

**NOTICE OF PUBLIC AUCTION  
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE  
SCOTT COUNTY, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of the County of Scott, the undersigned Special Commissioner will offer for sale at public auction the following described real estate at the County Office Building, 190 Beech Street, Suite 201, Gate City, Virginia 24251, on **Friday, January 11, 2019, at 3:00pm**, or as soon thereafter as may be effected. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

	<u>Owner(s)</u>	<u>Account Nos.</u>	<u>Description</u>
1.	Laverne Fleenor & Rocky Addington	Tax Map No: 146B4 8 3 4-9 Account No: 14885 TACS No: 36076	156 Ridge Road, Weber City 0.5 acre +/-
2.	Shannon D. Bishop, et al.	Tax Map No: 80-5-5 Account No: 13101 TACS No: 36022	5371 Natural Tunnel Parkway, Duffield 3.54 acres +/-
3.	Fred & Joanne Davis	Tax Map No: 121-A-35 Account No: 2450 TACS No: 36261	Moccasin Ridge, vacant 21.5 acres +/-
4.	Fred & Joanne Davis	Tax Map No: 142-A-32A Account No: 2464 TACS No: 36261	Troublesome Creek, vacant 34 acres +/-
5.	Steve & Veronica Emory	Tax Map No: 146A7-A-50 Account No: 14274 TACS No: 183173	178 Park Street, Gate City 0.2 acre +/-
6.	Betty & Hubert Hood	Tax Map No: 123-A-25 Account No: 12188 TACS No: 318877	5420 Manville Road, Gate City
		Tax Map No: 123-A-26 Account No: 13052 TACS No: 318877	5434 Manville Road, Gate City
7.	Betty N. Stanley	Tax Map No: 146A2-A-3A Account No: 17544 TACS No: 36121	Chestnut Street near Sherman Street, Gate City, vacant 0.84 acre +/-

**TERMS OF SALE:** All sales are subject to confirmation by the Circuit Court of the County of Scott. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, at the time of the auction. 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). Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. All deposits must be made in the form of personal check, traveler's check, cashier's check or money order. No cash will be accepted. The balance of the purchase price shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. 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. **There will be a 10% buyer's premium added to the final bid price which must be paid on the date of the auction.** Recording costs for deed recordation will be the responsibility of the successful bidder and will be due with the balance of the purchase price within fifteen (15) days of confirmation of sale by the Court.

Properties are offered for sale as-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.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to the County of Scott and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS online at [www.taxva.com](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), or by phone to (804) 612-9041.

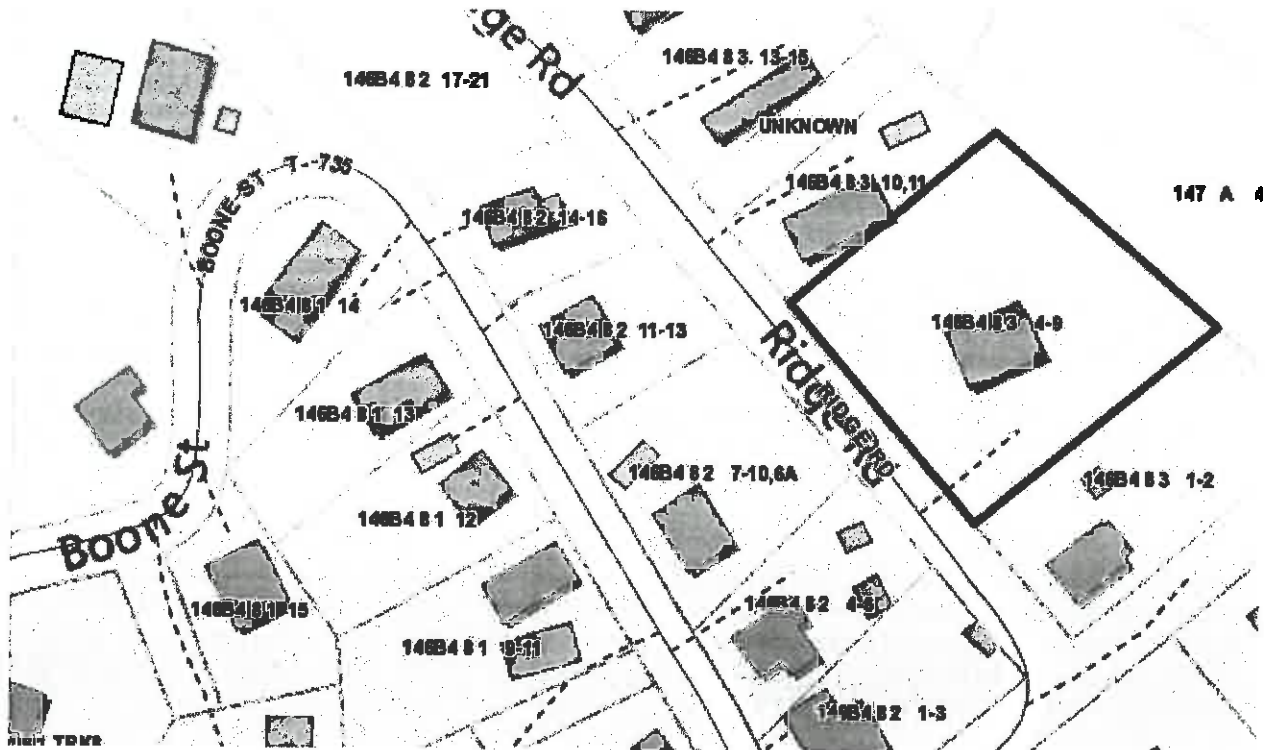
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Gregory L. Haynes, Esq.  
Special Commissioners  
Taxing Authority Consulting Services, PC  
P.O. Box 31800 • Henrico • Virginia 23294-1800

**Lot 1**  
**Laverne Fleenor & Rocky Addington**  
**Tax Map No. 146B4 8 3 4-9 – 156 Ridge Road, Weber City**

<b>Interior Walls:</b> PANELED	<b>Stories:</b>
<b>Flooring:</b>	<b>Year Built:</b> 1978 <b>Age:</b> 38
<b>Total Rooms:</b> 5	<b>Public Gas:</b> N <b>Electric:</b> Y
<b>Bed Rooms:</b> 2	<b>Foundation:</b> CINDERBLOCK
<b>Bath Rooms:</b> 1 F / 1 H	<b>Exterior Walls:</b> LOG
<b>Heat Type:</b> HEAT PUMP	<b>Roof Type:</b> COMP SHG
<b>Fuel:</b> ELECTRIC	<b>Roofing:</b> GABLE
	<b>Air Condition:</b> Y



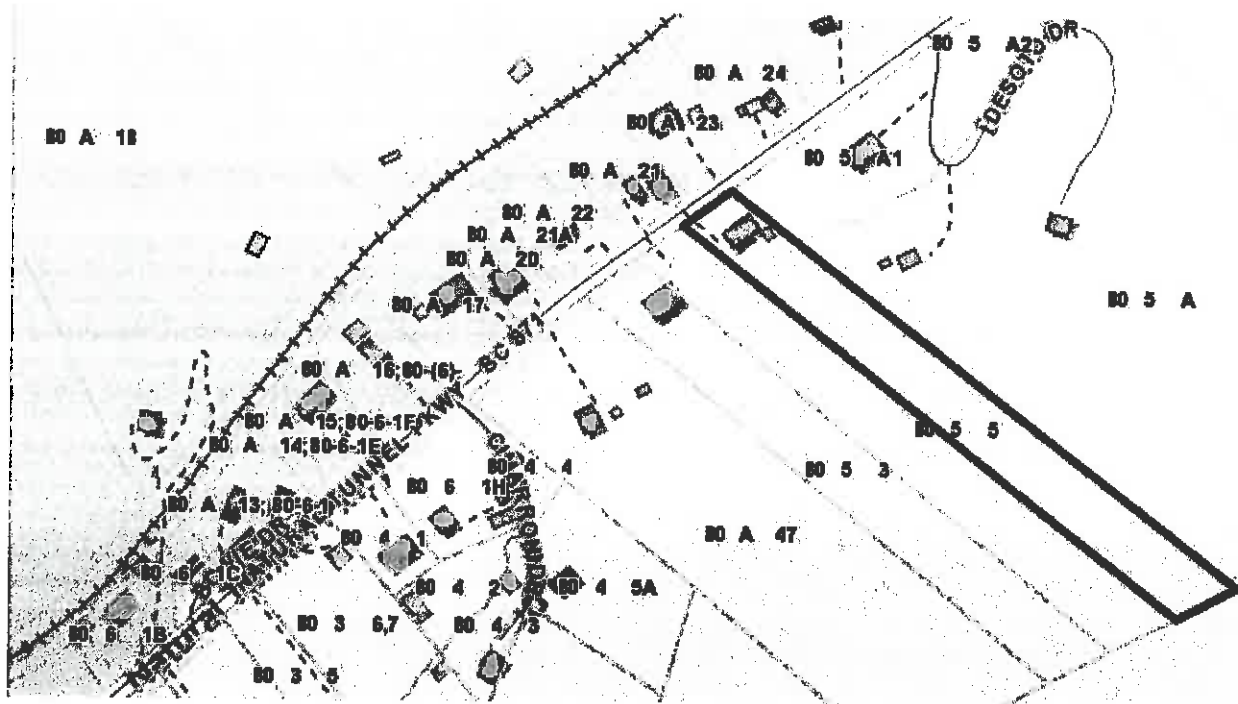
% Chg	Previous Values		
-0.242	Bldg 84,800	<b>Total Imp.</b>	<b>64,200</b>
-0.196	Land 19,300	<b>Total Land</b>	<b>15,500</b>
	<b>Total</b> 104,100	<b>Total Prop.</b>	<b>79,700</b>
		<b>Land Use Value</b>	<b>0</b>



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.

**Lot 2**  
**Shannon D. Bishop, et al.**  
**Tax Map No. 80-5-5 – 5371 Natural Tunnel Parkway, Duffield**

Interior Walls: DRYWALL		Stories:	
Flooring:		Year Built: 1996	Age: 20
Total Rooms: 7		Public Gas: N	Electric: Y
Bed Rooms: 3		Foundation: CINDERBLOCK	
Bath Rooms: 2 F / 0 H		Exterior Walls: VINYL	
Heat Type: HEAT PUMP		Roof Type: METAL	
Fuel: ELECTRIC		Roofing: GABLE	
		Air Condition: Y	
% Chg	Previous Values	Total Imp.	47,600
-0.44	Bldg 85,000	Total Land	16,800
-0.236	Land 22,000	Total Prop.	64,400
	Total 107,000	Land Use Value	0



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**Lot 3**  
**Fred & Joanne Davis**  
**Tax Map No. 121-A-35 – Moccasin Ridge**

Map#: 121 A 35      Owner: DAVIS, FRED J. & JOAN  
Acreage: 21.50      \$11 Adc: 0 SWEET GUM DR  
Record: 2450      Card: 1      GIS Pin:  
Sale Price: 3000      Sale Date: 0 / 0 / 0      Ratio: 7.167  
Grantor:

Occupancy: VACANT LAND	Interior Walls:	Stories:
Right of Way: PRIVATE		Year Built: 0      Age: 2016
Pavement: GRAVEL	Flooring:	Public Gas: N      Electric: N
Terrain: ON		Foundation:
Characteristic ROLLING/SLOPING	Total Rooms: 0	Exterior Walls:
Water Source: NONE	Bed Rooms: 0	Roof Type:
Sewer: NONE	Bath Rooms: 0 F / 0 H	Roofing:
Zoning:	Heat Type:	Air Condition:
Use Class: AGRANDDEV/20-00	Fuel:	

Land Description	Unit Size	Unit Value	Method	Unit Adj	Unit Total	Uty Value
WOODED	21.500	1,000	P	0	21,500	0

Structural Element			
% Area	Area SF	Rate SF	
Building	0 @	0.00	= 0
Basement	@		= 0
Fin. Bemt.	0.00 @	0.00	= 0
Bath Rooms: 0 F / 0 H	Plumbing Value:		0
Heat Type:	Heating Value:		0
Air Condition:	A/C Value:		0
0 FP, 0 Stack, NV	Fireplace Value:		0
0 Flue, 0 Stack, 0 Metal	Flue Value:		0
	Built in Garage:		0
	Interior Improvements:		0
	Total S&M Landscape:		0
	Extra Kitchen Value:		0
	Total Structure Addition:		0

Improvement	Length	Width	Condition	Depr.	Total Value

Description	Story	Size	Class	Factor	Rate	Value

Adj. Factor:	Adj. Fctor:	0.00	0
Class: 0.00	Phys. Depr.	0.00	0
Condition:	Func. Depr.	0.00	0
Year Built: 0	Econ. Depr.	0.00	0
Age: 2016	Fair Value		N/A

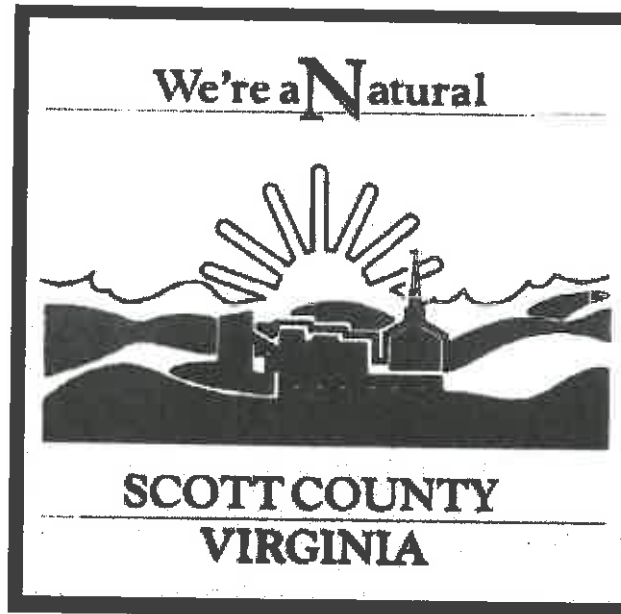
Instrument #  
0 0  
Deed Book  
0320 - 444  
User Codes:  
  
Date Inspected  
0012016  
At Home  
N  
Initials  
FSEM

<b>Value Summary</b>	Total Main Structure:	0	
Date of Value	Nbr Hood Adj.	0.00 0	
1 / 1 / 2016	Perc Comp.	0.00 0	
	L/S Adj.	N/A 0	
	Total Other	0	
% Chg	Previous Values		
0 Bldg	0	Total Imp.	0
-0.062 Land	23,700	Total Land	21,500
Total	23,700	Total Prop.	21,500
		Land Use Value	0

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**Lot 4**  
**Fred & Joanne Davis**  
**Tax Map No. 142-A-32A – Troublesome Creek**

TransTyp: <b>PAY</b>	Dept/Bill#: <b>RE2016</b>	00044330001	P/I Date: <b>12/29/2016</b>	<b>12/29/2016</b>
Name: <b>DAVIS, FRED J. &amp; JOANNE</b>	Bill Date: <b>3/07/2016</b>			Half: <b>1</b>
Name 2:	Due/PstDt: <b>11/18/2016</b>			
Address: <b>C/O LISA ADAMS</b>	Map#: <b>142 A 32A</b>			
<b>126 SHEET GUM DR</b>	N00000			
<b>GATE CITY VA</b>	Acreage: <b>34.00</b>			Dist/Cls <b>ES /</b>
Zip: <b>24251 - 0000</b>	Mortg.Co.:			
Desc: <b>TROUBLESOME CR.</b>	SSN: <b>000 - 00 - 0000</b>			<b>Status</b>
	<b>000 - 00 - 0000</b>			
Land: <b>\$42,700</b>	Improve: <b>\$1,100</b>	Use: <b>\$0</b>		

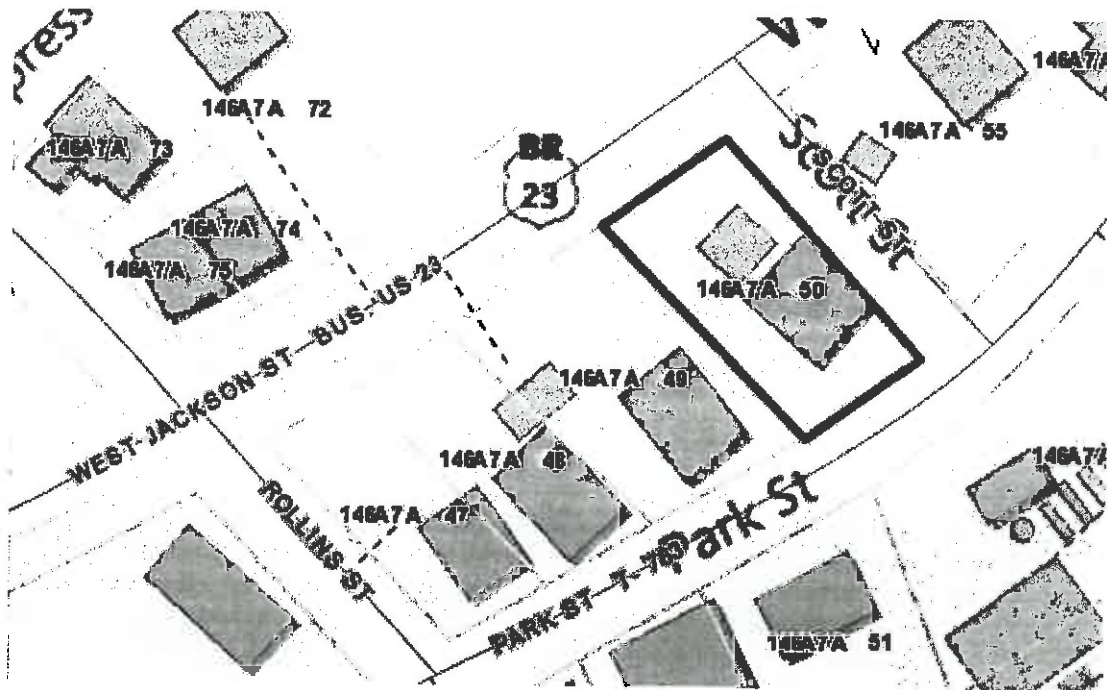


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**Lot 5**  
**Steve & Veronica Emory**  
**Tax Map No. 146A7-A-50 – 178 Park Street, Gate City**

<b>Interior Walls:</b> PLASTER		<b>Stories:</b>	
<b>Flooring:</b>		<b>Year Built:</b> 1880	<b>Age:</b> 136
<b>Total Rooms:</b> 7		<b>Public Gas:</b> N	<b>Electric:</b> Y
<b>Bed Rooms:</b> 3		<b>Foundation:</b> STONE	
<b>Bath Rooms:</b> 1 F / 0 H		<b>Exterior Walls:</b> FRAME	
<b>Heat Type:</b> FORCED AIR		<b>Roof Type:</b> METAL	
<b>Fuel:</b> PPANE		<b>Roofing:</b> GABLE	
		<b>Air Condition:</b> N	
<b>% Chg</b>	<b>Previous Values</b>		
-0.091	Bldg 68,800	<b>Total Imp.</b>	<b>62,500</b>
-0.032	Land 15,500	<b>Total Land</b>	<b>15,000</b>
	<b>Total</b> 84,300	<b>Total Prop.</b>	<b>77,500</b>
		<b>Land Use Value</b>	<b>0</b>



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**Lot 6 (2 Parcels)  
Betty & Hubert Hood  
Tax Map No. 123-A-25- 5420 Manville Road, Gate City**

<b>Interior Walls:</b> paneled	<b>Stories:</b>
<b>Flooring:</b>	<b>Year Built:</b> 1966 <b>Age:</b> 50
<b>Total Rooms:</b> 6	<b>Public Gas:</b> N <b>Electric:</b> Y
<b>Bed Rooms:</b> 2	<b>Foundation:</b> CINDERBLOCK
<b>Bath Rooms:</b> 1 F / 0 H	<b>Exterior Walls:</b> BRICK
<b>Heat Type:</b> SPACE HEAT	<b>Roof Type:</b> METAL
<b>Fuel:</b> WOOD/COAL	<b>Roofing:</b> GABLE
	<b>Air Condition:</b> N



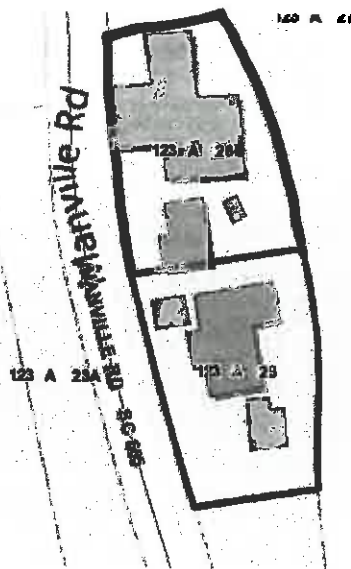
% Chg	Previous Values		
0.4182	Bldg 47,100	<b>Total Imp.</b>	<b>66,800</b>
-0.196	Land 12,200	<b>Total Land</b>	<b>9,800</b>
	<b>Total 59,300</b>	<b>Total Prop.</b>	<b>76,600</b>
		<b>Land Use Value</b>	<b>0</b>

**Tax Map No.123-A-26 – 5434 Manville Road, Gate City**

<b>Interior Walls:</b> paneled	<b>Stories:</b>
<b>Flooring:</b>	<b>Year Built:</b> 1975 <b>Age:</b> 41
<b>Total Rooms:</b> 5	<b>Public Gas:</b> N <b>Electric:</b> Y
<b>Bed Rooms:</b> 2	<b>Foundation:</b> PIER
<b>Bath Rooms:</b> 1 F / 0 H	<b>Exterior Walls:</b> METAL
<b>Heat Type:</b> FORCED AIR	<b>Roof Type:</b> COMP SHG
<b>Fuel:</b> ELECTRIC	<b>Roofing:</b> GABLE
	<b>Air Condition:</b> N



% Chg	Previous Values		
-0.039	Bldg 22,800	<b>Total Imp.</b>	<b>21,900</b>
-0.222	Land 14,800	<b>Total Land</b>	<b>11,500</b>
	<b>Total 37,600</b>	<b>Total Prop.</b>	<b>33,400</b>
		<b>Land Use Value</b>	<b>0</b>

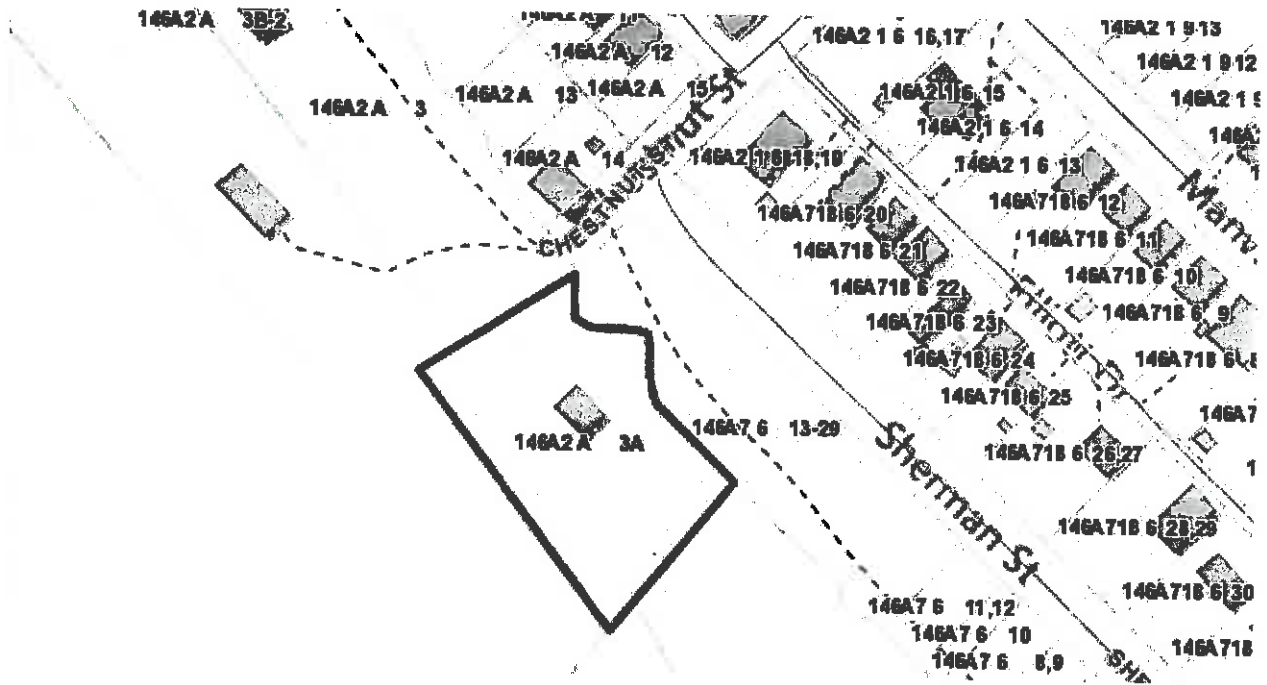


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**Lot 7**  
**Betty N. Stanley**  
**Tax Map No. 146A2-A-3A – Chestnut Street near Sherman Street, Gate City**

% Chg	Previous Values		
-1	Bldg 7,000	Total Imp.	0
-0.230	Land 10,400	Total Land	8,000
	<b>Total 17,400</b>	<b>Total Prop.</b>	<b>8,000</b>
		<b>Land Use Value</b>	<b>0</b>



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

At that certain Special Commissioner's sale held on Thursday, January 11, 2018 in the cause styled County of Scott v. \_\_\_\_\_ (Case No. \_\_\_\_\_), the undersigned was the highest bidder on the real estate described below, for a bid price of \$ \_\_\_\_\_, and a buyer's premium of \$ \_\_\_\_\_.

**Tax Map No.** \_\_\_\_\_

**Account No.** \_\_\_\_\_

I understand that a deposit of \$ \_\_\_\_\_ (25% of the purchase price or \$1,000.00, whichever is more, or the entire purchase price if less than \$1,000.00, or \$20,000.00 if purchase price is more than \$80,000.00) is required to be deposited today with the Special Commissioner and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Scott, Virginia. Further, I understand that a buyer's premium is required in this auction and have agreed to pay \$ \_\_\_\_\_ as a buyer's premium.

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 Court intends 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 (auction date). I further understand that in the event I owe delinquent taxes to the County of Scott or if I am named as a Defendant in any delinquent tax suit filed by the County of Scott, Virginia, that this contract may 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.

If the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit the deposit and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount. I further understand that if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, that this real estate may be resold and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

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

Print Name:

\_\_\_\_\_  
Address:

\_\_\_\_\_  
Phone:

\_\_\_\_\_  
Email:

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 11th day of January, 2018, 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