

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

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a timed, online-only public auction which will **commence Friday, March 5 2021 at 1:00pm EST and close Wednesday, March 17, 2021 at 1:00pm EST**. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be subsequently posted by For Sale at Auction, Inc. (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”).

	<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
N1.	Henry Betts Jr.	PRN No. 6959 TACS No. 451573	Memorial Drive; +/- 0.5 acres
N2.	Elijah Lee Green	PRN No. 13760 TACS No. 493810	Cosby Drive; +/- 1.00 acres
N3.	Alvis Stone Estate	PRN No. 23677 TACS No. 451848	Bethel Road; +/- 0.76 acres
N4.	Fannie Geraldine Bailey	PRN No. 17118 TACS No. 451552	Henderson Road; +/- 0.58 acres
N5.	E. H. Powell Est.	PRN No. 2682 TACS No. 453933	Lot 10, Block 42; Noblin Avenue
N6.	Willie Barnett Est.	PRN No. 6660 TACS No. 451851	207x288ft. Spriggs LD-Denniston; Bethel Hill Road; +/- 1.37 acres
N7.	Nina Clark Mitchell	PRN No. 18851 TACS No. 453818	Dryburg Road; +/- 0.84 acres
N8.	Joseph Mabry Jr. & James Alred Mabry	PRN No. 17833 TACS No. 451636	Dryburg Road; +/- 1.00 acres
N9.	Mary Belle Marshall Munson, et al.	PRN No. 2339 TACS No. 453871	Lot 9, Block 75; Terry Avenue
N10.	Fred Turntine	PRN No. 3901 TACS No. 451949	Lot 4, Block 55; Wagstaff Lane
N11.	Eliza S. Loftis	PRN No. 2418 TACS No. 451651	Lot 20, Block F; Broad Street
N12.	Jacqueline Williams, et al.	PRN No. 26428 TACS No. 453921	Crossroads Trail; +/- 2.00 acres

TERMS OF SALE: All interested parties must register and be approved by the Auctioneer. Registration and bidding is free of charge and done through the Auctioneer's website at <https://bid.forsaleatauction.biz/>. If any interested bidders wish to bid on property, but are unable to do so online, please contact Andy Austin, Auction Coordinator, at (434) 294-6093 for assistance. Please be advised that in order to qualify as a purchaser at this auction, you may not owe delinquent taxes to Halifax County and you may not be a Defendant in any delinquent tax suit.

Properties are offered for sale as-is, where 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 prior to bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence **prior to** the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable. 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. The information shown on the GIS system, including maps, is derived from public records that are constantly undergoing change and do not replace a site survey or inspection. 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. **Halifax County 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.

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. **There will be a buyer's premium of 10% of the highest bid or \$100.00, whichever is greater, added to the winning bid, and deed recordation costs, as determined by the Halifax County Circuit Court, added to the winning bid to determine the final contract price.** Please consider the buyer's premium and recordation costs when placing bids. **The final contract price must be received in full within five (5) business days following the auction closing (no later than March 24, 2021 at 1:00pm EST).** Time is of the essence. 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 Halifax County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

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. Subsequent taxes will be prorated from the time of contract (the auction closing date of March 17, 2021) and the highest bidder will be responsible for taxes from that date forward.

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.

Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://bid.forsaleatauction.biz/> by email to inquiry@forsaleatauction.biz or by phone to Andy Austin, Auction Coordinator, at (434) 294-6093. 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) 548-4425, or by writing to the address below.

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