

**NOTICE OF PUBLIC AUCTION  
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE  
CITY OF BRISTOL, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of City of Bristol, the undersigned Special Commissioner will offer for sale at public auction the following described real estate at the **City of Bristol Circuit Courthouse**, located at **497 Cumberland Street, Bristol, Virginia 24201**, on **Wednesday, June 30, 2021 at 10:00am** 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.

<b>No.</b>	<b>Property Owner(s)</b>	<b>Account Nos.</b>	<b>Description</b>
1.	Betty J. Thomas	Tax Map No. 29-4-3-44 Acct No. 135062 TACS No. 469447	732 Fairview Street; Lot No. 44, Block 3; Fairview Addition
2.	Patricia A. Schuler	Tax Map No. 375-1-1 Acct No. 249866 TACS No. 391997	893 Island Road (nka: 141 Cornerstone Drive); Tract 1; 2.056 Acres +/-
3.	Grace Chapman, et al.	Tax Map No. 23-10-6 Acct No. 61964 TACS No. 38015	2109 Lawrence Avenue; Lot No. 6; part of Fulkerson Addition and V.I.C. & C. Co.'s Addition; corner lot; Vacant Land
4.	Marie Hall	Tax Map No. 31-3-1-10 Acct No. 280712 TACS No. 392060	140 Booher Lane (nka: 195 Booher Lane); Lot 10, Block 1; Mrs. Jennie Sharrett's Subdivision
5.	Robert J. Dunn	Tax Map No. 263-A-19A Acct No. 206121 TACS No. 392050	15 Barytes Drive (nka: 195 Barytes Drive); 0.91 Acre +/-
6.	Donald R. Shaffer, et al.	Tax Map No. 30-1-11 Acct No. 81469 TACS No. 37901	804 Madison Street (nka: 199 Madison Street); Vacant; Corner lot
7.	Pamela S. Martin	Tax Map No. 17-17-7-11-12 Acct No. 191612 TACS No. 392048	322 Lester Street (nka: 312 Lester Street); Lot Nos. 11 and 12, Block 7; Grump Addition
8.	William L. McDaniel, et al.	Tax Map No. 18-6-37 Acct No. 225665 TACS No. 392052	1216 Rhode Island Avenue; Lot No. 37; John R. Dickey's Second Addition

**TERMS OF SALE:** All sales are subject to confirmation by the Circuit Court of City of Bristol. 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.

All properties are sold in gross and not by the acre. Properties are offered for sale as-is, with all faults and without any warranty, either expressed or implied. It is not guaranteed that the property has a right-of-way or that it is not landlocked. 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

cost, prior to bidding on any of the properties to determine the suitability of the property for their purposes.

**There will be a 10% buyer's premium added to the final bid to determine final contract price. The buyer's premium is due at the time of the auction.** 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) per property. 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. **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 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 auction date, and the highest bidder will be responsible for taxes from that date forward.

In order to qualify as a purchaser at this auction, you may not owe delinquent taxes to the City of Bristol. Questions 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) 548-4418, or by writing to the address below.

Andrew M. Neville, Esq.  
Taxing Authority Consulting Services, PC  
RE: City of Bristol Auction  
P.O. Box 31800  
Henrico, Virginia 23294-1800

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

At that certain Special Commissioner's sale held on Wednesday, June 30, 2021 in the cause styled City of Bristol 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 City of Bristol, 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 City of Bristol or if I am named as a Defendant in any delinquent tax suit filed by the City of Bristol, 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**

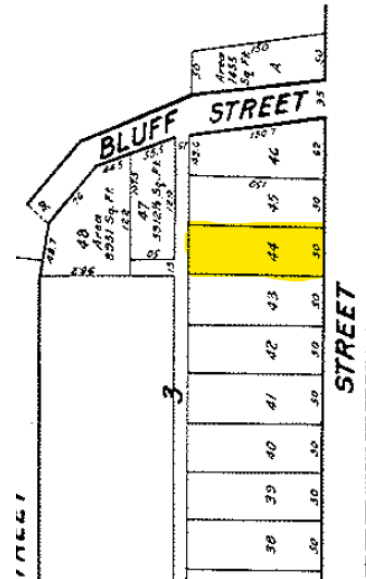
It is hereby certified that the above-referenced purchaser has, on this 30th day of June, 2021, acknowledged and executed the foregoing Purchaser's Acknowledgment and Contract of Sale. I further certify that the contact information and signature shown above belong to the aforementioned purchaser and are true and correct to the best of my knowledge.

---

Taxing Authority Consulting Services, PC

**Property 1**  
**Owner: Betty J. Thomas**  
**Tax Map Number: 29-4-3-44**  
**E911 Address: 732 Fairview Street**

Department:	RE2021	Ticket No:	83350001
Frequency:	1	Supplement No:	0
Name:	THOMAS BETTY J	Account No:	135062
Name 2:	N/A	Map ID:	29 4 3 44
Address:	732 FAIRVIEW ST BRISTOL VA 24201		
Description:	FAIRVIEW ADD. LOT 44 BLK 3 732 FAIRVIEW ST		
District:	01		
Bill Date:	04/01/2021	Due Date:	06/05/2021

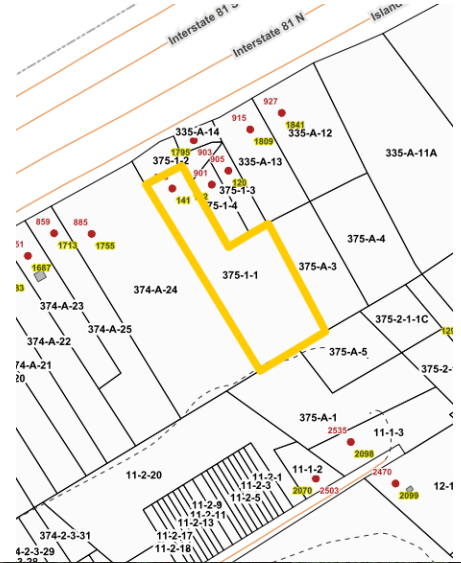


**DISCLAIMER:** The information contained on this page is NOT to be used as a LEGAL DOCUMENT. The map information displayed is believed to be accurate, but accuracy is not guaranteed.



**Property 2**  
**Owner: Patricia A. Schuler**  
**Tax Map Number: 375-1-1**  
**E911 Address: 893 Island Road**  
**(nka: 141 Cornerstone Drive)**

Department:	RE2021	Ticket No:	73480001
Frequency:	1	Supplement No:	0
Name:	SCHULER PATRICIA A	Account No:	249866
Name 2:	N/A	Map ID:	375 1 1
Address:	893 ISLAND RD BRISTOL VA 24201		
Description:	TR 1 ACR 2 ELVIN L BOLLING PROPERTY		
District:	01		
Bill Date:	04/01/2021	Due Date:	06/05/2021





**Property 3**  
**Owner: Grace Chapman, et al.**  
**Tax Map Number: 23-10-6**  
**E911 Address: 2109 Lawrence Avenue**

Department:	RE2021	Ticket No:	16170001
Frequency:	1	Supplement No:	0
Name:	CHAPMAN GRACE & PENNY M	Account No:	61964
Name 2:	MCDONALD	Map ID:	23 10 6
Address:	2109 LAWRENCE AVE BRISTOL VA 24201		
Description:	ACR LOT 6		
District:	01		
Bill Date:	04/01/2021	Due Date:	06/05/2021

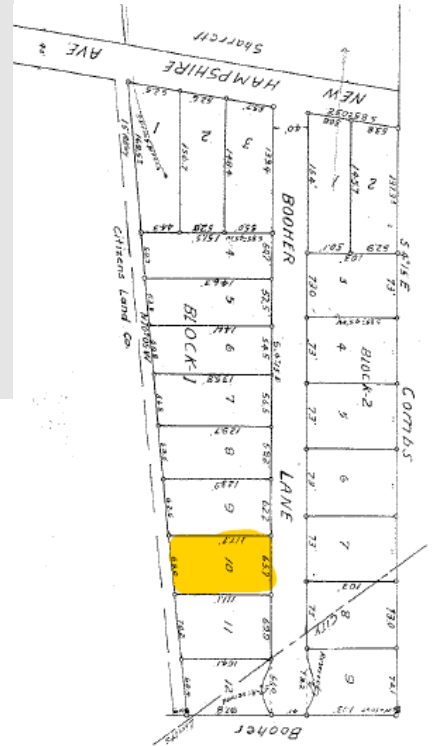


**DISCLAIMER:** The information contained on this page is NOT to be used as a LEGAL DOCUMENT. The map information displayed is believed to be accurate, but accuracy is not guaranteed.



**Property 4**  
**Owner: Marie Hall**  
**Tax Map Number: 31-3-1-10**  
**E911 Address: 140 Booher Lane**  
**(nka 195 Booher Lane)**

Department:	RE2021	Ticket No:	34710001
Frequency:	1	Supplement No:	0
Name:	HALL MARIE	Account No:	280712
Name 2:	N/A	Map ID:	31 3 1 10
Address:	1312 WHIDDON MILL RD LOT 20 TIFTON GA 31794		
Description:	J SHARRETT LOT 10 BLK 1 140 BOOHER LANE		
District:	01		
Bill Date:	04/01/2021	Due Date:	06/05/2021

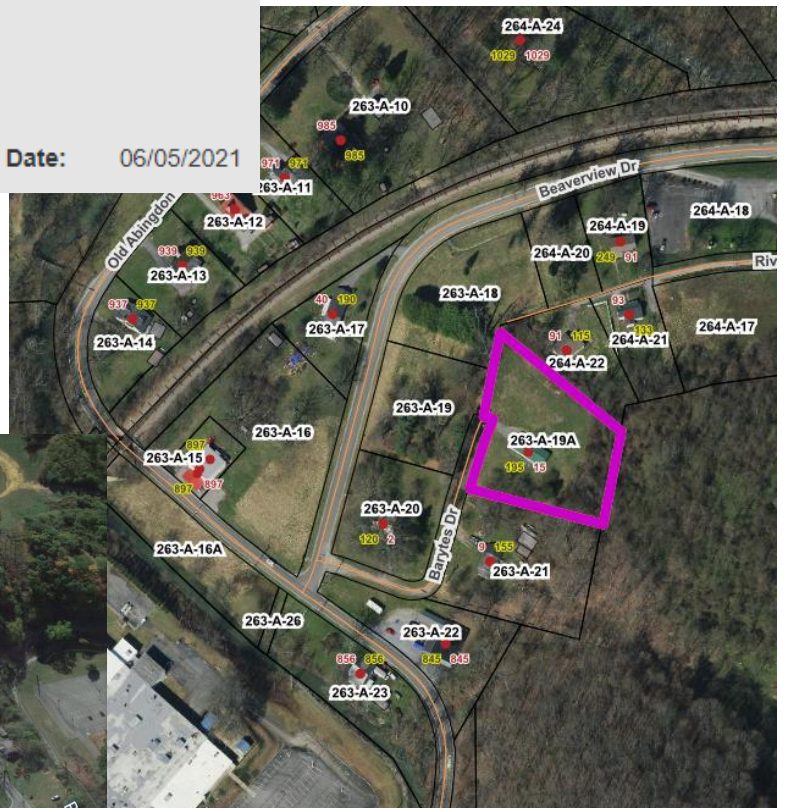


**DISCLAIMER:** The information contained on this page is NOT to be used as a LEGAL DOCUMENT. The map information displayed is believed to be accurate, but accuracy is not guaranteed.



**Property 5**  
**Owner: Robert J. Dunn**  
**Tax Map Number: 263-A-19A**  
**E911 Address: 15 Barytes Drive**  
**(nka 195 Barytes Drive)**

Department:	RE2021	Ticket No:	24920001
Frequency:	1	Supplement No:	0
Name:	DUNN ROBERT J	Account No:	206121
Name 2:	N/A	Map ID:	263 A 19A
Address:	15 BARYTES DR BRISTOL VA 24201		
Description:	0.91 ACRES BARYTEES 15 BARYTES DR		
District:	01		
Bill Date:	04/01/2021	Due Date:	06/05/2021



**DISCLAIMER:** The information contained on this page is NOT to be used as a LEGAL DOCUMENT. The map information displayed is believed to be accurate, but accuracy is not guaranteed.



**Property 6**  
**Owner: Donald R. Shaffer, et al.**  
**Tax Map Number: 30-1-11**  
**E911 Address: 804 Madison Street**  
**(nka 199 Madison Street)**

<b>Department:</b>	RE2021	<b>Ticket No:</b>	74230001
<b>Frequency:</b>	1	<b>Supplement No:</b>	0
<b>Name:</b>	SHAFFER DONALD R & JUDY A	<b>Account No:</b>	81469
<b>Name 2:</b>	(SURV)	<b>Map ID:</b>	30 1 11
<b>Address:</b>	804 MADISON ST BRISTOL VA 24201		
<b>Description:</b>	61'		
<b>District:</b>	01		
<b>Bill Date:</b>	04/01/2021	<b>Due Date:</b>	06/05/2021

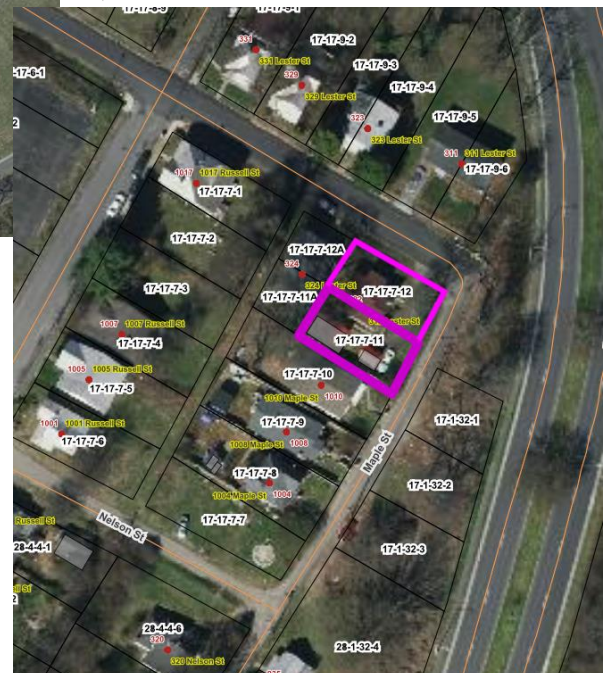
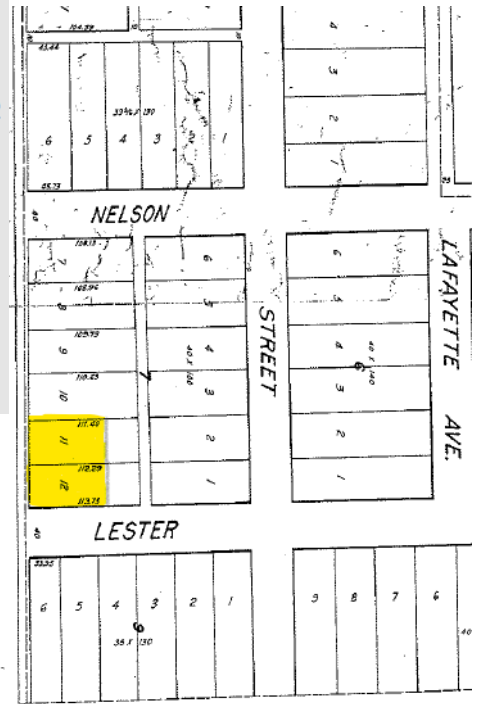


**DISCLAIMER:** The information contained on this page is NOT to be used as a LEGAL DOCUMENT. The map information displayed is believed to be accurate, but accuracy is not guaranteed.



**Property 7**  
**Owner: Pamela S. Martin**  
**Tax Map Number: 17-17-7-11-12**  
**E911 Address: 322 Lester Street**  
**(nka 312 Lester Street)**

<b>Department:</b>	RE2021	<b>Ticket No:</b>	54310001
<b>Frequency:</b>	1	<b>Supplement No:</b>	0
<b>Name:</b>	MARTIN PAMELA S	<b>Account No:</b>	191612
<b>Name 2:</b>	N/A	<b>Map ID:</b>	17 17 7 11 12
<b>Address:</b>	P O BOX 73 BRISTOL VA 24203		
<b>Description:</b>	GUMP PT. LOT 11 & 12 BLK 7 322 LESTER ST		
<b>District:</b>	01		
<b>Bill Date:</b>	04/01/2021	<b>Due Date:</b>	06/05/2021

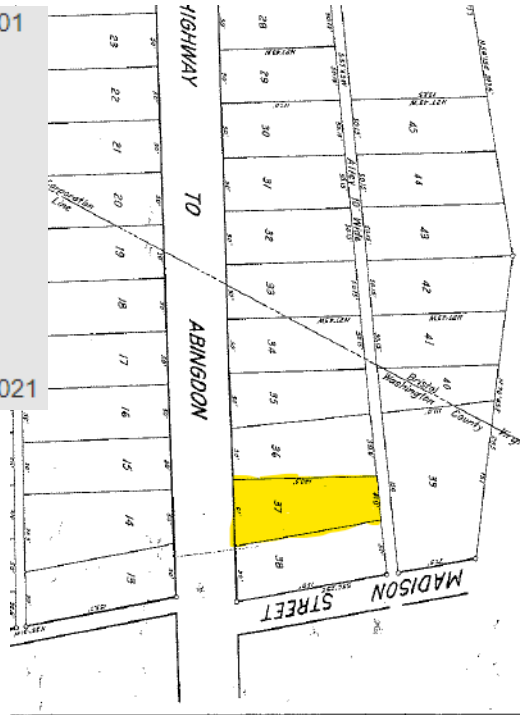


**DISCLAIMER:** The information contained on this page is NOT to be used as a LEGAL DOCUMENT. The map information displayed is believed to be accurate, but accuracy is not guaranteed.



**Property 8**  
**Owner: William L. McDaniel, et al.**  
**Tax Map Number: 18-6-37**  
**E911 Address: 1216 Rhode Island Avenue**

<b>Department:</b>	RE2021	<b>Ticket No:</b>	55480001
<b>Frequency:</b>	1	<b>Supplement No:</b>	0
<b>Name:</b>	MCDANIEL WILLIAM L & NADA	<b>Account No:</b>	225665
<b>Name 2:</b>	Z (SURV)	<b>Map ID:</b>	18 6 37
<b>Address:</b>	1216 RHODE ISLAND AVE BRISTOL VA 24201		
<b>Description:</b>	DICKY ADD. LOT 37		
<b>District:</b>	01		
<b>Bill Date:</b>	04/01/2021	<b>Due Date:</b>	06/05/2021



**DISCLAIMER:** The information contained on this page is NOT to be used as a LEGAL DOCUMENT. The map information displayed is believed to be accurate, but accuracy is not guaranteed.

## NOTES

[illegible]