

**NOTICE OF DELINQUENT TAXES
AND TREASURER'S SALE OF REAL PROPERTY
CITY OF BRISTOL, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at public auction, which will **commence at City of Bristol Circuit Courthouse, located at 497 Cumberland Street, Bristol, Virginia 24201 on Friday, November 18, 2022 at 10:00am** or 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
N1	Anthony Eugene Duty	39-3-5-9, 10	133116	505275	701 East Mary Street; Lots 9 and 10, Block 5 of State Line Addition
N2	Timothy Griffith	28-1-40-12	293865	505331	on Sedgefield Street (fka 422 Virginia Street)
N3	Stephen Scott Jackson	18-2-2	380369	37701	3 Euclid Avenue Ext; Lot 2 Edwards
N4	Stephen Scott Jackson	29-1-18A	354163	37701	on or near Norfolk Avenue; Adj. creek rear of Lots 13 and 14
N5	Stephen Scott Jackson	38-3-49B, 50B	374415	37701	105 Second Taylor Street; part of Lot 49 and 50, Hobson
N6	Bobby Lee Mays	231-A-5	726068	505374	on Hickory Drive; 0.986 acre, more or less
N7	Spencer Murray, et al.	29-4-4-1A, 2A	250317	391998	105 Mary Street; part of Lots 1 and 2 in Block 4 of the Fairview Addition
N8	Stella Sproles	29-8-1	177865	94970	829 Norfolk Avenue; Lot 1 of J.R. King Estate Subdivision
N9	Guy Wayne Widener	29-3-9-4A, 5A	354368	37440	on Vermont Avenue; 10' Lot - Part of Lots 4 and 5 in Block 9 of Twin City Land Addition
N10	Doris A. Woodby, et al.	24-5-10-9 and 13(6)/1	5819	505364	717 Wagner Road; all of Lot 9 and part of Lot 10 in Block 17 of West Bristol Heights Addition

GENERAL 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. 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.

PAYMENT TERMS: The highest bidder shall remit payment in full at the time of the auction. **There will be a 10% buyer's premium or a \$250 flat fee, whichever is greater, added to the final bid to determine final contract price.** Recording costs for deed recordation will also be the responsibility of the successful bidder, due 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.**

To qualify as a purchaser at this auction you may not owe delinquent taxes to the City of Bristol. Questions concerning the registration and bidding process should be directed to the Auctioneer online at www.bartlongauctions.com, by email to office@bartlongauctions.com or by phone to (423) 573-5000. Questions concerning the properties subject to sale should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to 804-548-4418, or by writing to the address below.

Re: City of Bristol Non-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 real estate tax sale held on Friday, November 18, 2022, 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 \$250, 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 City of Bristol 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 City of Bristol, including being named as a Defendant in any delinquent tax suit filed by City of Bristol, 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 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 N1* - Anthony Eugene Duty

Tax Map Number: 39-3-5-9, 10

Account Number: 133116

Description: Lots 9 & 10, Block 5 of State Line Addition

Property Description: 701 East Mary Street

Land Value: \$10,000

Improvement Value: \$0

Total Value: \$10,000



Property N3* - Stephen Scott Jackson

Tax Map Number: 18-2-2

Account Number: 380369

Description: Lot 2 Edwards

Property Description: 3 Euclid Avenue Ext

Land Value: \$3,000

Improvement Value: \$0

Total Value: \$3,000



Property N4* - Stephen Scott Jackson

Tax Map Number: 29-1-18A

Account Number: 354163

Description: Creek rear of Lots 13 & 14

Property Description: on or near Norfolk Avenue

Land Value: \$500

Improvement Value: \$0

Total Value: \$500



Property N5* - Stephen Scott Jackson

Tax Map Number: 38-3-49B, 50B

Account Number: 374415

Description: part of Lot 19 and 50, Hobson

Property Description: 105 Second Taylor Street

Land Value: \$3,500

Improvement Value: \$0

Total Value: \$3,500



Property N6* - Bobby Lee Mays

Tax Map Number: 231-A-5

Account Number: 726068

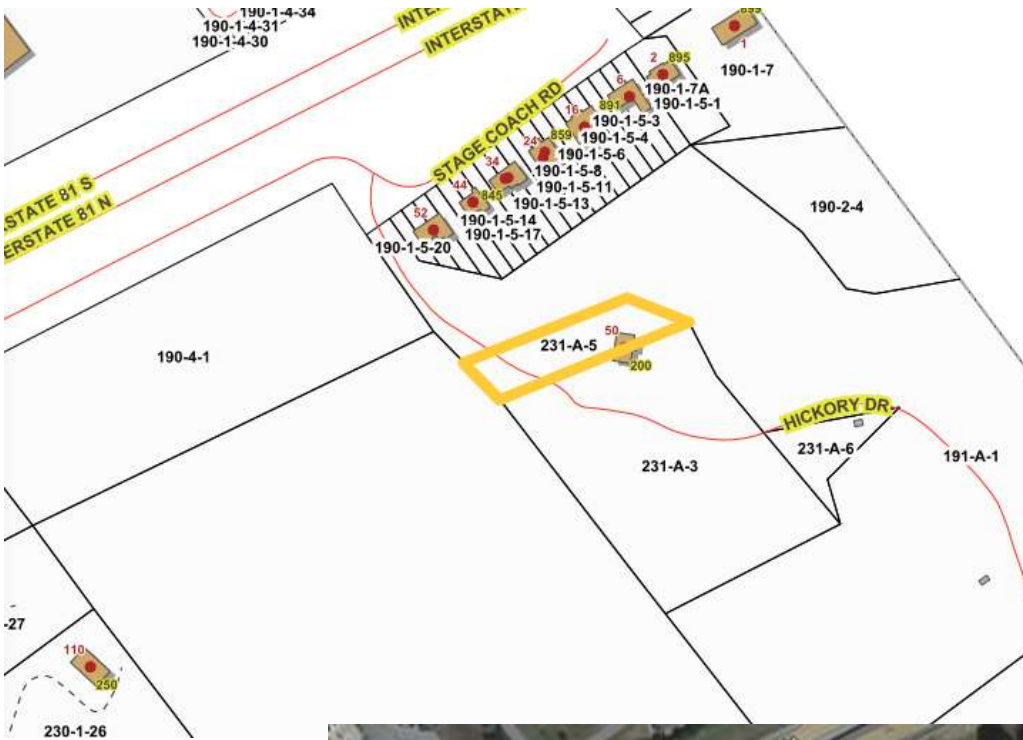
Acres: 0.986 +/-

Property Description: on Hickory Drive

Land Value: \$3,900

Improvement Value: \$0

Total Value: \$3,900



Property N7* - Spencer Murray, et al.

Tax Map Number: 29-4-4-1A, 2A

Account Number: 250317

Description: part of Lots 1 & 2, Block 4 of the Fairview Addition

Property Description: 105 Mary Street

Land Value: \$7,500

Improvement Value: \$0

Total Value: \$7,500



Property N8* - Stella Sproles

Tax Map Number: 29-8-1

Account Number: 177865

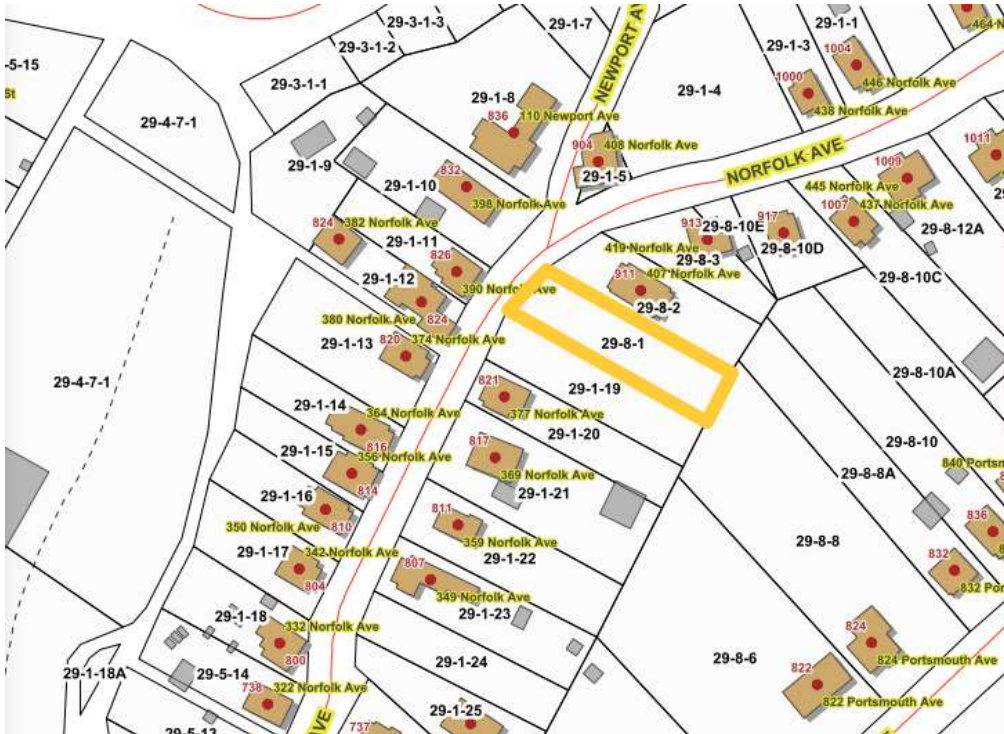
Description: Lot 1 of J.R. King Estate Subdivision

Property Description: 829 Norfolk Avenue

Land Value: \$10,000

Improvement Value: \$0

Total Value: \$10,000



Property N9* - Guy Wayne Widener

Tax Map Number: 29-3-9-4A, 5A

Account Number: 354368

Description: 10' Lot – Part of Lots 4 & 5, Block 9 of Twin City Land Addition

Property Description: 810 Vermont Avenue

Land Value: \$500

Improvement Value: \$0

Total Value: \$500



