 Dudley Resources (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	<b>Property Owner(s)</b>	<b>Tax Map No.</b>	<b>Account No.</b>	<b>TACS No.</b>	<b>Property Description</b>
J1	Donald A. Hardison Estate <b>Redeemed</b>	1816-006-00004.000	01903	120476	663 Arnett Boulevard, Danville 24540
J2	Donald A. Hardison Estate	2710-021-000007.000	04231	120476	Vacant; Shepherd Avenue, Danville 24540
J3	Donald A. Hardison Estate	2817-003-000048.000	01391	120476	Vacant; Washington Street, Danville 24540
J4	Donald A. Hardison Estate	2817-003-000013.000	01389	120476	Vacant; Aspen Street, Danville 24540
J5	Amber Lewis Wilson <b>Removed</b>	2710-018-000004.000	03734	120021	210 East Thomas Street, Danville 24540
J6	David B. Voneime	8712-002-000004.000	71125	121011	91 Vandola Road, Danville 24541
J7	Cathy Marie Haynes & Lewis Stephen Adkins <b>Redeemed</b>	2815-008-000005.000	50078	119510	118 Burwood Place, Danville 24540
J8	Raymond Rusmisell (Life Estate), Richard Rusmisell (Remainderman), and Nancy Simpson (Remainderman)	2815-009-000006.000	53786	605384	447 Greenwich Circle, Danville 24540
J9	Amber Easley	3709-004-000004.000	74672	439073	167 Lexington Avenue, Danville 24540
J10	Atosha W. Custer	0720-006-000003.000	56534	120249	Vacant; Oak Ridge Road, Danville 24541

J11	Atosha W. Custer	2813-012-000002.000	03758	120249	Vacant; Parrott Street, Danville 24540
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**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 \$150.00, 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 (\$20,000.00) 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.

**Terms applicable to In-Person Bidders ONLY:** The deposit and buyer's premium are due on the day of the auction. All payments must be made in the form of personal 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.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 deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than December 10, 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 City of Danville 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 City of Danville and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process should be directed to the Auctioneer online at dudleyresources.auction, by email to 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 – City of Danville  
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, December 3, 2024, the undersigned was the highest bidder on the real estate described below, for a bid price of \$\_\_\_\_\_.

**Case Name:** City of Danville 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 City of Danville, 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 (December 3, 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

**PURCHASER'S ACKNOWLEDGEMENT AND  
CONTRACT OF SALE**

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.

<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 3rd day of December 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**  
**Donald Hardison Estate**



**Redeemed**

**Parcel ID:** 01903  
**Address:** 663 ARNETT BLVD

**Owner Information**  
**Owner Name:** HARDISON DONALD A ESTATE  
**Owner Address:** N/A  
**Mail-To:** HARDISON DONALD A II  
**Mailing Address:** 4014 PITTWOOD DR, DANVILLE, VA 24540

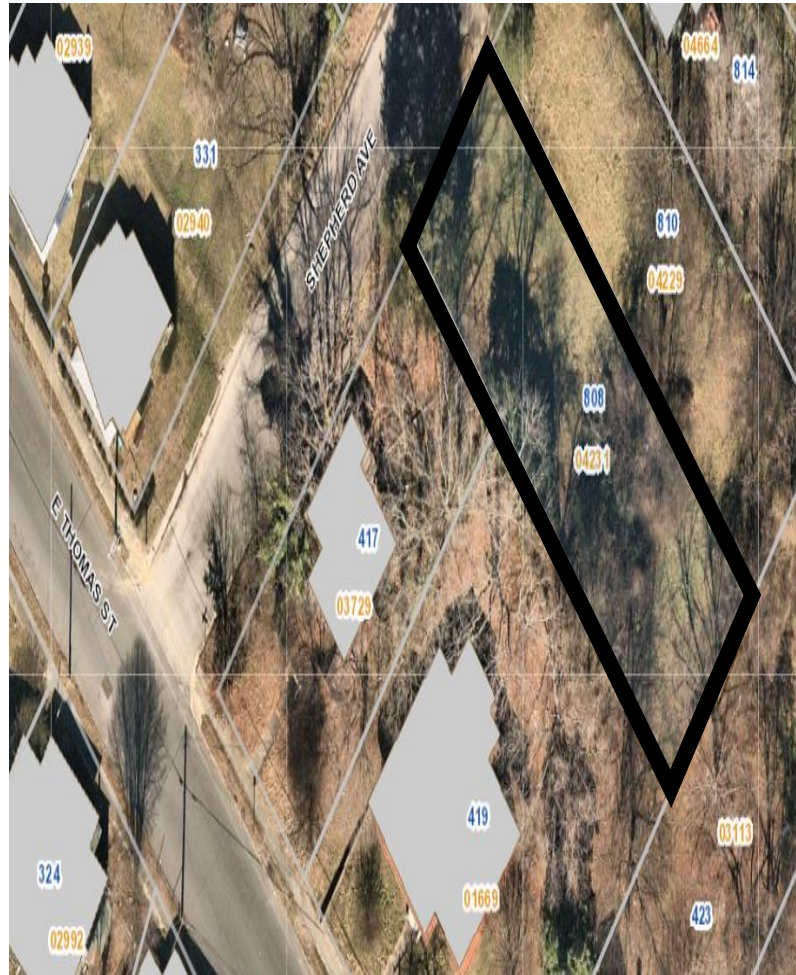
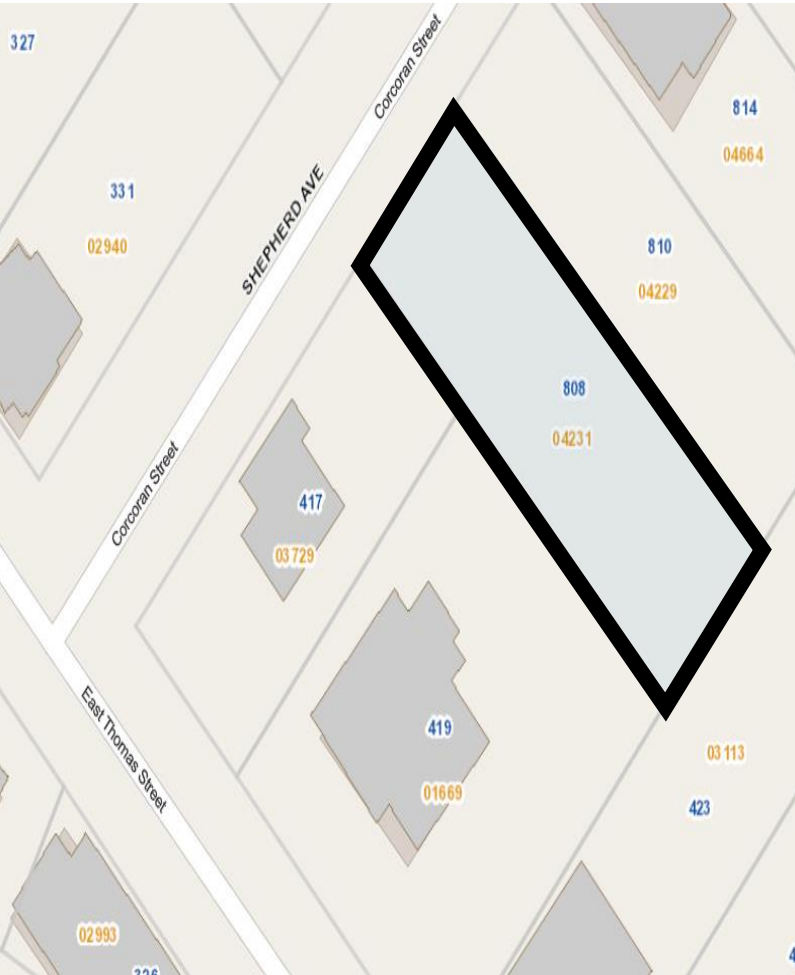
**Land Information**  
**Flood Zones:** 1% ANNUAL CHANCE W/ BFEs (AE)  
**Enterprise Zones:** N/A  
**Historic Districts:** N/A  
**Elementary School District:** GLH Johnson  
**Middle School District:** O.T. Bonner

**Value Information**  
**Land Value:** \$20,000  
**Land Use Value:** N/A  
**Improvement:** \$24,400  
**Total:** \$44,400

**Additional Information**  
**State Code:** 4431 Storage Warehouse  
**Land Use:** Commercial  
**Tax Map:** 1816006000004000  
**Approx. Acres:** 0.9064  
**Legal Description:** 116.76 FT NO X ARNETT BLVD  
**Zone:** NC Neighborhood Retail Commercial  
**Notes:** WB 03-152: Donald died 5/7/03 & 19 lists.

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**Property J2**  
**Donald Hardison Estate**



**Parcel ID:** 04231  
**Address:** SHEPHERD AVE

**Owner Information**

**Owner Name:** HARDISON DONALD A ESTATE  
**Owner Address:** N/A  
**Mail-To:** HARDISON DONALD A II  
**Mailing Address:** 4014 PITTWOOD DR, DANVILLE, VA 24540

**Land Information**

**Flood Zones:** N/A  
**Enterprise Zones:** N/A

**Historic Districts:** Eligible North Main District  
**Elementary School District:** Woodberry Hills  
**Middle School District:** Westwood

**Value Information**

**Land Value:** \$1,300  
**Land Use Value:** N/A  
**Improvement:** N/A  
**Total:** \$1,300

**Additional Information**

**State Code:** 1091 Vac Res Lot Buildable - 1  
**Land Use:** Residential  
**Tax Map:** 2710021000007000  
**Approx. Acres:** 0.1769  
**Legal Description:** 49.5 FT PT NOS 1 2 & 3 BLK 3 SEC A SHEPHERD AVE  
**Zone:** OTR Old Town Residential  
**Notes:** Avg Lot: 50.0 X 150.0 WB 03-152: Donald died 5/7/03 & 19 lists.

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**Property J3**  
**Donald A. Hardison Estate**



**Parcel ID:** 01391  
**Address:** WASHINGTON ST

**Owner Information**

**Owner Name:** HARDISON DONALD A ESTATE  
**Owner Address:** N/A  
**Mail-To:** HARDISON DONALD A II  
**Mailing Address:** 4014 PITTWOOD DR, DANVILLE, VA 24540

**Land Information**

**Flood Zones:** N/A  
**Enterprise Zones:** N/A  
**Historic Districts:** N/A  
**Elementary School District:** GLH Johnson  
**Middle School District:** O.T. Bonner

**Value Information**

**Land Value:** \$1,000  
**Land Use Value:** N/A  
**Improvement:** N/A  
**Total:** \$1,000

**Additional Information**

**State Code:** 1091 Vac Res Lot Buildable - 1  
**Land Use:** Residential  
**Tax Map:** 2817003000048000  
**Approx. Acres:** 0.3729  
**Legal Description:** 70 FT NO 16 WASHINGTON ST & FOURTH ST  
**Zone:** OTR Old Town Residential  
**Notes:** Avg Lot: 70.0 X 226.0 WB 03-152: Donald died 5/7/03 & 19 lists.

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**Property J4**  
**Donald A. Hardison Estate**



**Parcel ID:** 01389  
**Address:** ASPEN ST

**Owner Information**

**Owner Name:** HARDISON DONALD A ESTATE  
**Owner Address:** N/A  
**Mail-To:** HARDISON DONALD A II  
**Mailing Address:** 4014 PITWOOD DR, DANVILLE, VA 24540

**Land Information**

**Flood Zones:** N/A  
**Enterprise Zones:** N/A  
**Historic Districts:** N/A  
**Elementary School District:** GLH Johnson  
**Middle School District:** O.T. Bonner

**Value Information**

**Land Value:** \$800  
**Land Use Value:** N/A  
**Improvement:** N/A  
**Total:** \$800

**Additional Information**

**State Code:** 1091 Vac Res Lot Buildable - 1  
**Land Use:** Residential  
**Tax Map:** 2817003000013000  
**Approx. Acres:** 0.1355  
**Legal Description:** 58 FT NO 171AASPEN ST  
**Zone:** OTR Old Town Residential  
**Notes:** Avg Lot: 54.0 X 104.0 WB 03-152: Donald died 5/7/03 & 19 lists.

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**Property J5**  
**Abner Lewis Wilson**



**Removed**

**Parcel ID:** 03734  
**Address:** 210 E THOMAS ST

**Owner Information**

**Owner Name:** WILSON ABNER LEWIS  
**Owner Address:** 138 NORTH AVE  
**Mail-To:** WILSON ABNER LEWIS  
**Mailing Address:** 138 NORTH AVE, DANVILLE, VA 24540

**Land Information**

**Flood Zones:** N/A  
**Enterprise Zones:** N/A  
**Historic Districts:** Eligible North Main District  
**Elementary School District:** Woodberry Hills  
**Middle School District:** Westwood

**Value Information**

**Land Value:** \$1,500  
**Land Use Value:** N/A  
**Improvement:** \$13,200  
**Total:** \$14,700

**Additional Information**

**State Code:** 1101 Single Fam Res-1 Dwng  
**Land Use:** Residential  
**Tax Map:** 2710018000004000  
**Approx. Acres:** 0.3195  
**Legal Description:** 50 FT NO 185 E THOMAS ST  
**Zone:** OTR Old Town Residential  
**Notes:** Avg Lot: 51.0 X 273.0

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**Property J6**  
**David B. Voneime**



**Parcel ID:** 71125  
**Address:** 91 VANDOLA RD

**Owner Information**

**Owner Name:** VONEIME DAVID B  
**Owner Address:** 91 VANDOLA RD  
**Mail-To:** VONEIME DAVID B  
**Mailing Address:** 91 VANDOLA RD, DANVILLE, VA 24541

**Land Information**

**Flood Zones:** N/A  
**Enterprise Zones:** N/A  
**Historic Districts:** N/A  
**Elementary School District:** Park Avenue  
**Middle School District:** Westwood

**Value Information**

**Land Value:** \$5,500  
**Land Use Value:** N/A  
**Improvement:** \$5,000  
**Total:** \$10,500

**Additional Information**

**State Code:** 1101 Single Fam Res-1 Dwlng  
**Land Use:** Residential  
**Tax Map:** 8712002000004000  
**Approx. Acres:** 1.165  
**Legal Description:** PT NOS 7 & 8 VANDOLA RD  
**Zone:** SR Suburban Residential  
**Notes:** Mobile home site.

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**Property J7**  
**Cathy Marie Haynes**



**Redeemed**



**Parcel ID:** 50078  
**Address:** 118 BURWOOD PL

**Owner Information**

**Owner Name:** HAYNES CATHY MARIE  
**Owner Address:** 712 ROCK QUARRY RD  
**Mail-To:** HAYNES CATHY MARIE  
**Mailing Address:** 712 ROCK QUARRY RD, PELHAM, NC 27311

**Land Information**

**Flood Zones:** N/A  
**Enterprise Zones:** N/A  
**Historic Districts:** N/A

**Elementary School District:** GLH Johnson

**Middle School District:** O.T. Bonner

**Value Information**

**Land Value:** \$4,700  
**Land Use Value:** N/A  
**Improvement:** \$62,800  
**Total:** \$67,500

**Additional Information**

**State Code:** 1101 Single Fam Res-1 Dwlng  
**Land Use:** Residential  
**Tax Map:** 2815008000005000  
**Approx. Acres:** 0.2264  
**Legal Description:** 60 FT NO 5 SEC C BURWOOD PL  
**Zone:** OTR Old Town Residential

**Notes:** Avg Lot: 63.0 X 145.0 DB 24-3205: Lewis Adkins gifted his 1/4 interest to Cathy Haynes. DB 17-2557: Confirmation & Distribution Deed, Cathy Haynes has 3/4 interest & Lewis Adkins has 1/4 interest. WB 16-281: Mary Adkins died 10/18/16.

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## Property J8

**Raymond Rusmisell (Life Estate), Richard Rusmisell (Remainderman), and Nancy Simpson (Remainderman)**



Parcel ID: 53786

Address: 447 GREENWICH CIR

### Owner Information

Owner Name: RUSMISELL RAYMOND (LIFE) & RICHARD & SIMPSON NANCY (FEE)

Owner Address: N/A

Mail-To: RUSMISELL RAYMOND

Mailing Address: 447 GREENWICH CIR, DANVILLE, VA 24540

### Value Information

Land Value: \$6,600

Land Use Value: N/A

Improvement: \$62,000

Total: \$68,600

### Additional Information

State Code: 1101 Single Fam Res-1 Dwlng

Land Use: Residential

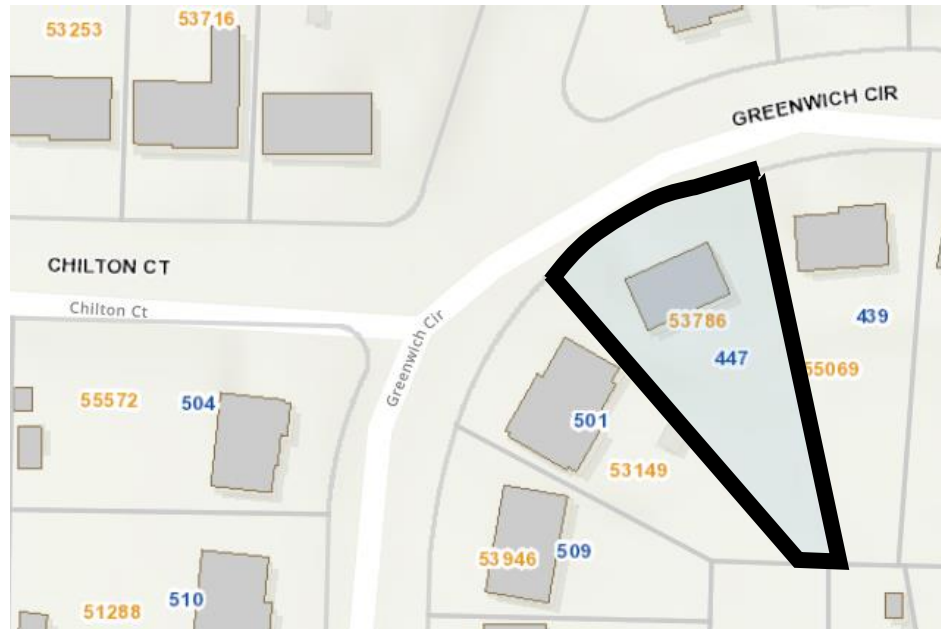
Tax Map: 2815009000006000

Approx. Acres: 0.3047

Legal Description: 113.07 FT NO 6 SEC D GREENWICH CIR

Zone: OTR Old Town Residential

Notes: Avg Lot: 65.0 X 196.0 WB 19-67: Rebecca died 12/4/18.



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**Property J9**  
**Amber Easley**



Parcel ID: 74672

Address: 167 LEXINGTON AVE

**Owner Information**

Owner Name: EASLEY AMBER

Owner Address: 167 LEXINGTON AVE

Mail-To: EASLEY AMBER

Mailing Address: 167 LEXINGTON AVE, DANVILLE, VA 24540

**Value Information**

Land Value: \$4,000

Land Use Value: N/A

Improvement: \$79,300

Total: \$83,300

**Additional Information**

State Code: 1101 Single Fam Res-1 Dwling

Land Use: Residential

Tax Map: 3709004000004000

Approx. Acres: 1.655

Legal Description: NOS 2-7 (1.69 AC) LEXINGTON AVE

Zone: SR Suburban Residential

Notes: WB 07-99: Helen died 3/12/07. Cecil died 7/13/65, by sur to Helen.



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**Property J10**  
**Atosha W. Custer**



**Parcel ID:** 56534

**Address:** OAK RIDGE AVE

**Owner Information**

**Owner Name:** CUSTER ATOSHA W

**Owner Address:** 261 BELAIRE DR

**Mail-To:** CUSTER ATOSHA W

**Mailing Address:** 261 BELAIRE DR, DANVILLE, VA 24541

**Land Information**

**Flood Zones:** N/A

**Enterprise Zones:** N/A

**Historic Districts:** Eligible Schoolfield District

**Elementary School District:** Schoolfield

**Middle School District:** O.T. Bonner

**Value Information**

**Land Value:** \$2,900

**Land Use Value:** N/A

**Improvement:** N/A

**Total:** \$2,900

**Additional Information**

**State Code:** 1091 Vac Res Lot Buildable - 1

**Land Use:** Residential

**Tax Map:** 0720006000003000

**Approx. Acres:** 0.1797

**Legal Description:** 60 FT NO 4 SEC A OAK RIDGE AVE

**Zone:** OTR Old Town Residential

**Notes:** Avg Lot: 60.0 X 140.0 WB 23-11: William III died 2/24/17 & 3 lists  
WB 08-315: William Jr. died 10/9/08 & 5 lists.

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**Property J11**  
**Atosha W. Custer**



**Parcel ID:** 03758

**Address:** PARROTT ST

**Owner Information**

**Owner Name:** CUSTER ATOSHA W

**Owner Address:** 261 BELAIRE DR

**Mail-To:** CUSTER ATOSHA W

**Mailing Address:** 261 BELAIRE DR, DANVILLE, VA 24541

**Land Information**

**Flood Zones:** N/A

**Enterprise Zones:** N/A

**Historic Districts:** N/A

**Elementary School District:** GLH Johnson

**Middle School District:** O.T. Bonner

**Value Information**

**Land Value:** \$2,300

**Land Use Value:** N/A

**Improvement:** N/A

**Total:** \$2,300

**Additional Information**

**State Code:** 1091 Vac Res Lot Buildable - 1

**Land Use:** Residential

**Tax Map:** 2813012000002000

**Approx. Acres:** 0.1415

**Legal Description:** 50 FT NOS 13 & 14 SEC D PARROTT ST

**Zone:** OTR Old Town Residential

**Notes:** Avg Lot: 50.0 X 125.0 WB 23-11: William III died 2/24/17 & 3 lists.  
WB 08-315: William Jr. died 10/9/08 & 5 lists.

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