

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Scott, 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 **County Office Building Board Room, 190 Beech Street, Gate City**, on **April 23, 2025 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 Mitch-Ell Auction Firm (“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>Parcel No.</b>	<b>Account No.</b>	<b>TACS No.</b>	<b>Property Description</b>
J1	Lorn L. Gilliam (LE)	35-A-14	658	96785	13131 Hunters Valley Road, Duffield 24244
J2	Ronald and Denise Absher	45-A-9	11613	60152	25046 US 23 North, Duffield 24244
J3	Daniel Howard Phillips	41-2-1,2	5999	36370	Vacant; River Bluff Road, Dungannon 24245
J4	Wendy Penley Lange	27-2-10	19850	318817	320 Cassells Chapel Road, Dungannon 24245
J5	Nancy McElroy	167-2-C-2	4020	695219	404 Holston Terrace, Weber City 24290
J6	Kristie Louise Arnold	146A7-A-240	13767	695491	110 Ronald Street, Gate City 24251
J7	Joseph Leon Green	122-A-68	3966	695204	Vacant; Beaver Drive, Gate City 24251
J8	Gerald B. and Doris Smith	144-A-138 and 144-A-143B	4264 and 17910	60495	4603 Yuma Road, Gate City 24251
					**Parcel No. 144-A-143B is unmapped on GIS**
J9	Melissa Lynn and Harley Nicol Colvin	46-1-1	16764	598099	116 Phoebe Crossing Drive, Duffield 24244
J10	Denny Allen Peters (L/E)	146A6-A-5	14207	694962	258 Sue Street, Gate City 24251

**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.mitchellauctionfirm.com](http://www.mitchellauctionfirm.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 Mitch-Ell Auction Firm, at (276) 608-4786 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 April 30, 2025).** 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 Scott 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 Scott 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 [www.mitchellauctionfirm.com](http://www.mitchellauctionfirm.com), by email to [mark@mitchellauctionfirm.com](mailto:mark@mitchellauctionfirm.com) or by phone to Mark Mitchell, at (276) 608-4786. 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 – Scott 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 Wednesday, April 23, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ \_\_\_\_\_.

**Case Name:** County of Scott 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 County of Scott, 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 (April 23, 2025). 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:

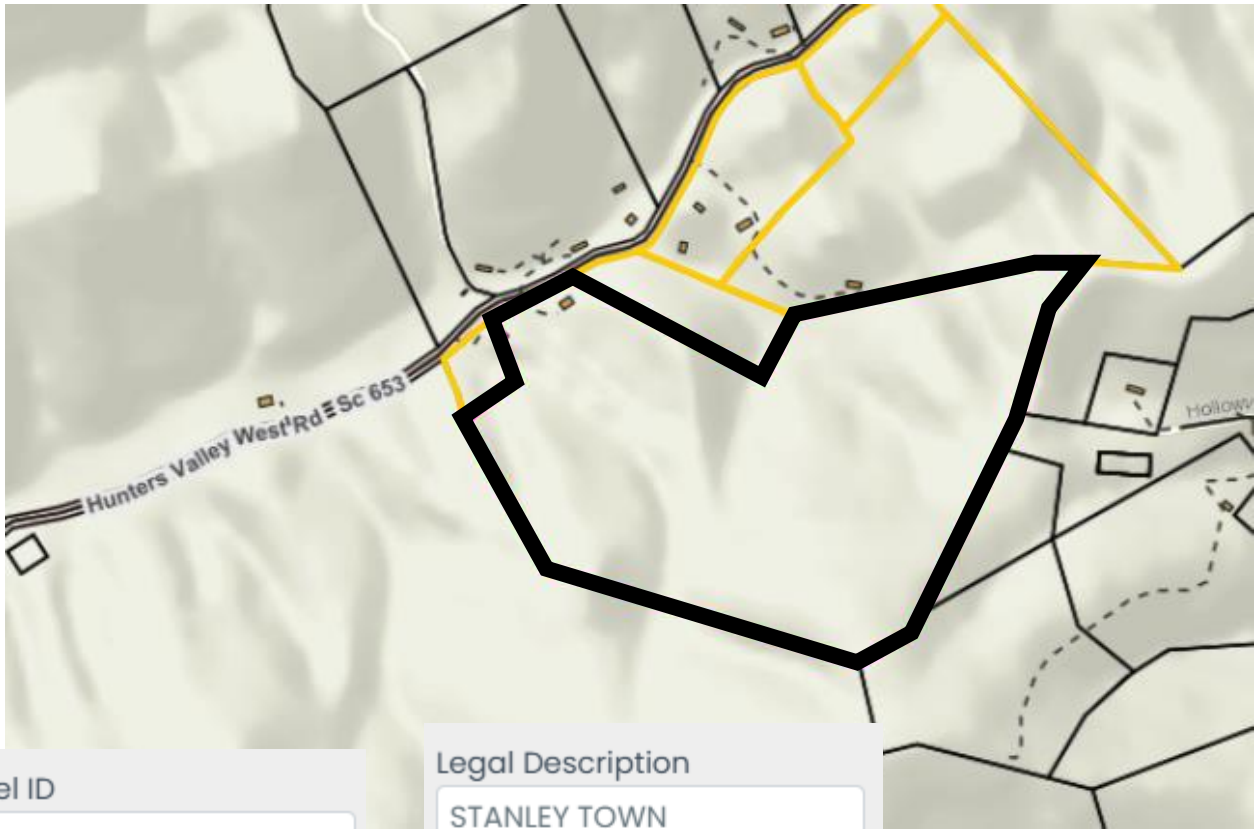
Type of Interest:    Tenants in Common    Tenants by Entirety with ROS    Joint Tenants    None

**CERTIFICATION**

It is hereby certified that the above-referenced purchaser has, on this 23rd day of April 2025, 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**  
**Lorn L. Gilliam (LE)**



Parcel ID

35-A-14

Account

658

Owner Name

GILLIAM, LORN L. (LE)

Owner Address

13131 HUNTERS VALLEY RD  
DUFFIELD VA, 24244

Legal Description

STANLEY TOWN

Deed Book

0260

Deed Page

244

Acres

61.00

District

DE

Improvement Value

\$12,900

Land Value

\$53,000

Total Value

\$65,900

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 J2

Ronald and Denise Absher



Parcel ID

45-A-9

Account

11613

Owner Name

ABSHER, RONALD AND  
DENISE

Owner Address

25046 U.S. HWY 23 N.  
DUFFIELD VA, 24244

Improvement Value

\$44,800

Land Value

\$16,000

Total Value

\$60,800

Legal Description

NORTH FORK  
1 LOT

Deed Book

537

Deed Page

1829

Acres

.00

District

TA

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## Property J3

Daniel Howard Phillips



Parcel ID

41-2-1,2

Account

5999

Owner Name

PHILLIPS, DANIEL HOWARD

Owner Address

P O BOX 1952  
COEBURN VA, 24245

Legal Description

CLINCH RIVER  
TRACT 1 & 2

Deed Book

354

Deed Page

326

Acres

14.65

District

FL

Improvement Value

\$0

Land Value

\$22,000

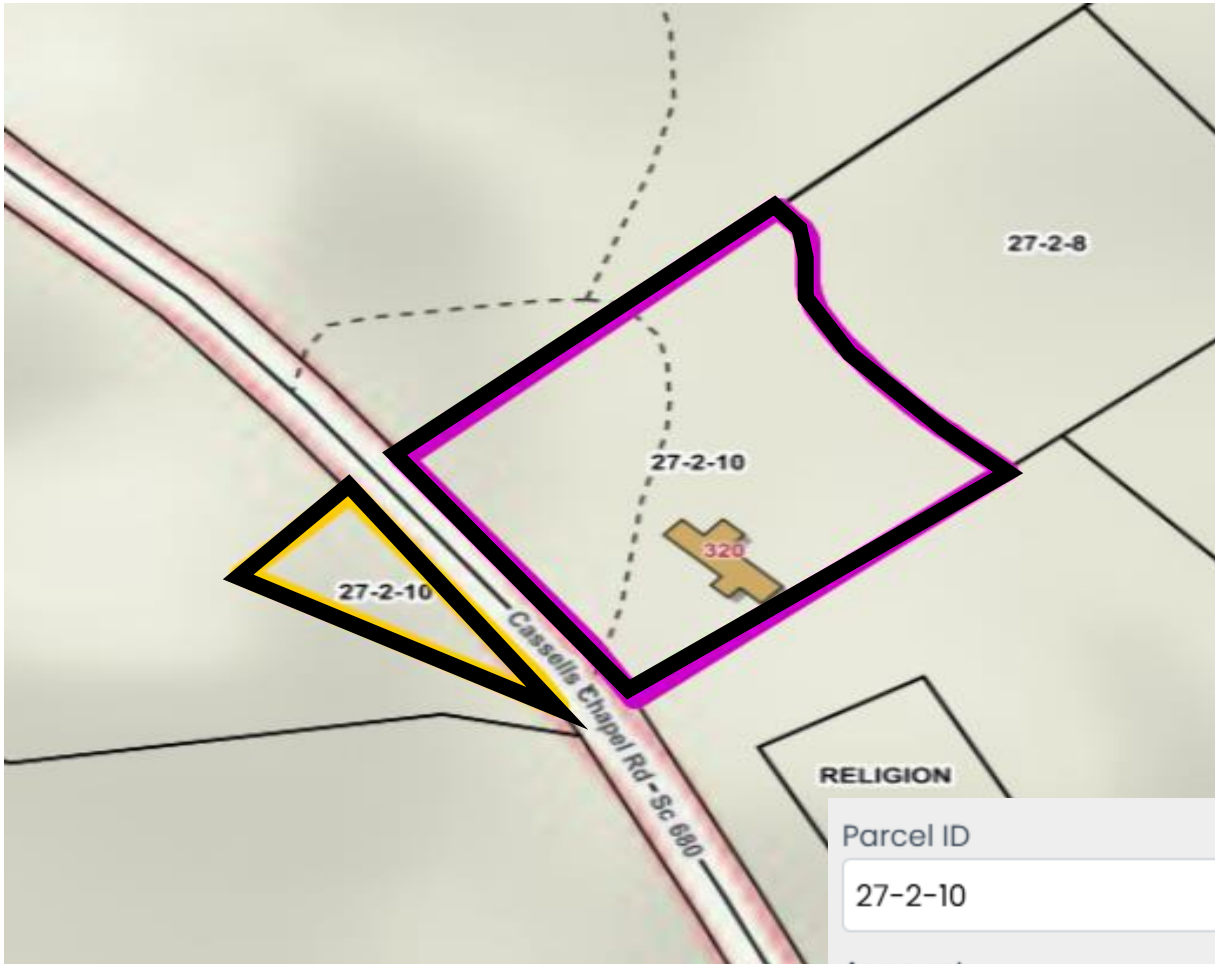
Total Value

\$22,000

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**Property J4**  
**Wendy Penley Lange**



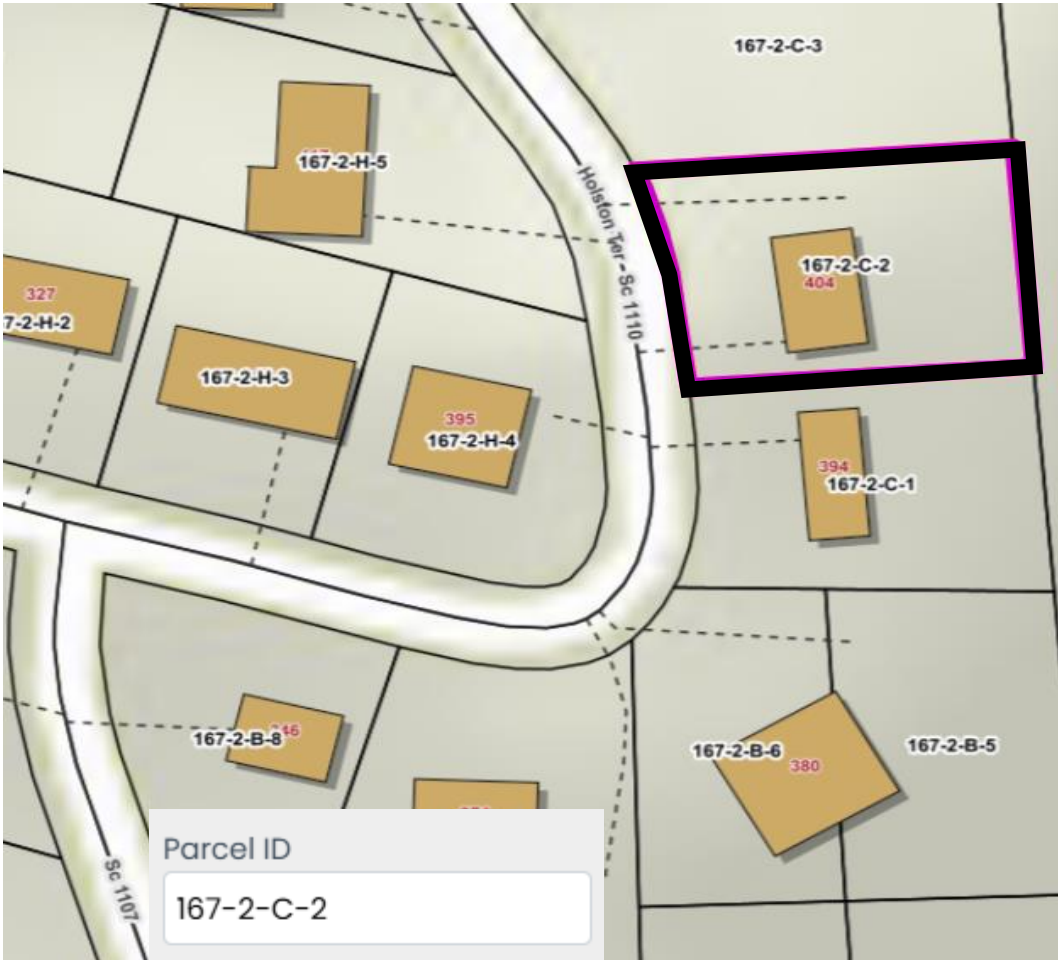
Parcel ID	<input type="text" value="27-2-10"/>
Account	<input type="text" value="0"/>
Owner Name	<input type="text"/>
Owner Address	<input type="text"/>

**\*\*No other information on GIS\*\***

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# Property J5

Nancy McElroy



Parcel ID

167-2-C-2

Account

4020

Owner Name

MCELROY, NANCY

Owner Address

404 HOLSTON TERRACE  
WEBER CITY VA, 24290

Improvement Value

\$91,200

Land Value

\$33,000

Total Value

\$124,200

Legal Description

HOLSTON TERRACE ADD.  
LOT 2, BLOCK C

Deed Book

251

Deed Page

694

Acres

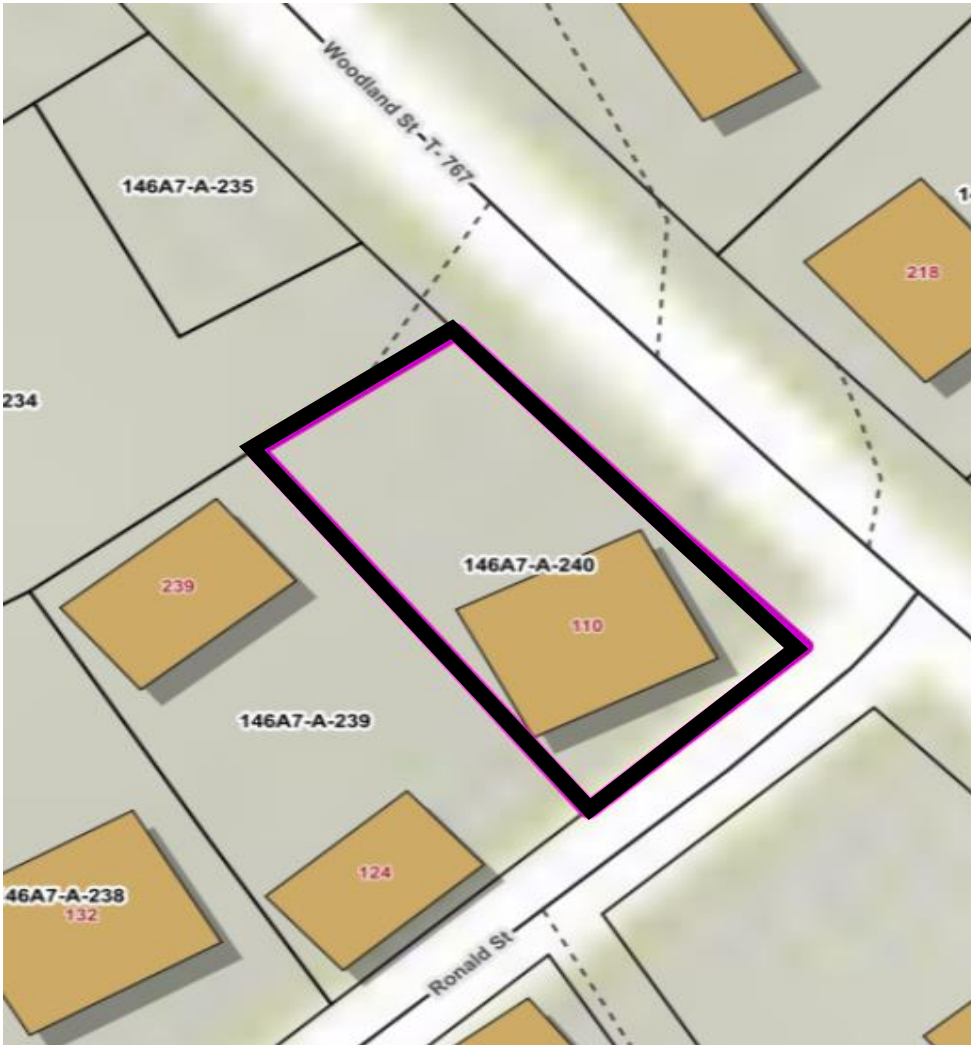
.00

District

ES

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**Property J6**  
**Kristie Louise Arnold**



Improvement Value  
\$0

Land Value  
\$8,000

Total Value  
\$8,000

Parcel ID  
146A7-A-240

Account  
13767

Owner Name  
ARNOLD, KRISTIE LOUISE

Owner Address  
6080 NATURAL TUNNELL  
PKWY  
DUFFIELD VA, 24244

Legal Description  
WOODLAND INTERSECTS  
RONALD

Deed Book  
356

Deed Page  
60

Acres  
.10

District  
GA

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**Property J7**  
**Joseph Leon Green**

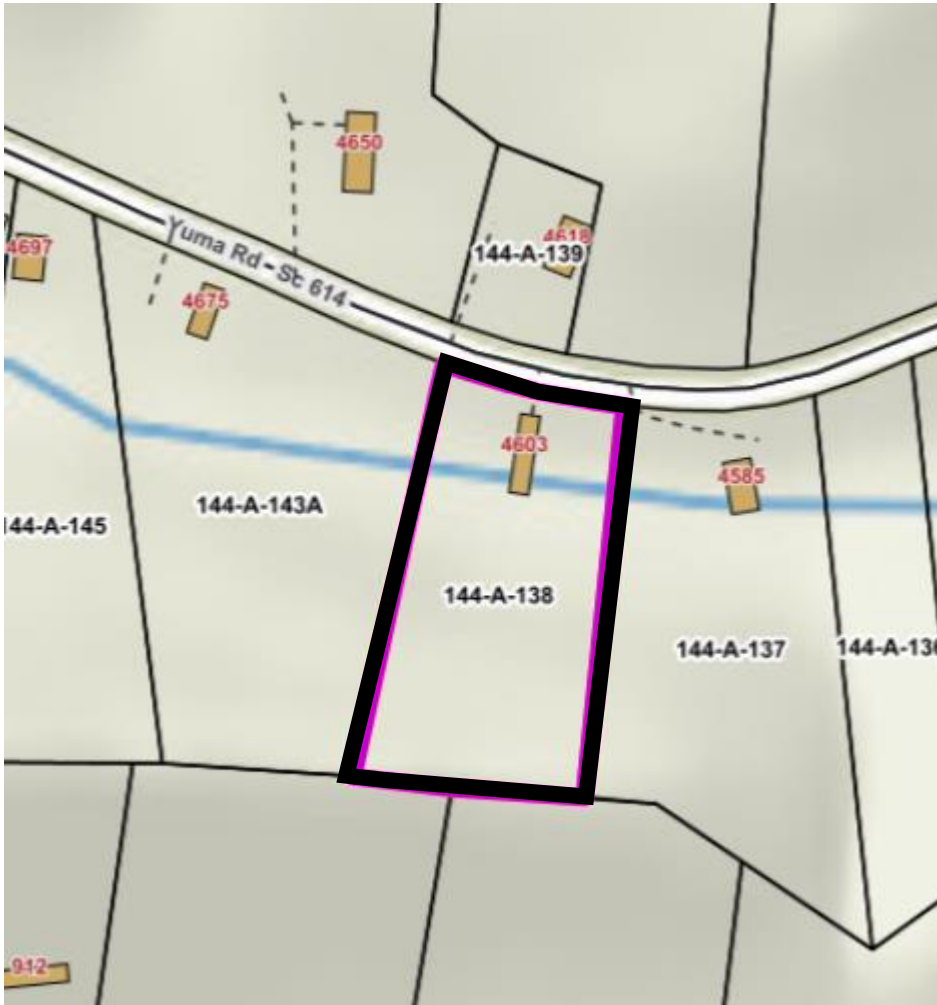


Parcel ID	122-A-68
Account	3966
Owner Name	GREEN, JOSEPH LEON
Owner Address	402 LITTLE ACRES DR KNIGHTDALE NC, 27545
Legal Description	COPPER CREEK
Deed Book	0393
Deed Page	175
Acres	2.41
District	ES

Improvement Value	\$0
Land Value	\$11,200
Total Value	\$11,200

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**Property J8**  
**Gerald B. and Doris Smith**



**\*\*Parcel No. 144-A-143B  
is unmapped on GIS\*\***

Improvement Value  
\$0

Land Value  
\$18,000

Total Value  
\$18,000

Parcel ID  
144-A-138

Account  
4264

Owner Name  
SMITH, GERALD B. AND  
DORIS

Owner Address  
4603 YUMA RD  
GATE CITY VA, 36571

Legal Description  
MTN. SPRINGS

Deed Book  
516

Deed Page  
1507

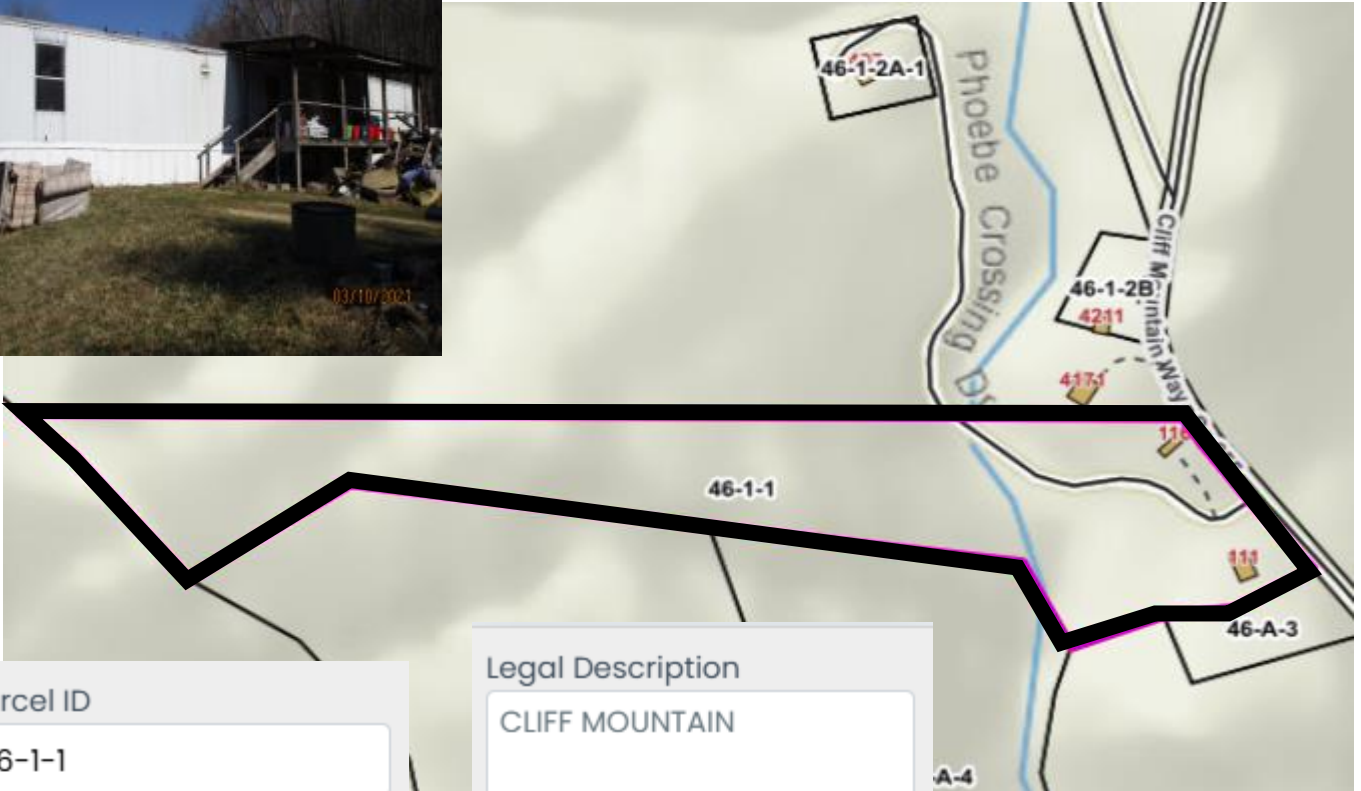
Acres  
1.00

District  
ES

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**Property J9**

**Melissa Lynn and Harley Nicol Colvin**



Parcel ID  
46-1-1

Account  
16764

Owner Name  
COLVIN, MELISSA LYNN &  
HARLEY NICOL

Owner Address  
116 PHOEBE CROSSING  
DRIVE  
DUFFIELD VA, 24244

Legal Description  
CLIFF MOUNTAIN

Deed Book  
557

Deed Page  
765

Acres  
12.40

District  
TA

Improvement Value  
\$600

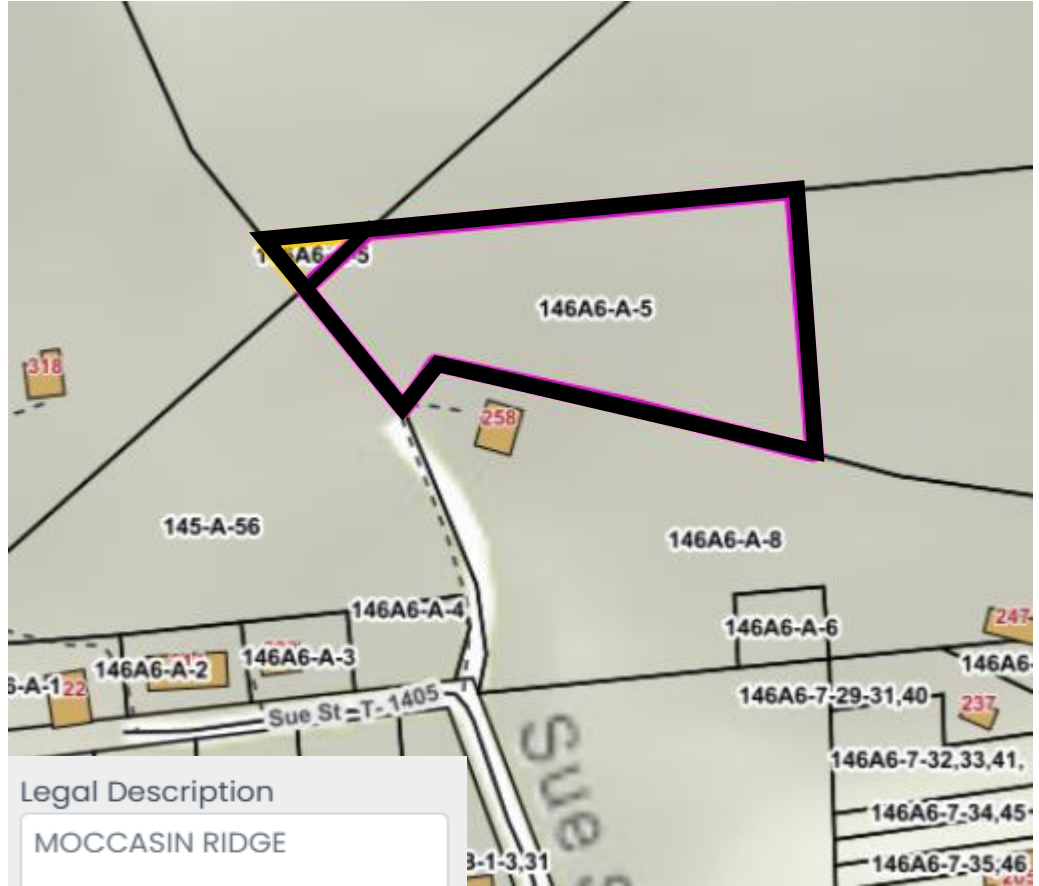
Land Value  
\$23,400

Total Value  
\$24,000

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**Property J10**

**Denny Allen Peters (L/E)**



Parcel ID

146A6-A-5

Account

14207

Owner Name

PETERS, DENNY ALLEN (L/E)

Owner Address

258 SUE STREET  
GATE CITY VA, 24251

Legal Description

MOCCASIN RIDGE

Deed Book

373

Deed Page

431

Acres

3.00

District

GA

Improvement Value

\$26,700

Land Value

\$23,000

Total Value

\$49,700

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