

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF SUSSEX, 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 **Sussex Courthouse Vol. Fire Department, 20169 Princeton Road, Stony Creek, Virginia 23882** on **December 2, 2022 at 10:00 am.**

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be posted or announced by Gray Co. Services ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS"). Subsequent announcements take precedence over any prior written or verbal terms of sale.

**These parcels were previously advertised for a tax auction scheduled October 27, 2022 which was subsequently postponed*

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
N1	Eliza Weaver Estate	28A7-A-187	3568	585662	Off New St Unknown acreage Town of Waverly
N2	Cora L Jennings	28A8-A-84	2944	585723	Off E Main St Unimproved parcel Unknown acreage Town of Waverly
N3	Lloyd E & Mary E Hamlin	28A8-17-29	70	585641	Off Locust Dr Unimproved parcel Unknown acreage Town of Waverly
N4	Alexander Smith	28A7-A-168A	2122	585643	Unimproved parcel Unknown acreage
N5	James Holloman, Jr.	61A4-1-3-21	7315	585708	Off Hawley St Unimproved parcel Unknown acreage
N6	Mary Grinstead, et al	28A8-21-B	15397	585636	Off Bank St Unimproved parcel Unknown acreage Town of Waverly

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.

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 remit payment in full at the time of auction. **There will be a 10% buyer's premium, subject to a minimum of \$100, added to the final bid.** Recording costs for deed recordation will also be the responsibility of the successful bidder and are due at the time of the auction.

Terms applicable to In-Person Bidders ONLY: The total balance is due from the highest bidder at the conclusion 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 <https://www.graycoservices.com/>. 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 Joe Gray, at (804) 943-3506 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 December 9, 2022).** 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 order shall be made payable to County of Sussex and forwarded to TACS, at the address shown below. 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 County of Sussex. 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 804-293-8608, or by writing to the address below.

Re: County of Sussex Non-Judicial Sale Auction
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

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

At that certain real estate tax sale held on Friday, August 31, 2022, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

[Property Owner]
[Account Number(s)]
[Tax Map Number(s)]

I understand that payment in full for my bid stated above, a buyer's premium in the amount of \$ _____ (10% or \$100, whichever is greater), and recordation costs in the amount of \$ _____ are to be paid in full today. I understand that in the event my payment is returned or is otherwise not made within twenty (20) days, the contract of sale may be voided and the next highest bidder will be contacted to purchase the property.

I understand that this property is being sold without the benefit of a title search and is subject to any liens, 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 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 Treasurer's Deed will be prepared within fifteen (15) days of payment clearance and that the same will be forwarded to the County of Sussex Circuit Court Clerk's Office for recordation. I understand that I will receive the entered Deed as soon as the same is made available.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (auction date). I further understand that in the event I owe delinquent taxes to the County of Sussex, including being named as a Defendant in any delinquent tax suit filed by the County of Sussex, Virginia, that this contract will be made null and void 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 Acknowledgment and Contract of Sale, that the bid amount and buyer's premium paid hereunder will be forfeited, and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

Name (please print)

Signature

Address

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 31st day of August,~~
2022, 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
 Eliza Weaver Estate
 Tax Map No. 28A7-A-187 • Account No. 3568

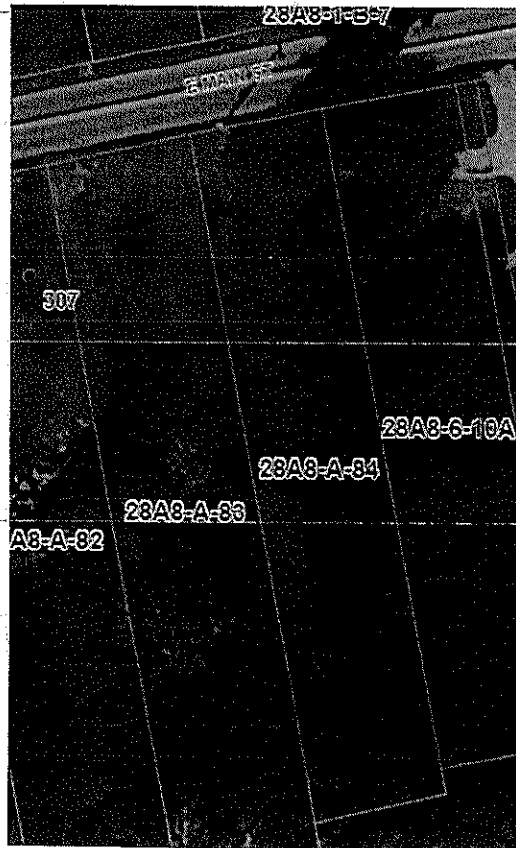
Property Address	Owner Name/Address	
	WEAVER ELIZA EST	
	C/O ROBIN H CALDWELL	
	3100 LOGANWOOD DR	
	Map ID: 28A7 A 187 S CHESTERFIELD VA 23834	
	Acct No: 3568-1	
Legal Description:	E SIDE NEW ST	
Deed Book/Page:	19 / 682	
Occupancy:	OTHER	
Dwelling Type:		
Use/Class:	SNGL FAM RES - URBAN	Acreage: 0.000
Year Assessed:	2022	Year Built:
Zoning:		Year Remodeled:
District:	09 WAVERLY TOWN	Year Effective:
MH/Type:		On Site Date: 07/21/2021
Condition:		Review Date: 07/21/2021
		Land Use:
		Total Mineral: \$0
		Total Land: \$8,800
		Total Improvements: \$300
		Total Value: \$9,100



Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While Sussex County has worked to ensure that the assessment data contained herein is accurate, the County assumes no liability for any errors, omissions, or inaccuracies in the information provided for any reliance on any maps or data provided herein. Please consult County records for official information.

Property #N2
Cora L Jennings
Tax Map No. 28A8-A-84 • Account No. 2944

Property Address	Owner Name/Address	
	JENNINGS CORA L C/O DAVID N PARKER 2829 NE 104TH TERRACE	
Map ID: 28A8 A 84 SILVER SPRINGS FL 34488		
Acct No: 2944-1		
Legal Description: S SIDE E MAIN ST		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: SNGL FAM RES - URBAN	Acreage: 0.000	
Year Assessed: 2022	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: S0
District: 09 WAVERLY TOWN	Year Effective:	Total Land: \$9,300
MH/Type:	On Site Date: 06/08/2021	Total Improvements: S0
Condition:	Review Date:	Total Value: \$9,300



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Property #N3
Lloyd E & Mary E Hamlin
Tax Map No. 28A8-17-29 • Account No. 70

Property Address	Owner Name/Address	
	HAMLIN LLOYD E & MARY E	
	C/O J T BARRETT	
	1813 BENFORD LANE	
	Map ID: 28A817 29 RICHMOND VA 23223	
	Acct No: 70-1	
Legal Description:	N & WRR	
Occupancy:	VACANT	
Dwelling Type:		
Use/Class:	SNGL FAM RES - URBAN	Acreage: 0.000
Year Assessed:	2022	Year Built:
Zoning:		Year Remodeled:
District:	09 WAVERLY TOWN	Year Effective:
MH/Type:		On Site Date: 02/14/2022
Condition:		Review Date:
		Land Use:
		Total Mineral: \$0
		Total Land: \$1,500
		Total Improvements: \$0
		Total Value: \$1,500



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REMOVED Property #N4 **REMOVED**

Alexander Smith

Tax Map No. 147A-4-68A • Account No. 2122

Property Address	Owner Name/Address	
	SMITH ALEXANDER	
	P O BOX 573	
	JARRATT VA 23867	
<hr/>		
Map ID: 147A 4 68A		
Acct No: 2122-I		
Legal Description: ON HALIFAX RD DB171/217 BATTE LAND LOT 68A		
Plat Book/Page: 123 / 792		
Deed Book/Page: 123 / 791		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: SNGL FAM RES - SUBURBAN	Acreage: 0.000	
Year Assessed: 2022	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 02 HENRY	Year Effective:	Total Land: \$1,500
MH/Type:	On Site Date: 04/21/2021	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$1,500



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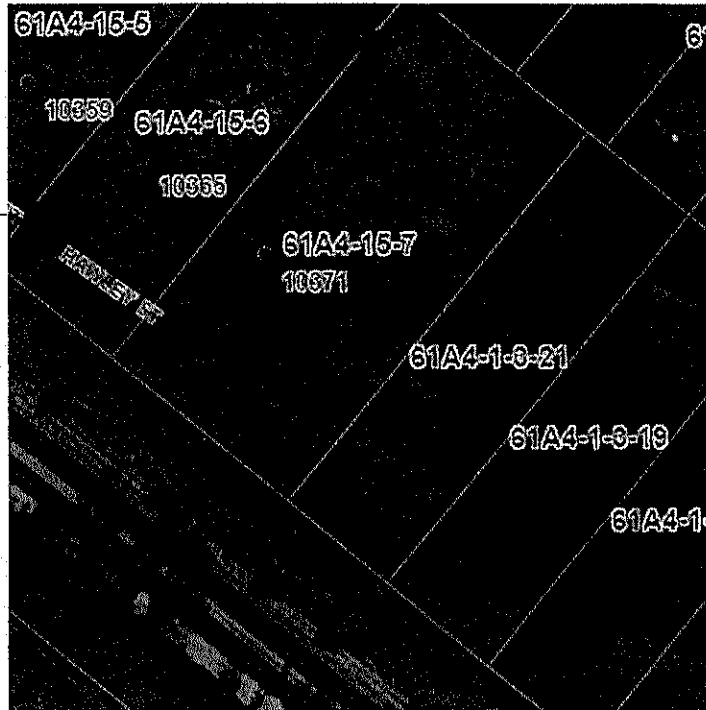
Property #N5
 James Holloman, Jr.
 Tax Map No. 61A4-1-3-21 • Account No. 7315

Property Address **Owner Name/Address**
 HOLLOMAN JAMES JR
 C/O HOSIE HOLLOMAN
 7238 PROCTORS BRIDGE ROAD

Map ID: 61A4 1 3 21 IVOR VA 23866
Acct No: 7315-1

Legal Description: PRESSON PLAT BLK 3 LOT 21 R R AVE EXT
Plat Book/Page: 1 / 22
Deed Book/Page: 21 / 356

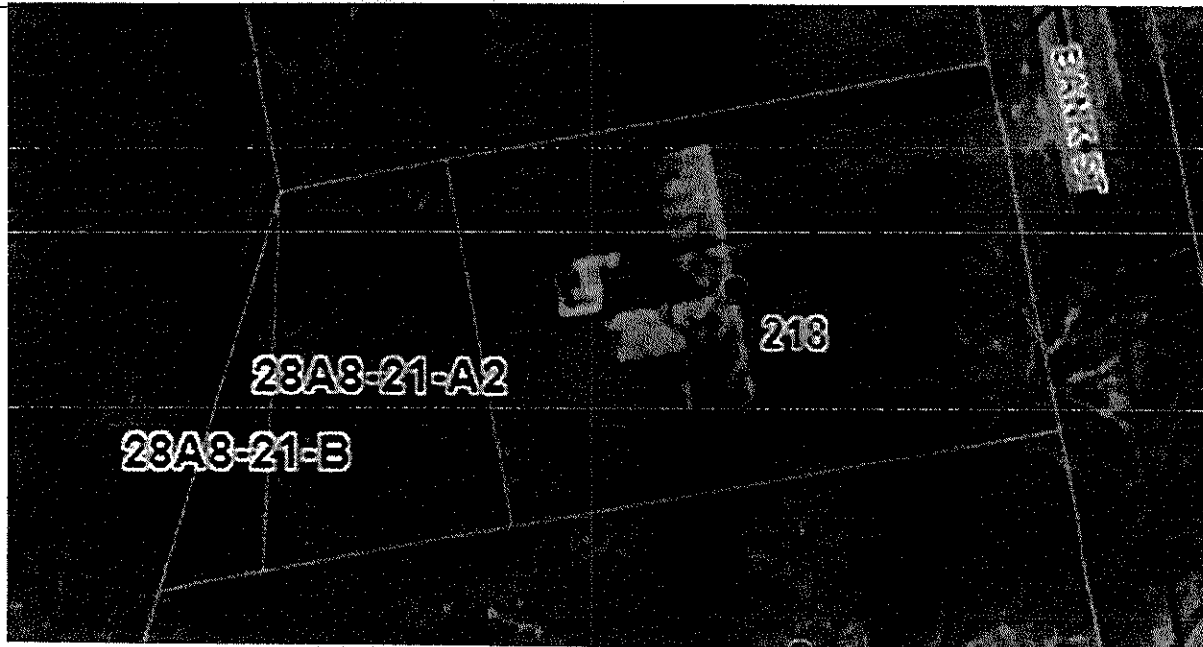
Occupancy: VACANT
Dwelling Type:
Use/Class: SNGL FAM RES - SUBURBAN **Acreage:** 0.000
Year Assessed: 2022 **Year Built:**
Zoning: **Year Remodeled:** **Land Use:**
District: 06 WAKEFIELD **Year Effective:** **Total Mineral:** \$0
MH/Type: **On Site Date:** 02/14/2022 **Total Improvements:** \$0
Condition: **Review Date:** **Total Value:** \$3,800



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Property #N6
 Mary Grinstead, et al.
 Tax Map No. 28A8-21-B • Account No. 15397

Property Address	Owner Name/Address	
	GRINSTEAD MARY E SUSAN E BOTKIN & ROBERT H & JAMES E EPPERSON III 226 SAVEDGE AVE	
Map ID: 28A821 B WAKEFIELD VA 23888		
Acct No: 15397-1		
Legal Description: W SIDE BANK ST BEHIND JOYNER PCL B		
Plat Book/Page: 17 / 6		
Deed Book/Page: 46 / 271		
Occupancy: VACANT		
Dwelling Type:		
Use/Class: SNGL FAM RES - URBAN	Acrcage: 0.000	
Year Assessed: 2022	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 09 WAVERLY TOWN	Year Effective:	Total Land: \$700
MH/Type:	On Site Date: 02/14/2022	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$700



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