

**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, Board Room, Gate City, Virginia 24251**, on **Thursday, September 23, 2021, at 9:00 a.m.**, 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>Property Owner</u>	<u>Identification</u>	<u>Description</u>
1.	Betty Rhoton Quate	Tax Map No. 146A7-1-1-9-18, 2-7 Acct. No. 13759 TACS No. 60077	222 Hill Street, Gate City +/- 0.87 acre
2.	Ronald and Denise Absher	Tax Map No. 45-A-9 Acct. No. 11613 TACS No. 60152	25046 US 23 North, Duffield +/- 0.9 acre
3.	Larry Bruce Sexton	Tax Map No. 142-A-56 Acct. No. 5043 TACS No. 36317	4730 Daniel Boone Road, Gate City +/- 1.00 acre
4.	Nora R. McMellan	Tax Map No. 146A716-4-6 Acct. No. 13512 TACS No. 61123	137 Woodland Street, Gate City (listed on Land Card as 125 Woodland Street) +/- 0.01 acre
5.	Tammy Sue Delph	Tax Map No. 128A-A-48 Acct. No. 6950 TACS No. 60988	175 A.P. Carter Highway, Hiltons +/- 0.05 acre
6.	Lester Statzer	Tax Map No. 146A6-A-21 Acct. No. 14480 TACS No. 183476	395 Vanzant Drive, Gate City +/- 13.69 acres
7.	John Henry Wood Estate	Tax Map No. 111-A-9 Acct. No. 9728 TACS No. 36518	Vacant; "Wood Store," Clinch Mountain +/- 53.50 acres
8.	Teresa D. Martin, Trustee	Tax Map No. 146A8-5-5-5,6 Acct. No. 14104 TACS No. 407674	222 Magnolia Avenue, Gate City, +/- 0.2 acre
9.	Rick L. McDavid, Kathy B. McDavid, Jimmie Johnson, Ollie E. Johnson	Tax Map No. 107 A-55A Acct. No. 4011 TACS No. 36298	Vacant; "Moccasin Creek" +/- 10.00 acres

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of Scott County. 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. 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. 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 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.

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. 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 purchaser at this auction, you may not owe delinquent taxes to Scott County 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, by email to taxsales@taxva.com, or by phone to (804) 612-9041, or by writing to the address below.

John A. Rife, Esq.
Taxing Authority Consulting Services, PC
RE: Scott County 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 Thursday, September 23, 2021 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 23rd day of September 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
Betty Rhoton Quate



Current Data:

Account No.: 13759

Tax Map No.: 146A7-1-1-9-18, 2-7

Owner: Betty Rhoton Quate

Property Description: 222 Hill Street, Gate City

Acres: ±0.87 acre

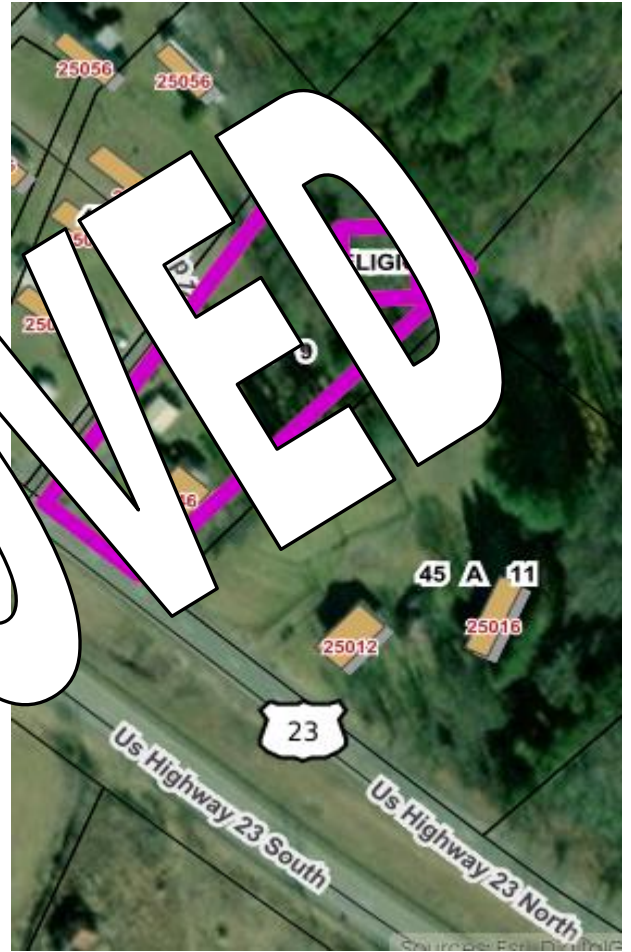
Land Value: \$18,000

Improvement Value: \$122,600

Total Value: \$140,600

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 2
Ronald and Denise Absher



Current Data:

Account No.: 11613

Tax Map No.: 45-A-9

Owner: Ronald and Denise Absher

Property Description: 25046 US 23 North, Duffield

Acreage: n/a

Land Value: \$11,000

Improvement Value: \$40,100

Total Value: \$51,100

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Property 3
Larry Bruce Sexton



Current Data:

Account No.: 5043

Tax Map No.: 142-A-56

Owner: Larry Bruce Sexton

Property Description: 4730 Daniel Boone Road, Gate City

Acreage: ±1.00 acres

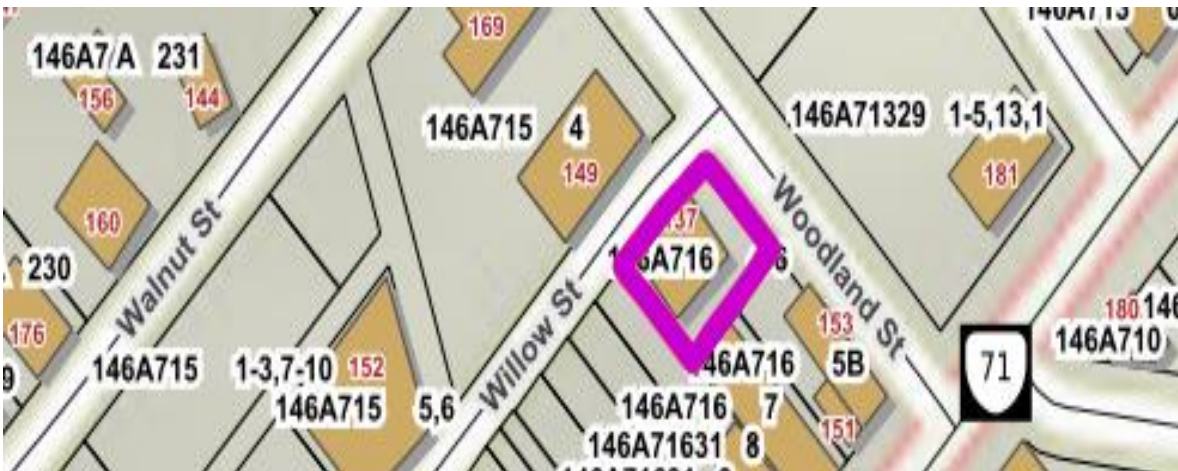
Land Value: \$11,500

Improvement Value: \$2,200

Total Value: \$13,700

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Property 4
Nora R. McMellan



Current Data:

Account No.: 13512

Tax Map No.: 146A716-4-6

Owner: Nora R. McMellan

Property Description: 137 Woodland Street, Gate City (listed on Land Card as 125 Woodland Street)

Acreage: ±0.01 acre

Land Value: \$13,000

Improvement Value: \$21,400

Total Value: \$34,400

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Property 5
Tammy Sue Delph



Current Data:

Account No.: 6950**Tax Map No.: 128A-A-48**

Owner: Tammy Sue Delph

Property Description: 175 A.P. Carter Highway, Hiltons

Acreage: ± 0.05 acre

Land Value: \$13,000

Improvement Value: \$34,200

Total Value: \$47,200

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Property 6
Lester Statzer



Current Data:

Account No.: 14480

Tax Map No.: 146A6-A-21

Owner: Lester Statzer

Property Description: 395 Vanzant Drive, Gate City

Acreage: ±13.69 acres

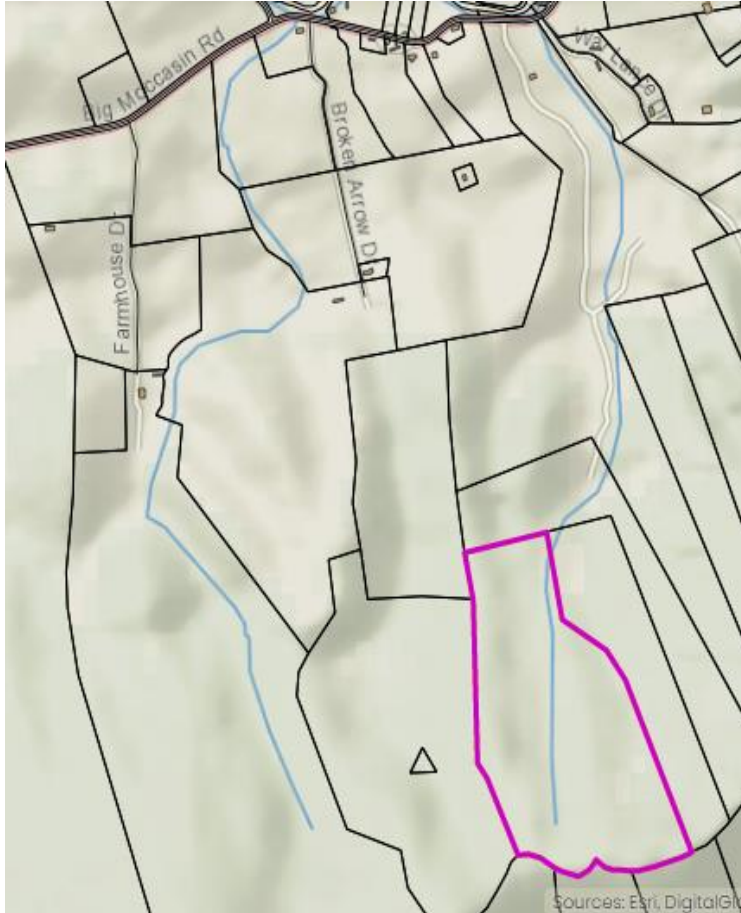
Land Value: \$40,400

Improvement Value: \$1,500

Total Value: \$41,900

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Property 7
John Henry Wood Estate



Current Data:

Account No.: 9728

Tax Map No.: 111-A-9

Owner: John Henry Wood Estate

Property Description: Vacant, "Wood Store", Clinch Mountain

Acreage: ±53.50 acres

Land Value: \$34,200

Improvement Value: n/a

Total Value: \$34,200

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Land Value: \$8,500 **Improvement Value:** \$12,100 **Total Value:** \$20,600

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Rick L. McDavid, Kathy B. McDavid, Jimmie Johnson, P. Johnson

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L. D. Ka. B. Da Jim. nson, Ollie E. Johnson

~~Property, Copyright, Patent, Trademark, and Confidentiality~~

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Land 5,000 **Current Value:** n/a **Total Value:** \$15,000

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