

**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 a public auction the following described real estate at the City of Bristol Circuit Courthouse, located at 497 Cumberland Street, Bristol, Virginia 24201 on Friday, November 18, 2022 at 10:00am or as soon thereafter as may be affected. The sale of such property is subject to the terms and conditions below, any conditions which may be subsequently posted by Bart Long & Associates Realty and Auction, LLC ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS"), 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.

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
1	Mary Colleen Albany, et al.	29-6-2-12	288314	452760	293 Norfolk Avenue; Lot 12 of the Cecil Addition
2	DTT Group, L.L.P., et al.	29-8-9	103811	37472	On or Near Portsmouth Avenue; part of Lot 9 of John H. King Addition
3	Dawn Renee Gibson	346-7-1-10	547557	452769	75 Old Airport Road; Unit 10 in Block 1 of Northwind Townhouses
4	Jessie Lee Mumpower	19-6-2-30	10464	37789	1732 Dunlap Street, 0.158 acre +/-; Lot 30 in Block 2 of Dunlap Addition
5	Mary Jane Russ	19-6-3-11	368563	392014	1745 Dunlap Street; Lot No. 11 in Block 3 of Dunlap Addition
6	Stella Shoun	385-A-40	289817	505330	619 Shakesville Road
7	U Hughes, et al.	18-3-10-7	171018	94967	25 Court Drive; Lot 7 in Block 10 of the Replat Blocks 10 and 11 of Oakview Addition
8	Claude Sullins Jackson, et al.	18-5-8-9, 10, 11, 12, 13	177563	469608	105 Beaver Street; Lots 9, 10, 11, 12 and 13 in Block 8 of Columbia Heights Addition
9	Vivacity National Holding, LLC	18-1-57	144061	469599	332 Madison Street; 4,449 square feet +/-

10	Brandon Lonell Harris	24-4-29	335860	149932	1020 Lewis Street; Lot 29 in the City View Addition
11	Mary T. McGhee	24-2-20C	347566	469669	1018 Clark Street
12	D. B. Oakes, et al.	40-1-10-7	257664	94979	221 Reservoir Street
13	William Franklin Jordan, et al.	413-2-4-6, 7	70912	505375	57 Andover Drive; Lots 6 and 7 of Block 4 of Mrs. Georgia B. Harr Subdivision
14	William Franklin Jordan, et al.	413-2-4-2A-5	67768	505375	on or near Andover Drive; Lots 2A, 3, 4 and 5 in Block 4 of Mrs. Georgia B. Harr Subdivision
15	Barbara C. George, et al.	423-3-8-9	308617	392062	109 Tracy Street; 0.086 acre +/-; eastern one-half of Lots 8 and 9 of Poplar Heights Subdivision
16	Arnosa Group, LLC	16-8-3-6B, 7B	44016	149662	808 Buckner Street; western portion of Lots 6 and 7 in Block 3 of Woods Addition
17	Sandra A. Addison, et al.	9-5-6-12	299014	37847	423 Shawnee Road; Lot 12 in Block 6 of the McChesney Heights Third Addition
18	Virginia Intermont College	28-1-29-10	278564	434605	500 Buchanan Street
19	Virginia Intermont College	28-1-29-33	293911	434605	507 Clinton Avenue
20	Virginia Intermont College	28-1-29-14	129615	434605	416 Buchanan Street
21	Virginia Intermont College	28-1-29-15	47015	434605	724 Russell Street
22	Pamela S. Martin	17-17-7-11, 12	191612	392048	312 Lester Street; Lots 11 and 12 in Block 7 of Grump Addition
23	David Carpenter, et al.	374-A-23	381314	37767	1687 Island Road; 0.753 acre +/-
24	Donald McGuire, et al.	29-3-12-11	43516	37984	1134 Vermont Avenue; Lot No. 11 in Block No. 12 of the Twin City Land and Improvement Company's Addition

25	Donald McGuire, et al.	29-3-12-12	354261	37984	on or near Vermont Avenue; Lot No. 12 in Block No. 12 of the Twin City Land and Improvement Company's Addition
26	Clifford Gregory Gilbert	27-6-16- 14A	162311	392127	408 Park Street; northern 54 feet of Lot 14 in Block 16 of Bristol Land Company's Addition
27	Barbara Denise Smith	20-4-3-25, 26	254266	469639	20 Meadow Street; Lots 25 and 26 in Block 3 of Dunlap Addition

**GENERAL TERMS OF SALE:** All sales are subject to confirmation by the City Of Bristol Circuit 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. 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 the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts.

**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.

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**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 buyer's premium of \$250.00, added to the final bid on the day 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. The deposit and buyer's premium together determine the "Final Contract Price". 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. All payments must be made in the form of personal check, cashier's check or money order. **No cash will be accepted.**

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.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to City Of Bristol 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.bartlongauctions.com](http://www.bartlongauctions.com), by email to [office@bartlongauctions.com](mailto:office@bartlongauctions.com) or by phone to (423) 573-5000. 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 804-548-4418, or by writing to the address below.

Re: City Of Bristol Judicial Sale Auction  
Taxing Authority Consulting Services, PC  
P.O. Box 31800  
Henrico, Virginia 23294-1800

***\*SAMPLE\****

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

At that certain Special Commissioner's sale held on Friday, November 18, 2022 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.

Bidder Name: \_\_\_\_\_

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

\_\_\_\_\_

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

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

Signature: \_\_\_\_\_

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 18th day of November, 2022, 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\* - Mary Colleen Albany, et al.**

Tax Map Number: 29-6-2-12

Account Number: 288314

Description: Lot 12 of the Cecil Addition

Property Description: 293 Norfolk Avenue

Land Value: \$10,000 Improvement Value: \$2,700 Total Value: \$12,700



**Property 2\* -DTT Group, L.L.P., et al.**

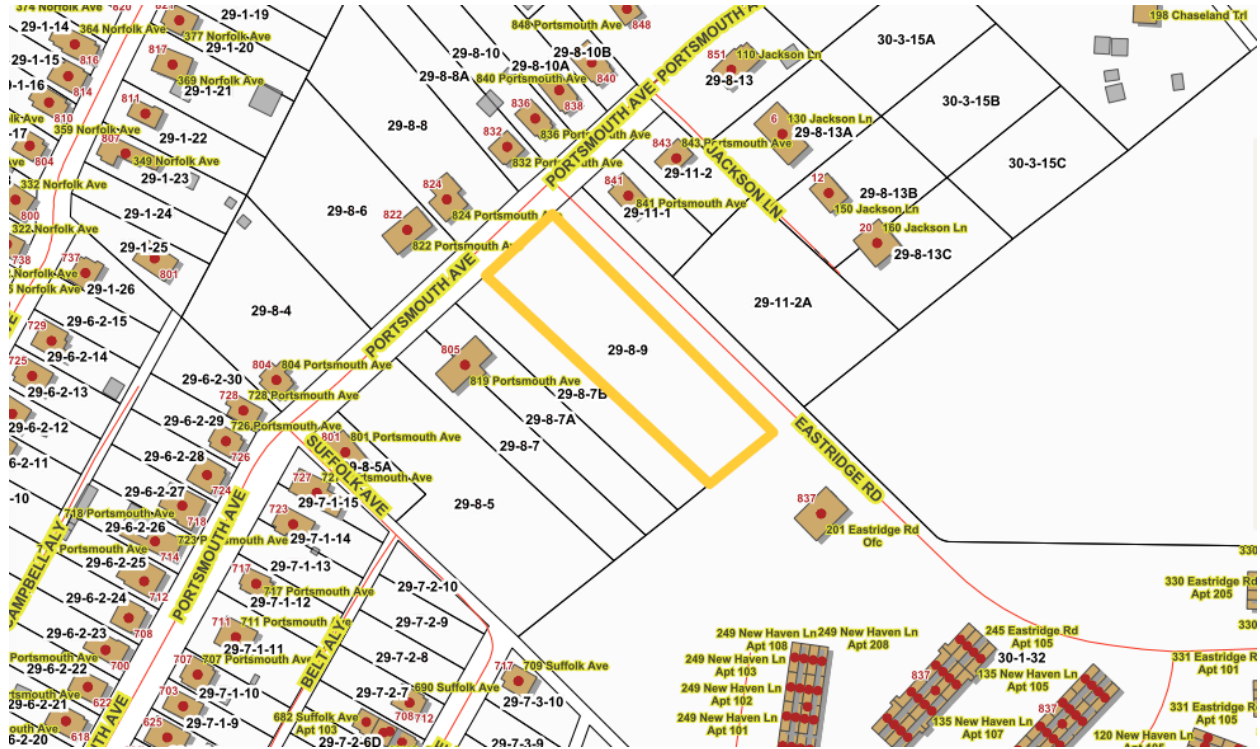
Tax Map Number: 29-8-9

Account Number: 103811

Description: part of Lot 9 of John H. King Addition

Property Description: on or near Portsmouth Avenue

Land Value: \$15,000 Improvement Value: \$100 Total Value: \$15,100





**Property 3\* - Dawn Renee Gibson**

Tax Map Number: 346-7-1-10

Account Number: 547557

Description: Unit 10, Block 1 of Northwind Townhouses

Property Description: 75 Old Airport Road

Land Value: \$7,500 Improvement Value: \$58,800 Total Value: \$66,300



**Property 4\* - Jessie Lee Mumpower**

Tax Map Number: 19-6-2-30

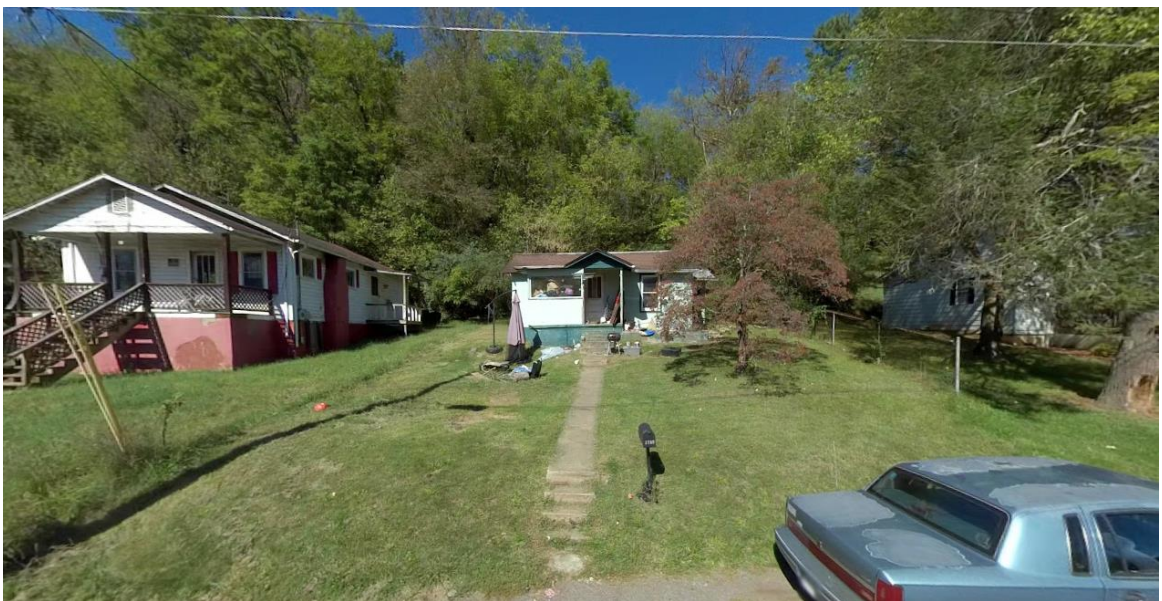
Account Number: 10464

Acres: 0.158 +/-

Description: Lot 30, Block 2 of Dunlap Addition

Property Description: 1732 Dunlap Street

Land Value: \$10,000 Improvement Value: \$5,900 Total Value: \$15,900



**Property 5\* - Mary Jane Russ**

Tax Map Number: 19-6-3-11

Account Number: 368563

Description: Lot 11, Block 3 of Dunlap Addition

Property Description: 1745 Dunlap Street

Land Value: \$12,000 Improvement Value: \$0 Total Value: \$12,000



**Property 6\* - Stella Shoun**

Tax Map Number: 385-A-40

Account Number: 289817

Property Description: 619 Shakesville Road

Land Value: \$10,000 Improvement Value: \$8,100 Total Value: \$18,100



**Property 7\* - U Hughes, et al.**

Tax Map Number: 18-3-10-7

Account Number: 171018

Description: Lot 7, Block 10 of the Replat Blocks 10 & 11 of Oakview Addition

Property Description: 25 Court Drive

Land Value: \$7,500 Improvement Value: \$4,200 Total Value: \$11,700





**Property 9\* - Vivacity National Holding, LLC**

Tax Map Number: 18-1-57

Account Number: 144061

Description: 4,449 square feet +/-

Property Description: 332 Madison Street

Land Value: \$10,000 Improvement Value: \$5,600 Total Value: \$15,600



# Property 10\* - Brandon Lonell Harris

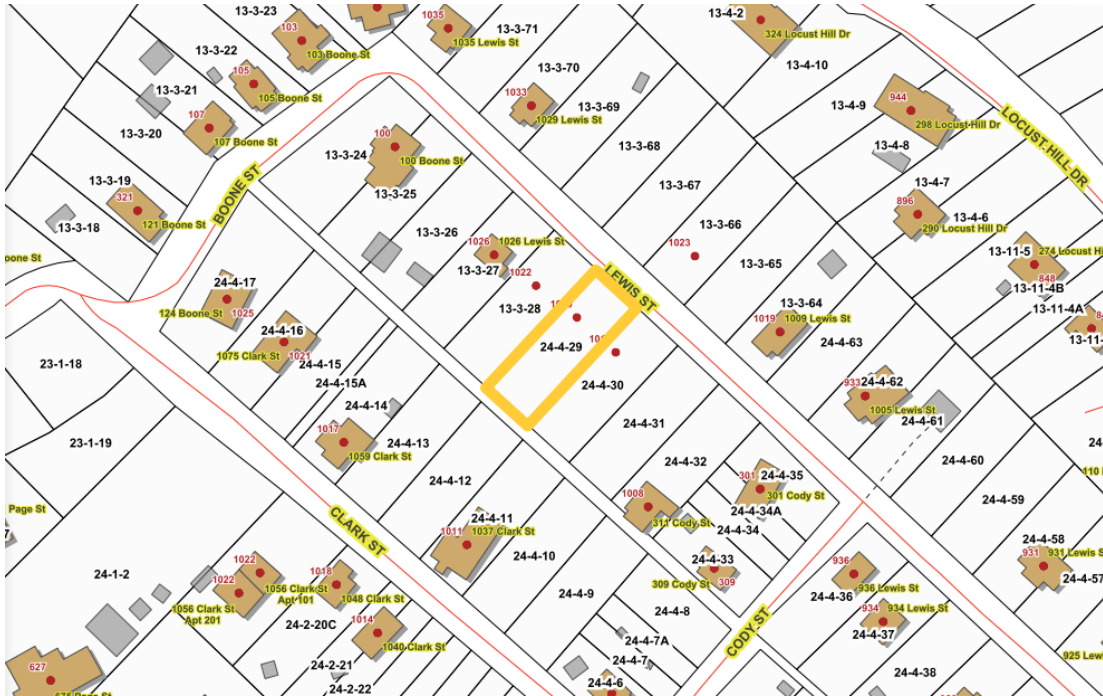
Tax Map Number: 24-4-29

Account Number: 335860

Description: Lot 29 in the City View Addition

Property Description: 1020 Lewis Street

Land Value: \$12,500 Improvement Value: \$0 Total Value: \$12,900





**Property 11\* - Mary T. McGhee**

Tax Map Number: 24-2-20C

Account Number: 347566

Property Description: 1018 Clark Street

Land Value: \$12,500 Improvement Value: \$2,200 Total Value: \$14,700



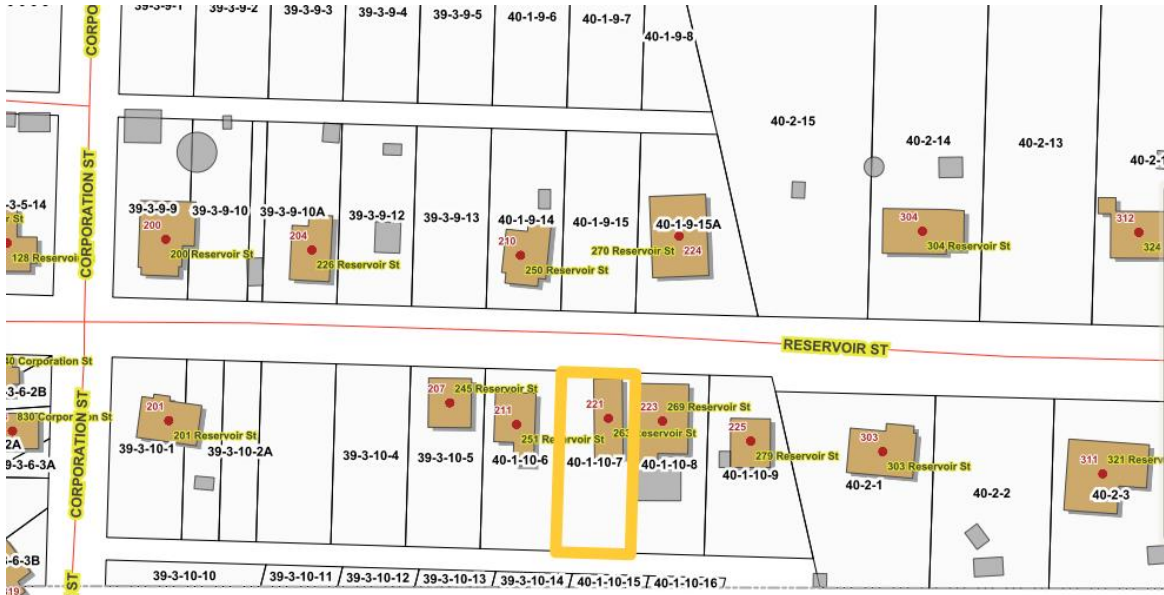
**Property 12\* - D. B. Oakes, et al.**

Tax Map Number: 40-1-10-7

Account Number: 257664

Property Description: 221 Reservoir Street

Land Value: \$12,500 Improvement Value: \$6,900 Total Value: \$19,400



**Property 13\* - William Franklin Jordan, et al.**

Tax Map Number: 413-2-4-6, 7

Account Number: 70912

Description: Lots 6 & 7, Block 4 of Mrs. Georgia B. Harr Subdivision

Property Description: 57 Andover Drive

Land Value: \$12,500 Improvement Value: \$27,700 Total Value: \$40,200



**Property 14\* - William Franklin Jordan, et al.**

Tax Map Number: 413-2-4-2A - 5

Account Number: 67768

Description: Lots 2A, 3, 4, & 5, Block 4 of Mrs. Georgia B. Harr Subdivision

Property Description: on or near Andover Drive

Land Value: \$12,500 Improvement Value: \$0 Total Value: \$12,500



**Property 15\* - Barbara C. George, et al.**

Tax Map Number: 423-3-8-9

Account Number: 308617

Acres: 0.086 +/-

Description: eastern one-half of Lots 8 & 9 of Poplar Heights Subdivision

Property Description: 109 Tracy Street

Land Value: \$15,000 Improvement Value: \$0 Total Value: \$15,000



**Property 16\* - Arnosa Group, LLC**

Tax Map Number: 16-8-3-6B, 7B

Account Number: 44016

Description: western portion of Lots 6 & 7, Block 3 of Woods Addition

Property Description: 808 Buckner Street

Land Value: \$10,000 Improvement Value: \$0 Total Value: \$10,000



**Property 17\* - Sandra A. Addison, et al.**

Tax Map Number: 9-5-6-12

Account Number: 299014

Description: Lot 12, Block 6 of the McChesney Heights Third Addition

Property Description: 423 Shawnee Road

Land Value: \$16,600 Improvement Value: \$62,100 Total Value: \$78,700



**Property 18\* - Virginia Intermont College**

Tax Map Number: 28-1-29-10

Account Number: 278564

Property Description: 500 Buchanan Street

Land Value: \$10,000 Improvement Value: \$3,300 Total Value: \$13,300





**Property 19\* - Virginia Intermont College**

Tax Map Number: 28-1-29-33

Account Number: 293911

Property Description: 507 Clinton Street

Land Value: \$10,000 Improvement Value: \$0 Total Value: \$10,000



**Property 20\* - Virginia Intermont College**

Tax Map Number: 28-1-29-14

Account Number: 129615

Property Description: 416 Buchanan Street

Land Value: \$7,500 Improvement Value: \$0 Total Value: \$7,500



# Property 21\* - Virginia Intermont College

Tax Map Number: 28-1-29-15

Account Number: 47015

Property Description: 724 Russell Street

Land Value: \$10,000 Improvement Value: \$26,700 Total Value: \$36,700



**Property 22\* - Pamela S. Martin**

Tax Map Number: 17-17-7-11, 12

Account Number: 191612

Description: Lots 11 & 12, Block 7 of Grump Addition

Property Description: 312 Lester Street

Land Value: \$10,000 Improvement Value: \$58,500 Total Value: \$68,500



**Property 23\* -David Carpenter, et al.**

Tax Map Number: 374-A-23

Account Number: 381314

Acres: 0.753 +/-

Property Description: 1687 Island Road

Land Value: \$15,000 Improvement Value: \$900 Total Value: \$15,900



**Property 24\* - Donald McGuire, et al.**

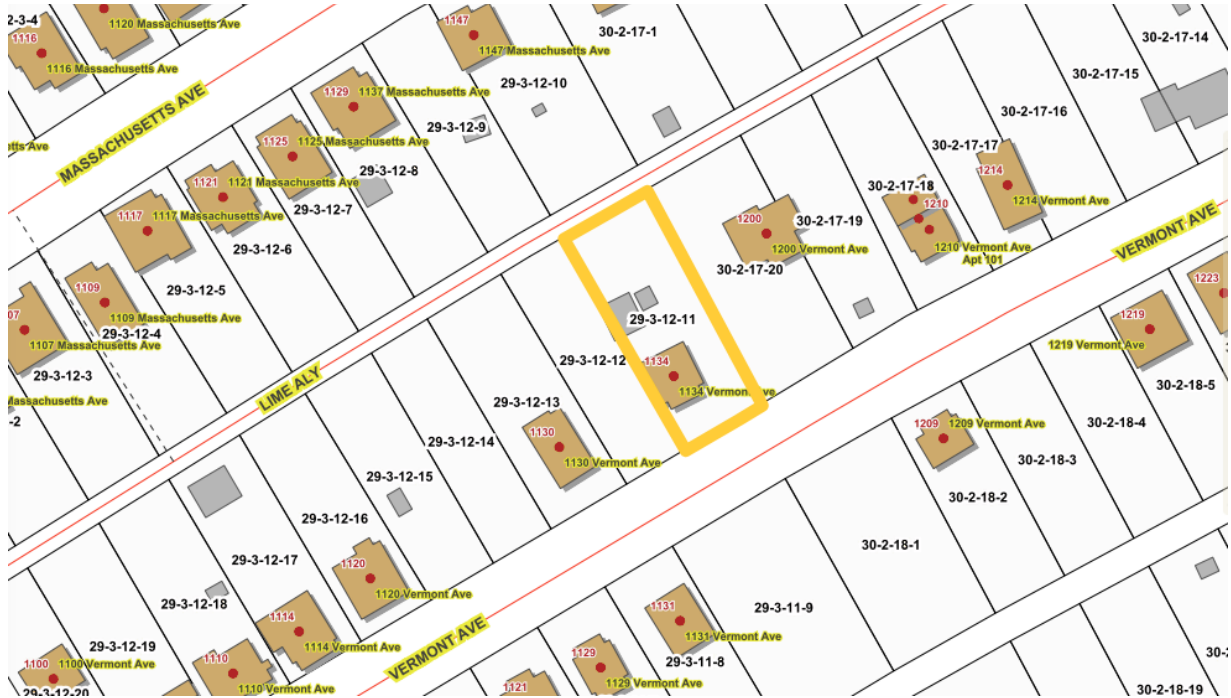
Tax Map Number: 29-3-12-11

Account Number: 43516

Description: Lot 11, Block 12 of the Twin City Land & Improvement Co. Addition

Property Description: 1134 Vermont Avenue

Land Value: \$10,000 Improvement Value: \$2,900 Total Value: \$12,900



**Property 25\* - Donald McGuire, et al.**

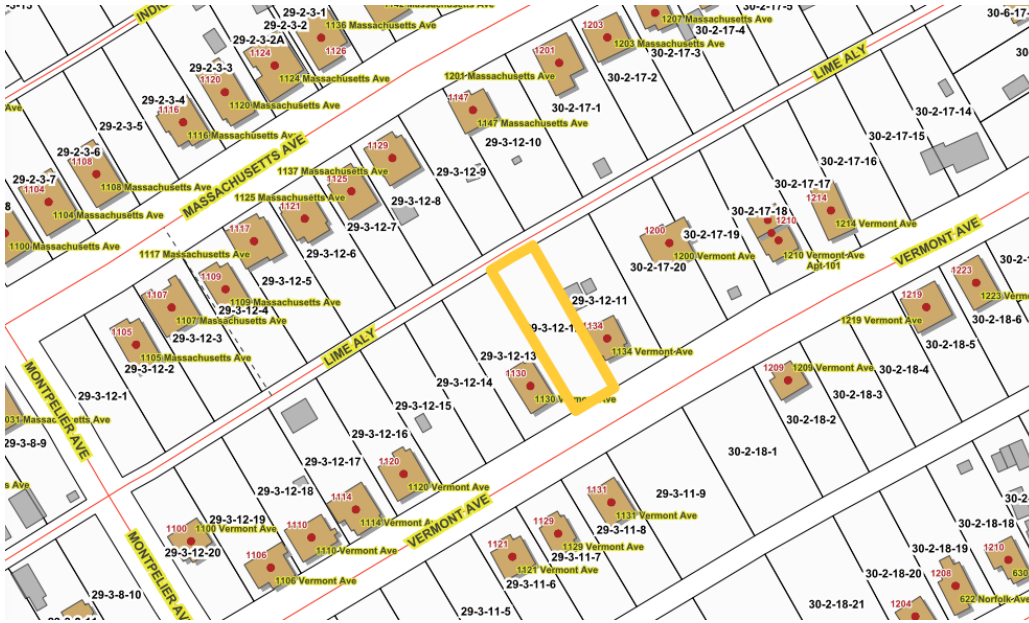
Tax Map Number: 29-3-12-12

Account Number: 354261

Description: Lot 12, Block 12 of the Twin City Land & Improvement Co. Addition

Property Description: on or near Vermont Avenue

Land Value: \$7,5000 Improvement Value: \$0 Total Value: \$7,500



# Property 26\* - Clifford Gregory Gilbert

Tax Map Number: 27-6-16-14A

Account Number: 162311

Description: northern 54' of Lot 14, Block 16 of Bristol Land Co. Addition

Property Description: 408 Park Street

Land Value: \$10,000 Improvement Value: \$1,700 Total Value: \$11,700





**Property 27\* - Barbara Denise Smith**

Tax Map Number: 20-4-3-25, 26

Account Number: 254266

Description: Lots 25 and 26, Block 3 of Dunlap Addition

Property Description: 20 Meadow Street

Land Value: \$12,500 Improvement Value: \$60,900 Total Value: \$73,400

