

**NOTICE OF DELINQUENT TAXES
AND TREASURER'S SALE OF REAL PROPERTY
SCOTT COUNTY, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at public auction 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 subsequently posted by Tommy J. Hilton ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS").

	<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
N1.	Betty Wolfe	Tax Map No. 146A-2-1-6-13 Acct No. 13993 TACS No. 318928	Gate City Land Co., Lot 13, Blk. #6
N2.	Emma Calton	Tax Map No. 46-A-38 Acct No. 11709 TACS No. 60659	Off Cliff Mountain Way, Powel Mtn.; ±9.75 acres
N3.	Rhoda Bell Coffman	Tax Map No. 163-A-58 Acct No. 2282 TACS No. 61315	Stanley Valley Tract 6; ±1.13 acres
N4.	Mattie Begley Moore	Tax Map No. 52-A-44 Acct No. 1609 TACS No. 183364	Clinch River; ±1.66 acres
N5.	F. L. Greear (Heirs)	Tax Map No. 14A-1-3-5 Acct No. 5859 TACS No. 183223	Stone Mtn. Lot 5; ±1.68 acres
N6.	J S Ervin	Tax Map No. 100A1-2-279-282 Acct No. 13155 TACS No. 60805	Clinchport, Lot 279-282, near Clinch River Highway
N7.	Don Carney Peery	Tax Map No. 4A-2-11-2-3 Acct No. 6166 TACS No. 59496	Black Hill Lot
N8.	Carol Jean Russell	Tax Map No. 100A2-1-EE-523-52 Acct No. 13188 TACS No. 59863	Clinch River; ±2.50 acres

N9.	Loren Bloomer	Tax Map No. 97-A-28 Acct No. 9969 TACS No. 36523	Purchase Ridge; ±0.50 acres
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TERMS OF SALE: The Treasurer has the right to reject any bids determined to be unreasonable in relation to 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. Properties are offered for sale as-is, where is, with all faults and without any warranty, either expressed or implied. Subsequent taxes will be prorated from the date of the auction, and the high bidder will be responsible for taxes from that date forward. 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 costs, prior to bidding on any of the properties to determine the suitability of the properties for their purposes.

The highest bidder shall remit payment in full at the time of the auction. All payments 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 or a \$100 flat fee, whichever is greater, added to the final bid to determine final contract price which will also be paid the day of the auction.** Recording costs for deed recordation will be the responsibility of the successful bidder and will be collected the day of the auction.

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.

To qualify as a purchaser at this auction you may not owe delinquent taxes to Scott County, Virginia. Questions should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to (804) 612-9041, or by writing to the address below.

John A. Rife, Esquire
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 Thursday, September 23, 2021, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

**Property Owner:
Tax Map Number:
Account Number:**

I understand that payment in full for my bid, stated above, a 10% buyer's premium in the amount of \$_____ (10% or \$100, whichever is greater), and recordation costs in the amount of \$_____ are to be paid 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 specific guarantee of covenants of title and is 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 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 Special Commissioner's Deed will be prepared within fifteen (15) days of payment clearance and that the same will be forwarded to the County of Scott Circuit Court Clerk's Office for recordation. I understand that I will receive the entered Deed as soon as the same is made available and that I have no right of entry upon the property until such time as the deed is recorded as anticipated herein.

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 County of Scott, including being named as a Defendant in any delinquent tax suit filed by County of Scott, 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

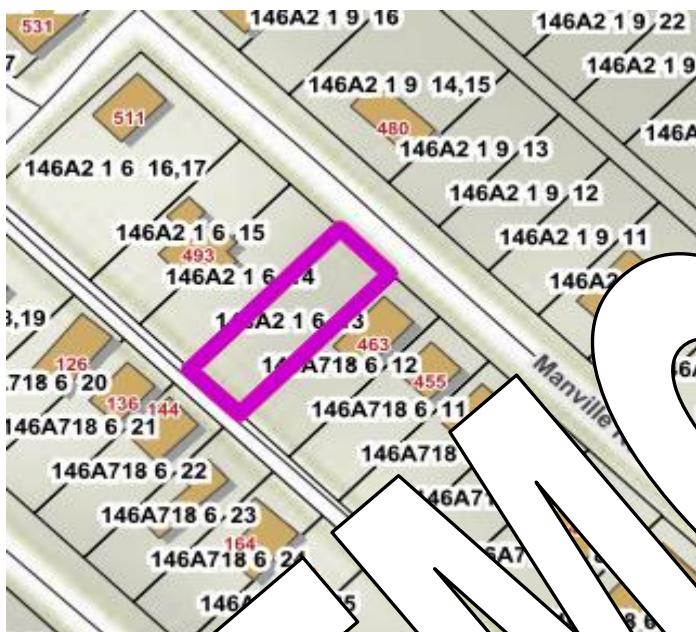
CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 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

NJS Property N1
Property Report – County of Scott

Betty Wolfe
Tax Map No. 146A2-1-6-13
Account No. 13993



REMOVED

Property Report by State City Land Co., Lot 13, Blk. #6
Page: n/a
Total Assessed Value: \$8,000.00

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.

NJS Property N2
Property Report – County of Scott

Emma Calton
Tax Map No. 46-A-38
Account No. 11709



Property Description: Off Cliff Mountain Way, Powel Mtn.
Acreage: ±9.75 acres
Total Assessed Value: \$9,800.00

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NJS Property N3
Property Report – County of Scott

Rhoda Bell Coffman
Tax Map No. 163-A-58
Account No. 2282

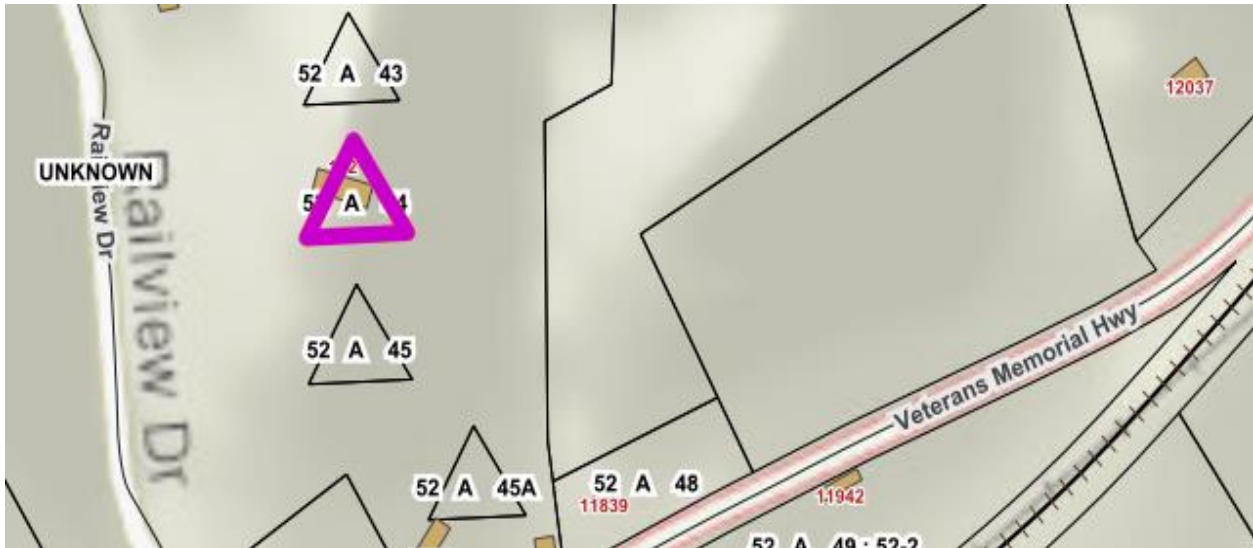


Property Description: Stanley Valley Tract 6
Acreage: ±1.13 acres
Total Assessed Value: \$3,500.00

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NJS Property N4
Property Report – County of Scott

Mattie Begley Moore
Tax Map No. 52-A-44
Account No. 1609



Property Description: Clinch River
Acreage: ±1.66 acres
Total Assessed Value: \$2,000.00

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NJS Property N5
Property Report – County of Scott

F. L. Greear (Heirs)
Tax Map No. 14A-1-3-5
Account No. 5859

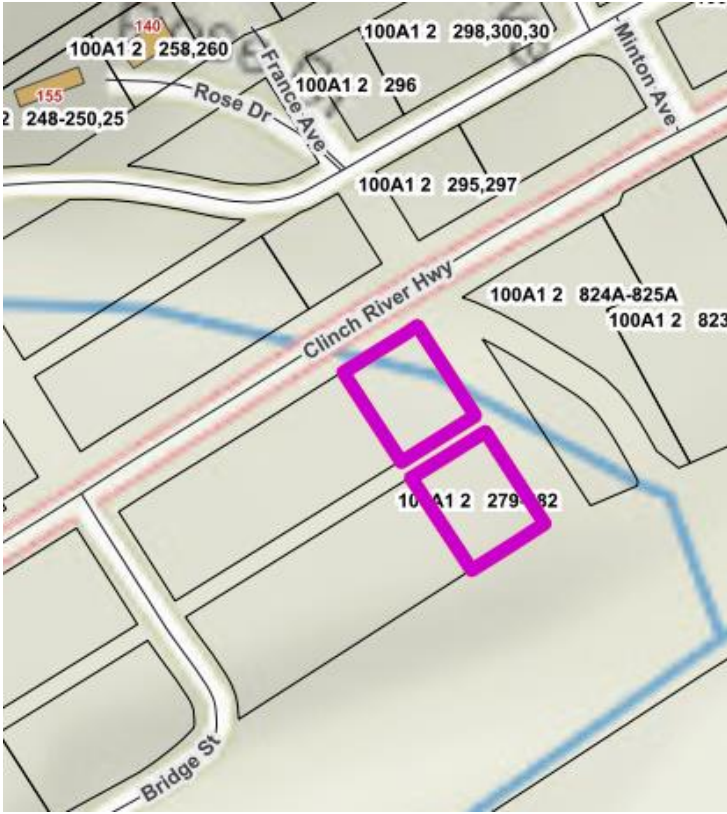


Property Description: Stone Mtn. Lot 5
Acreage: ±1.68 acres
Total Assessed Value: \$3,500.00

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NJS Property N6
Property Report – County of Scott

J. S. Ervin
Tax Map No. 100A1-2-279-282
Account No. 13155

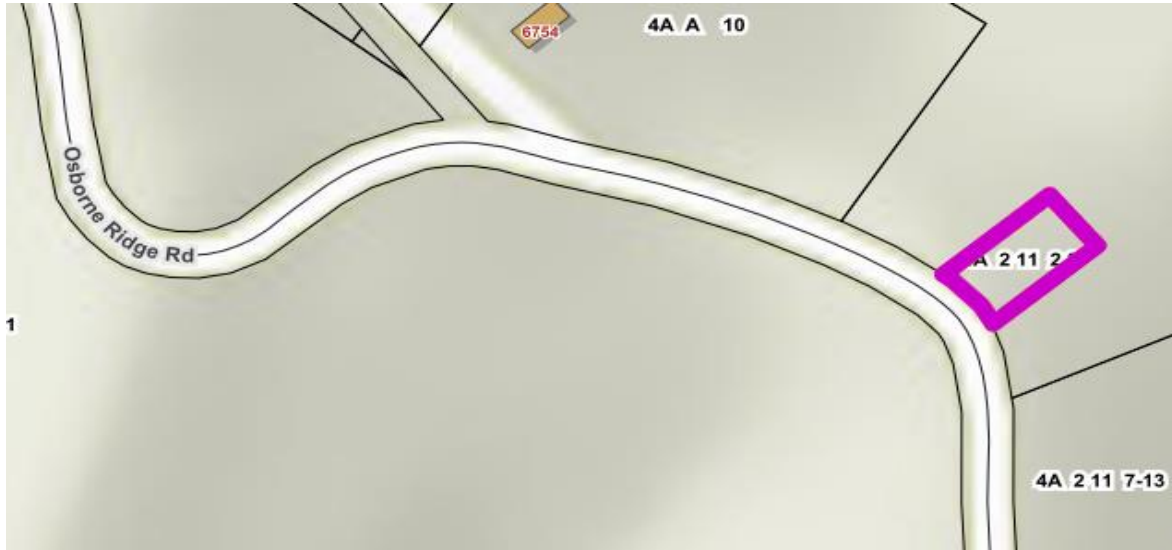


Property Description: Clinchport, Lot 279-282, near Clinch River Highway
Acreage: n/a
Total Assessed Value: \$8,000.00

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NJS Property N7
Property Report – County of Scott

Don Carney Peery
Tax Map No. 4A-2-11-2-3
Account No. 6166

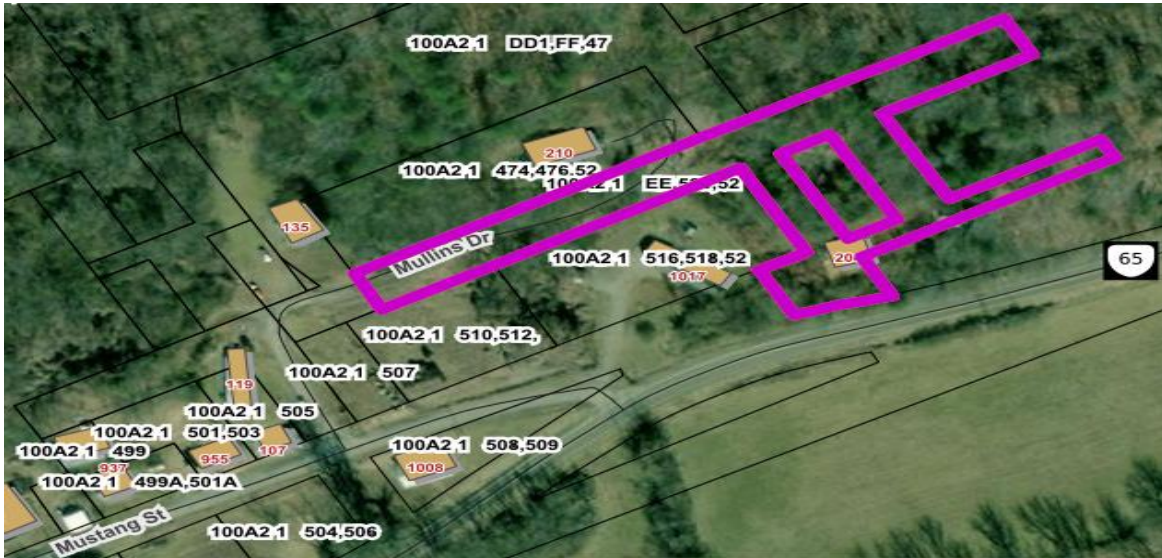
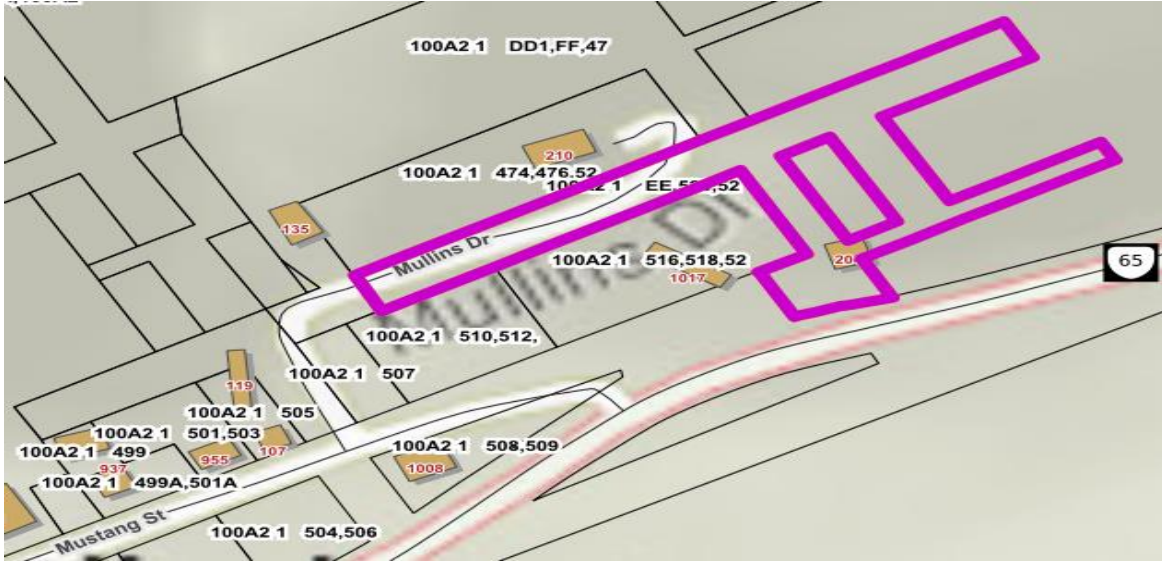


Property Description: Black Hill Lot
Acreage: n/a
Total Assessed Value: \$3,500.00

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NJS Property N8
Property Report – County of Scott

Carol Jean Russell
Tax Map No. 100A2-1-EE-523-52
Account No. 13188



Property Description: Clinch River
Acreage: ±2.50 acres
Total Assessed Value: \$2,500.00

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NJS Property N9
Property Report – County of Scott

Loren Bloomer
Tax Map No. 97-A-28
Account No. 9969



Property Description: Purchase Ridge
Acreage: ±0.50 acre
Total Assessed Value: \$5,000.00

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