

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
COUNTY OF SCOTT, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Scott, the undersigned Special Commissioner will offer for sale at a live public auction the following described real estate at **the County Office Building Board Room, 190 Beech Street, Gate City**, on **October 6, 2022 at 9:00 AM**.

The sale of such property is subject to the terms and conditions below, and any term or conditions which may be subsequently posted or announced by Gibson Auctions (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent 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	Dexter Wayne Poston	146A6 9 G 31-35	14403	407681	391 Highland Street, Gate City
2	G & G Properties, LLC	167-A-44,167B	17560	36122	Vacant; off Long Ridge Road near Sunrise Place, Weber City
3	Kyle Edsion Jennings	123-A-20	12776	36013	*NOT MAPPED ON GIS* Taylor Magisterial District
4	Trula Mays	146A714 1-3, 17-19	14086	318936	259 Woodland Street, Gate City
5	Curtis & Mary Ramey & Ira Carter	66-A-36	1218	36235	Vacant; near Hairpin Drive and Clinch River Highway, Fort Blackmore; ±12.25 acres
6	James M. & Nettie L. Estep	125-A-122	2727	60451	761 Red Hill Road, Gate City; ±0.25 acre
7	Maggie Dishner and Jeremy K. Neely	81-A-8 and 81-A-8B	11868 and 13107	97050	3185 Natural Tunnel Parkway, Duffield; ± 13.99 acres
8	Orville S. Greear	146A7-A-142A	13841	36045	Vacant; near Fir Street and West Jackson Street, Gate City
9	Janet Leigh McLain	146A6-9-V-102-104 and 146A6-9-O-71-73	14162 and 14164	60156	134 Campbell Street, near Highland Street, Gate City

10	Marshall Herron & Sherry L. Haskin	122-A-26	12146	318874	5853 Copper Creek Road, Gate City; ± 10.50 acres
11	Charley Goode Carter	119-A-16	10087	512560	1078 Bebe Branch Lane, Duffield; ± 21.50 acres
12	Lawrence H. & Cara Begley	146A2-A-34	13453	512582	228 Poplar Street, Gate City
13	Zona Denny & Darrell Sargent	164-A-38C and 164-A-35E	17593 and 19310	183151	**Account No. 19310 is NOT mapped on GIS** Vacant; Cameron Church Road, Gate City; ± 1.50 acres
14	A. A. Blackard	148-A-57 and 148-A-58	6552 and 6553	319149	Vacant; Faust Road, Gate City; ± 16.30 acres
15	Kathleen Lane	144-3-1A	3651	407800	4352 Yuma Road, Gate City
16	Sherman Calton	143-A-4	2738	60657	246 Harness Drive, Gate City; ± 0.12 acre
17	Mary T. Sims	166-8-41E2	16795	318978	199 Colorado Drive, Gate City; ± 0.88 acre
18	Larry Bruce Sexton	142 -A -56	5043	36317	4730 Daniel Boone Road, Gate City; ± 1.00 acre

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court. The Special Commissioner 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.

PAYMENT TERMS: On the day of the auction, 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 of \$100, added to the final bid.** 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) 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.

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.

All payments must be made in the form of personal check, cashier's check or money order. **No cash will be accepted.**

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Scott and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the property subject to sale should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to 804-612-0629, or by writing to the address below.

Re: County of Scott Judicial Sale Auction
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, October 6, 2022 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:

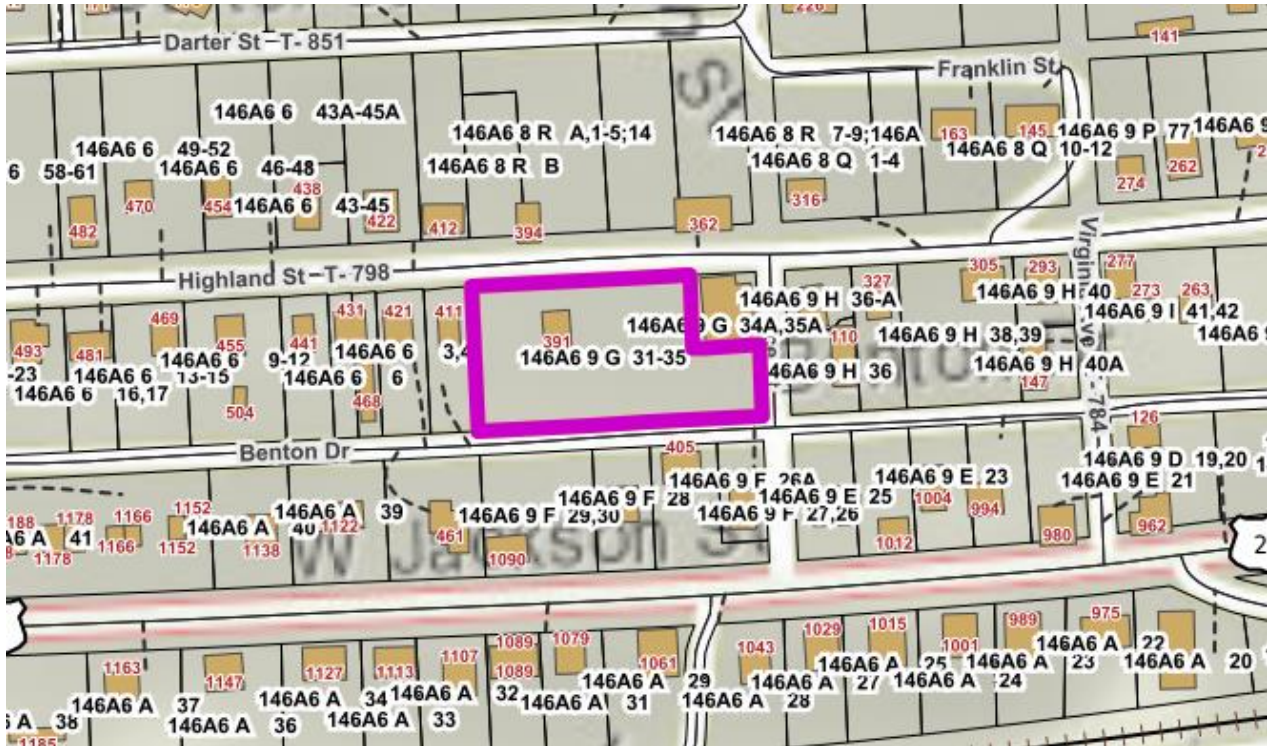
Type of Interest: ☐ Tenants in Common ☐ Tenants by Entirety with ROS ☐ Joint Tenants ☐ None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 6th day of October 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
Dexter Wayne Poston



Current Data:

Tax Map No.: 146A6 9 G 31-35

Account No.: 14403

Owner: Dexter Wayne Poston

Property Description: 391 Highland Street, Gate City

Acres: null

Land Value: \$15,000 **Improvement Value:** \$29,700 **Total Value:** \$44,700

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, percolability, zoning, road frontage, and any other matters of interest related to this property.

Land Value: \$95,000 **Improvement Value:** n/a **Total Value:** \$95,000

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Property 3
Kyle Edsion Jennings



Current Data:

Tax Map No.: 123-A-20

Account No.: 12776

Owner: Kyle Edsion Jennings

Property Description: *not mapped on GIS* Taylor Magisterial District

Acres: null

Land Value: \$25,000 **Improvement Value:** n/a **Total Value:** \$22,500

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Property 4
Trula Mays



Current Data:

Tax Map No.: 146A714 1-3, 17-19

Account No.: 14086

Owner: Trula Mays

Property Description: 259 Woodland Street, Gate City

Acres: null

Land Value: \$13,000 **Improvement Value:** \$18,400 **Total Value:** \$31,400

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Property 5
Curtis & Mary Ramey & Ira Carter



Current Data:

Tax Map No.: 66-A-36

Account No.: 1218

Owner: Curtis & Mary Ramey & Ira Carter

Property Description: Vacant; near Hairpin Drive and Clinch River Highway,
Fort Blackmore

Acres: ±12.25 acres

Land Value: \$11,800 **Improvement Value:** \$14,300 **Total Value:** \$26,100

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Property 6
James M. & Nettie L. Estepp



Current Data:

Tax Map No.: 125-A-122

Account No.: 2727

Owner: James M. & Nettie L. Estepp

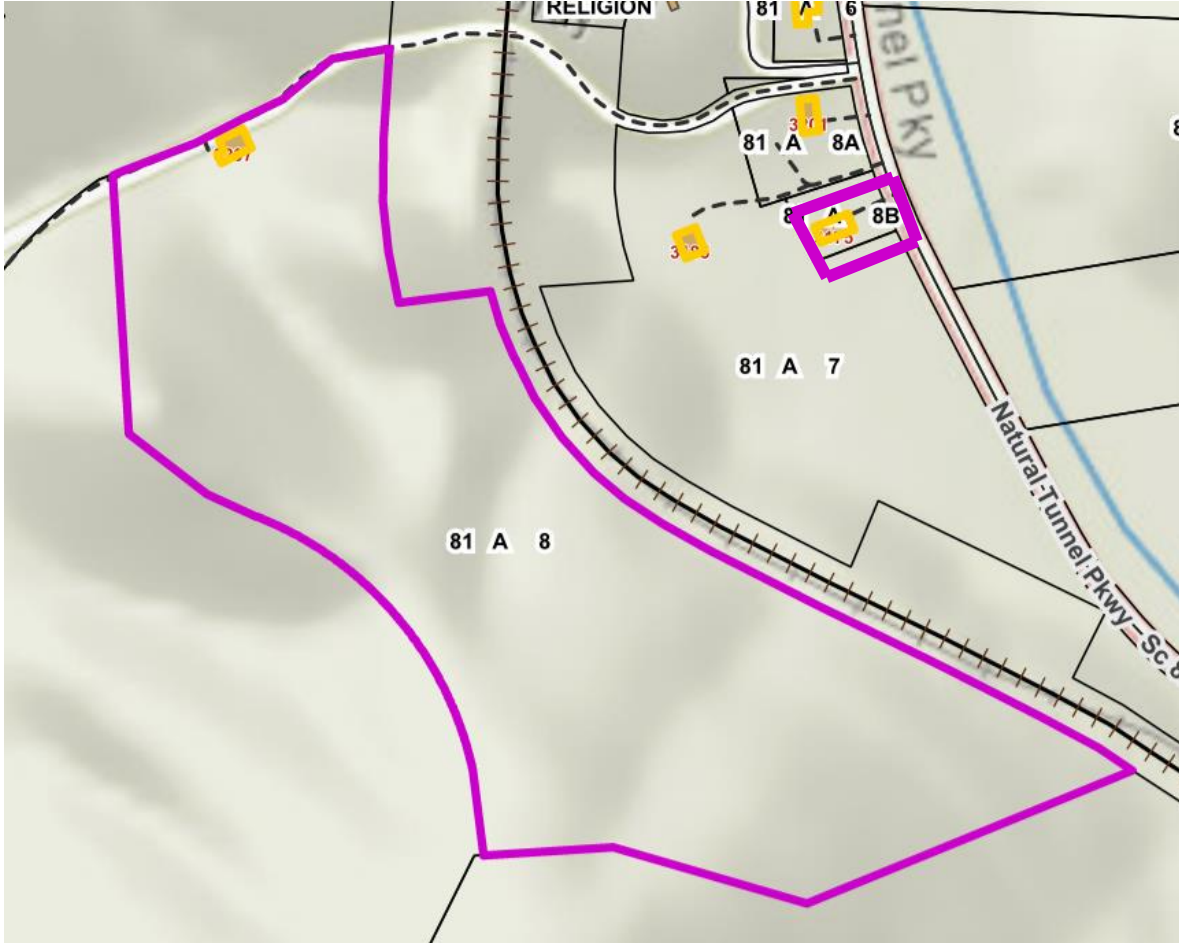
Property Description: 761 Red Hill Road, Gate City

Acres: ±12.25 acres

Land Value: \$8,000 **Improvement Value:** \$6,000 **Total Value:** \$14,000

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Property 7
Maggie Dishner and Jeremy K. Neely



Current Data:

Tax Map No.: 81-A-8 and 81-A-8B

Account No.: 11868 and 13107

Owner: Maggie Dishner and Jeremy K. Neely

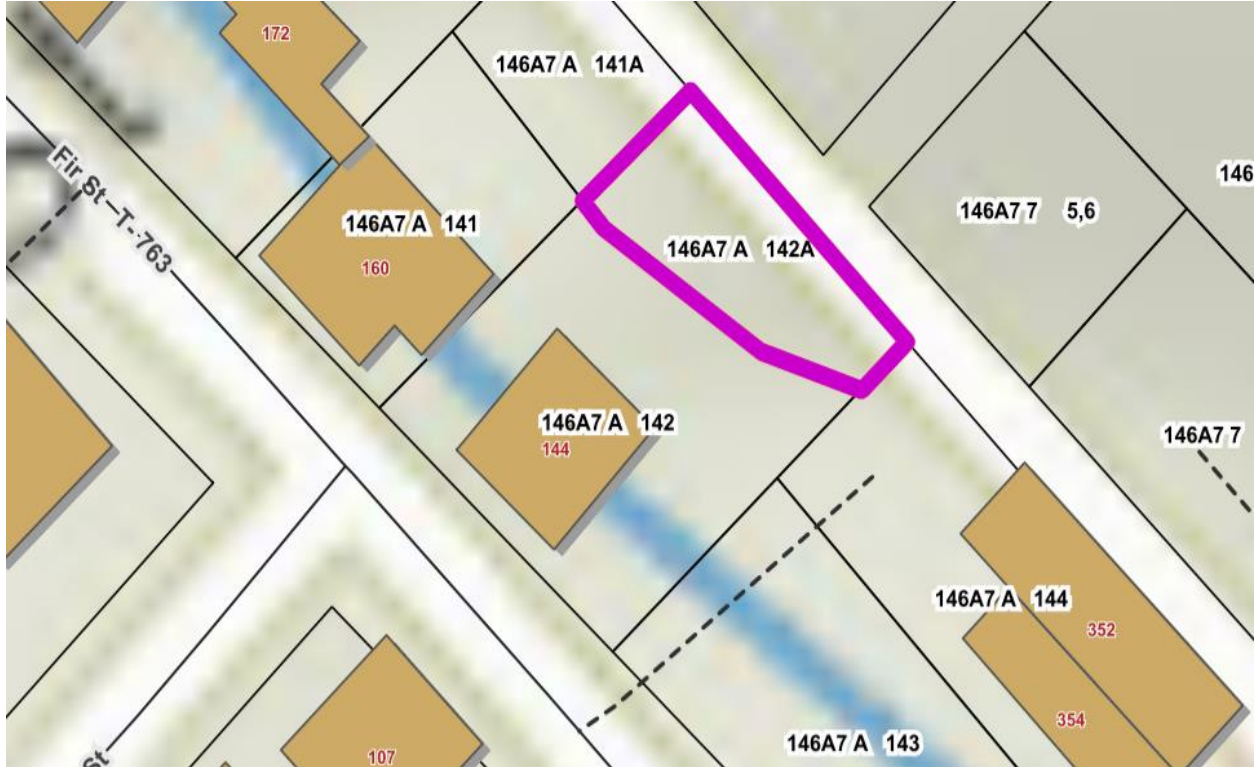
Property Description: 3185 Natural Tunnel Parkway, Duffield

Acres: ± 13.99 acres

Land Value: \$31,700 **Improvement Value:** \$39,200 **Total Value:** \$70,900

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Property 8
Orville S. Greear



Current Data:

Tax Map No.: 146A7-A-142A

Account No.: 13841

Owner: Orville S. Greear

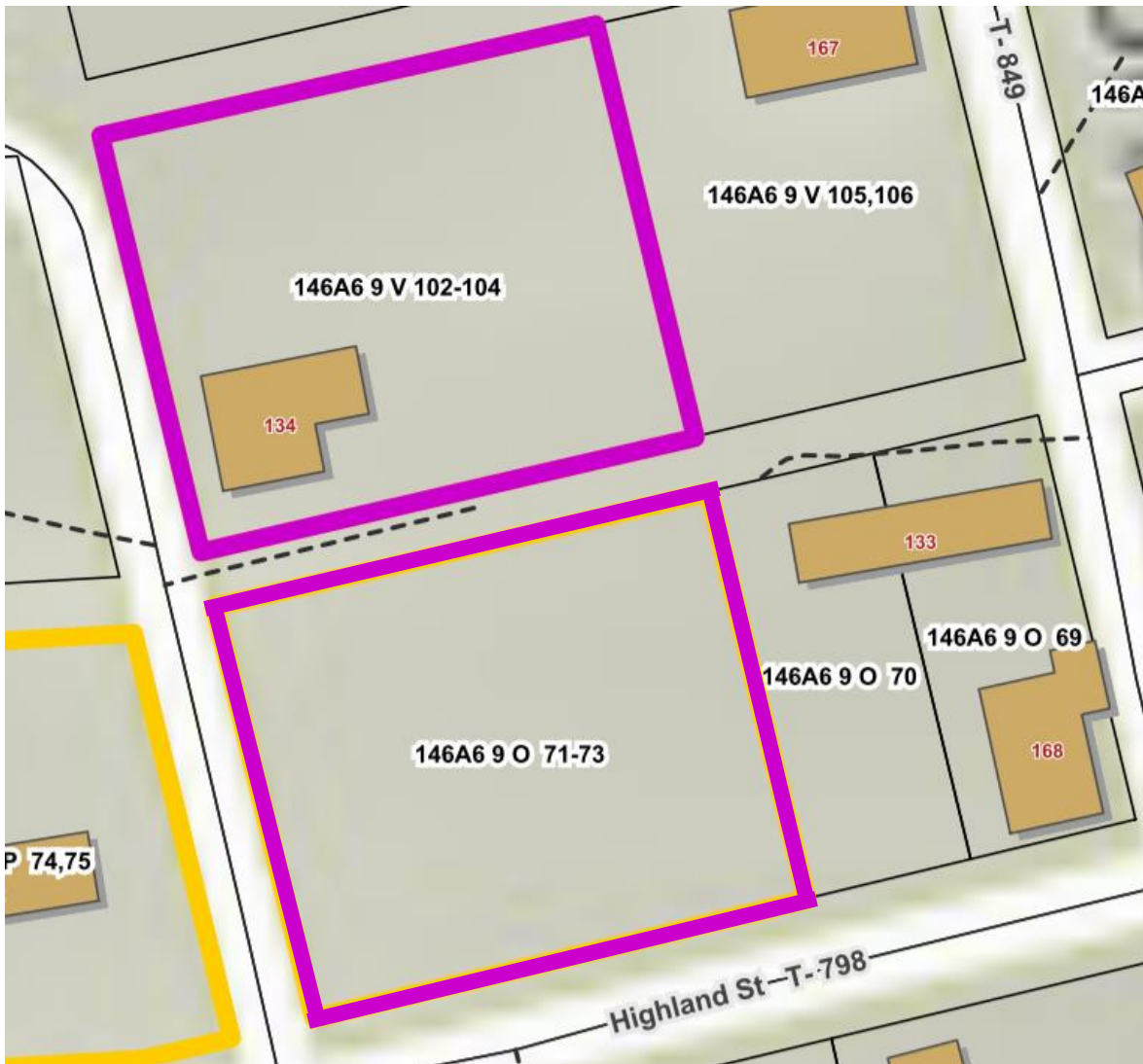
Property Description: Vacant; near Fir Street and West Jackson Street, Gate City

Acres: null

Land Value: \$6,000 **Improvement Value:** n/a **Total Value:** \$6,000

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Property 9
Janet Leigh McLain



Current Data:

Tax Map No.: 146A6-9-V-102-104 and 146A6-9-O-71-73

Account No.: 14162 and 14164

Owner: Janet Leigh McLain

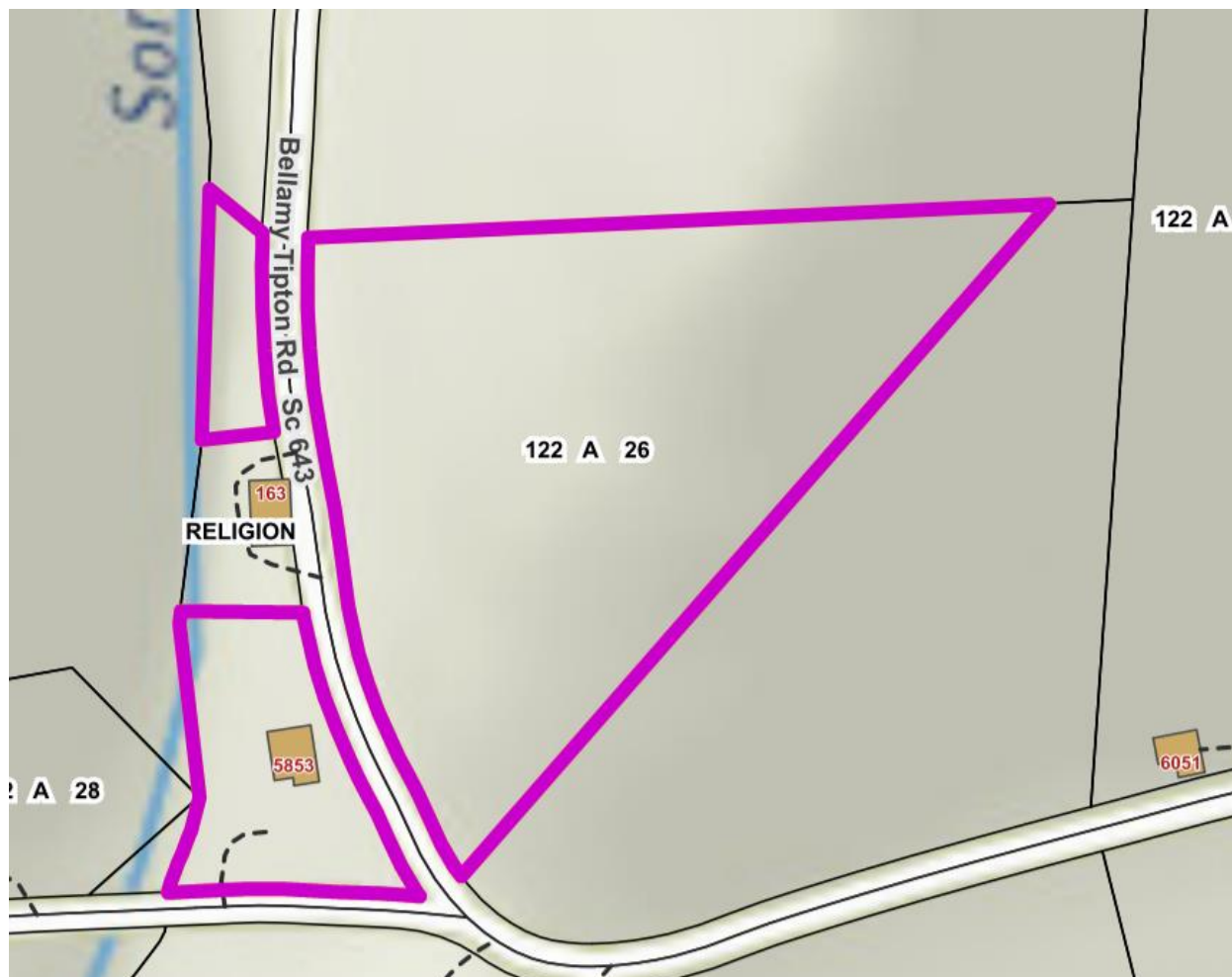
Property Description: 134 Campbell Street, near Highland Street, Gate City

Acres: null

Land Value: \$20,000 **Improvement Value:** \$63,300 **Total Value:** \$83,300

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Property 10
Marshall Herron & Sherry L. Haskin



Current Data:

Tax Map No.: 122-A-26

Account No.: 12146

Owner: Marshall Herron & Sherry L. Haskin

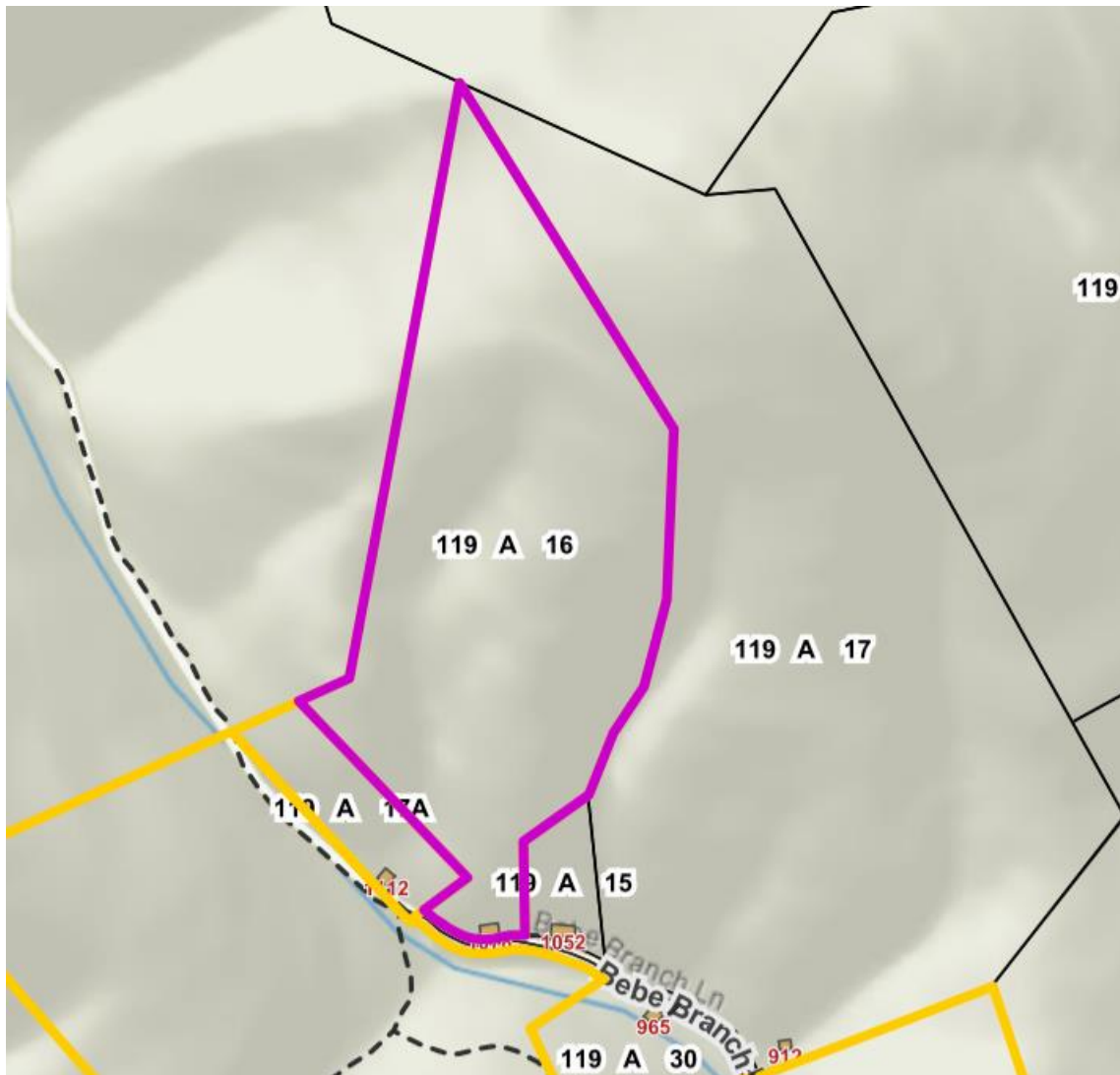
Property Description: 5853 Copper Creek Road, Gate City

Acres: ± 10.50 acres

Land Value: \$21,000 **Improvement Value:** \$24,400 **Total Value:** \$45,400

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Property 11
Charley Goode Carter



Current Data:

Tax Map No.: 119-A-16

Account No.: 10087

Owner: Charley Goode Carter

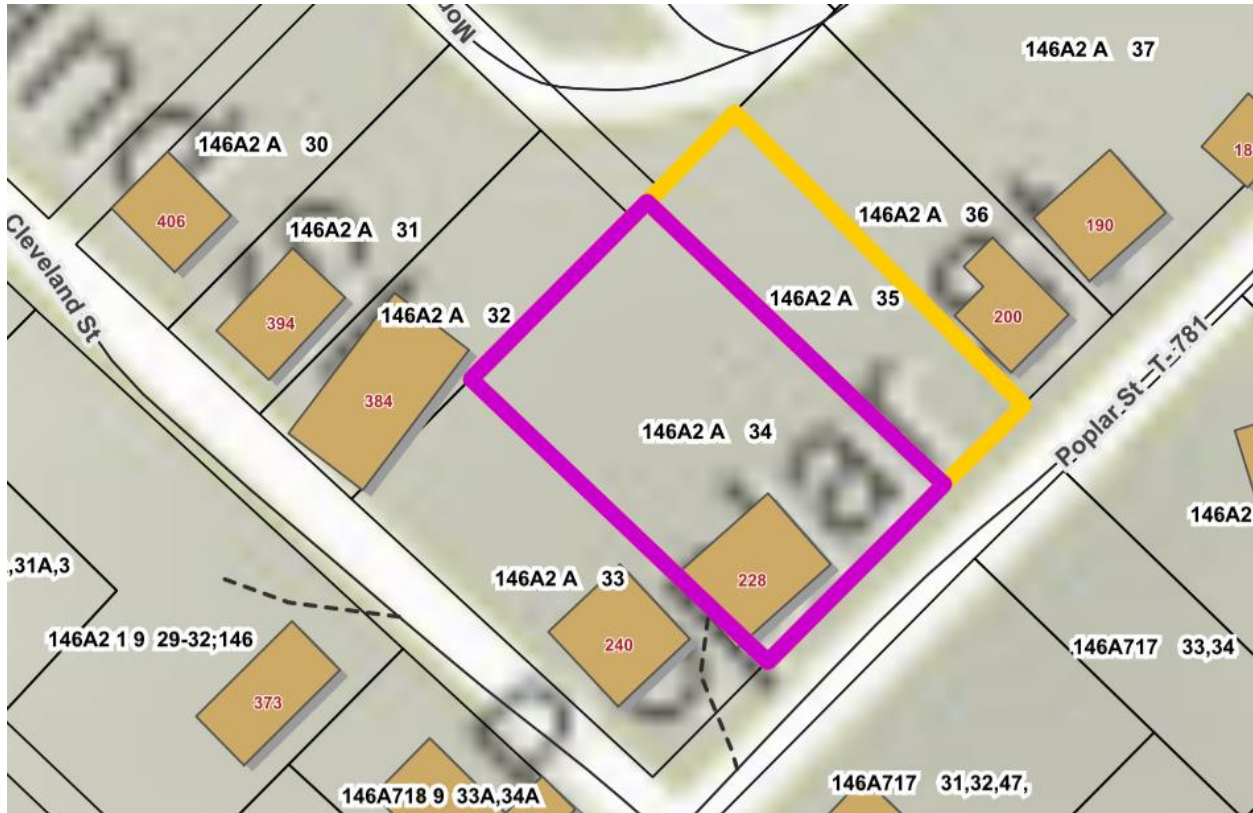
Property Description: 1078 Bebe Branch Lane, Duffield

Acres: ± 21.50 acres

Land Value: \$30,000 **Improvement Value:** \$26,700 **Total Value:** \$56,700

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Property 12
Lawrence H. & Cara Begley



Current Data:

Tax Map No.: 146A2-A-34

Account No.: 13453

Owner: Lawrence H. & Cara Begley

Property Description: 228 Poplar Street, Gate City

Acres: null

Land Value: \$11,000 **Improvement Value:** \$25,100 **Total Value:** \$36,100

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Property 13
Zona Denny & Darrell Sargent



Current Data:

Tax Map No.: 164-A-38C and 164-A-35E

Account No.: 17593 and 19310

Owner: Zona Denny & Darrell Sargent

Property Description: **Account No. 19310 is NOT mapped on GIS**

Vacant; Cameron Church Road, Gate City

Acres: ± 1.50 acres

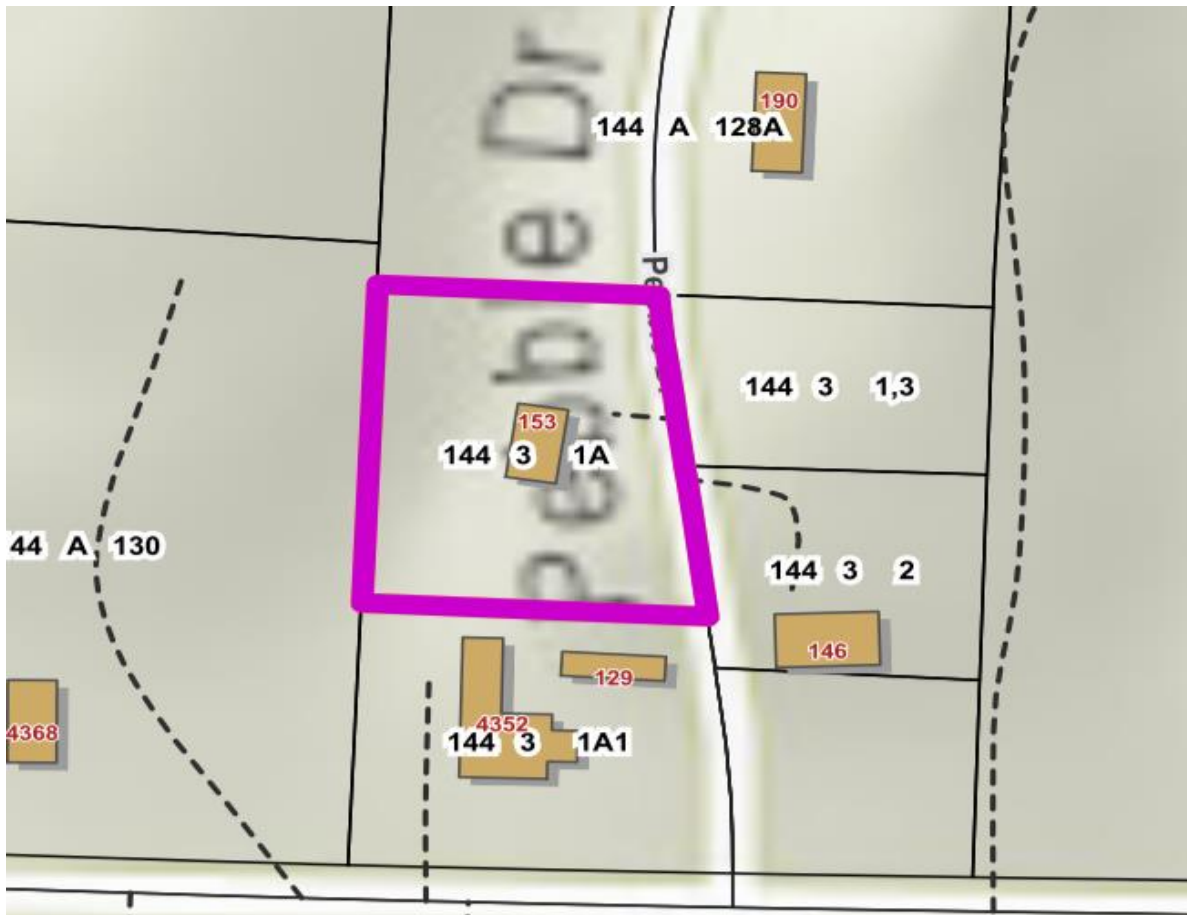
Land Value: \$12,000 **Improvement Value:** \$5,000 **Total Value:** \$17,000

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Land Value: \$24,500 Improvement Value: n/a Total Value: \$24,500

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Property 15
Kathleen Lane



Current Data:

Tax Map No.: 144-3-1A

Account No.: 3651

Owner: Kathleen Lane

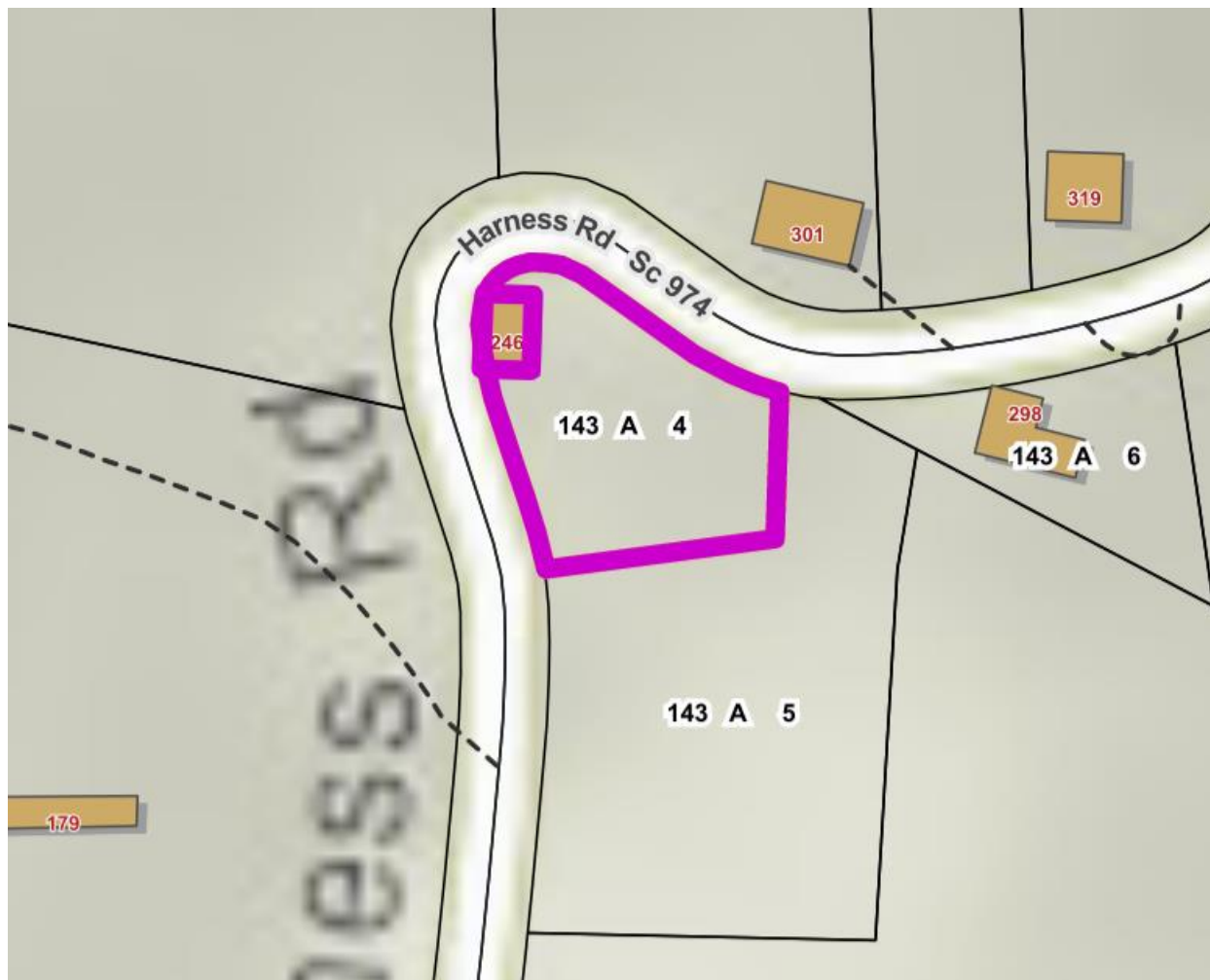
Property Description: 4352 Yuma Road, Gate City

Acres: null

Land Value: \$13,500 **Improvement Value:** \$1,700 **Total Value:** \$14,700

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Property 16
Sherman Calton



Current Data:

Tax Map No.: 143-A-4

Account No.: 2738

Owner: Sherman Calton

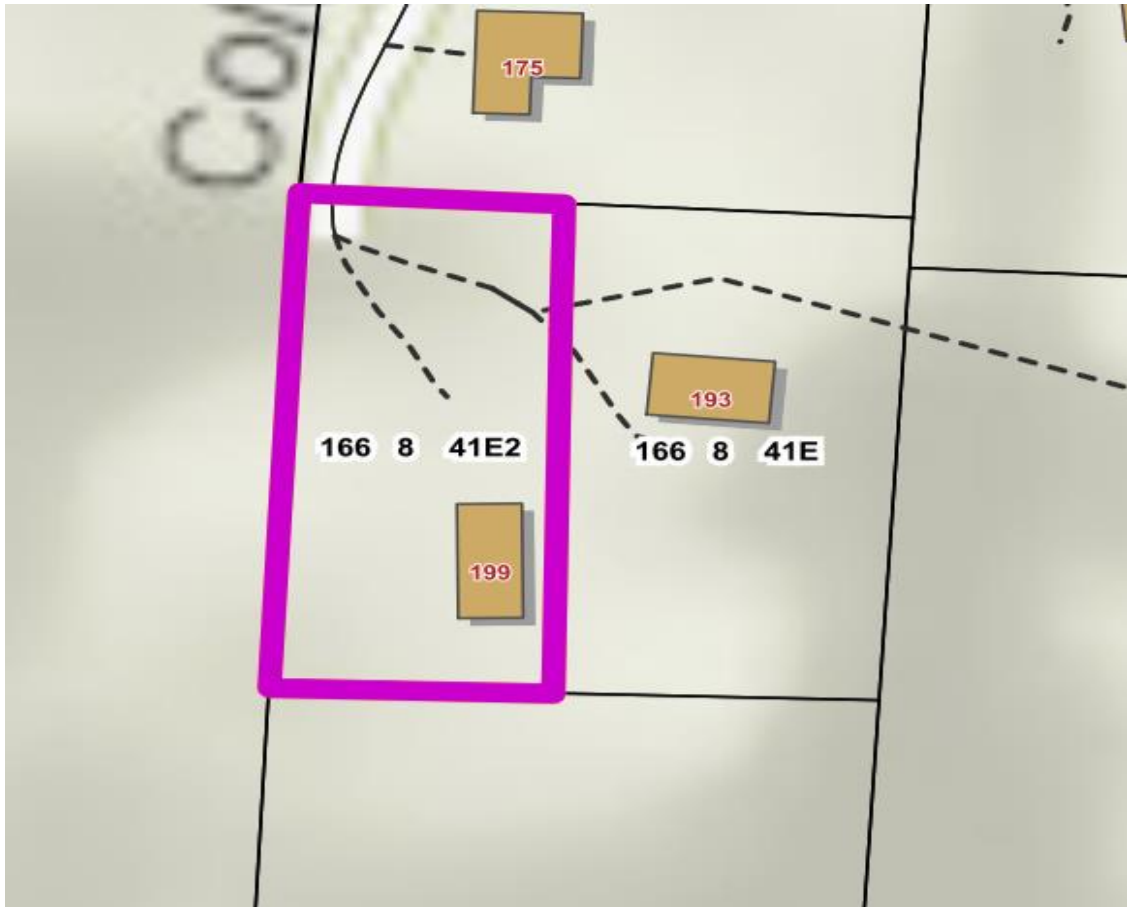
Property Description: 246 Harness Drive, Gate City

Acres: ± 0.12 acre

Land Value: \$7,000 **Improvement Value:** \$1,000 **Total Value:** \$8,000

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Property 17
Mary T. Sims



Current Data:

Tax Map No.: 166-8-41E2

Account No.: 16795

Owner: Sherman Calton

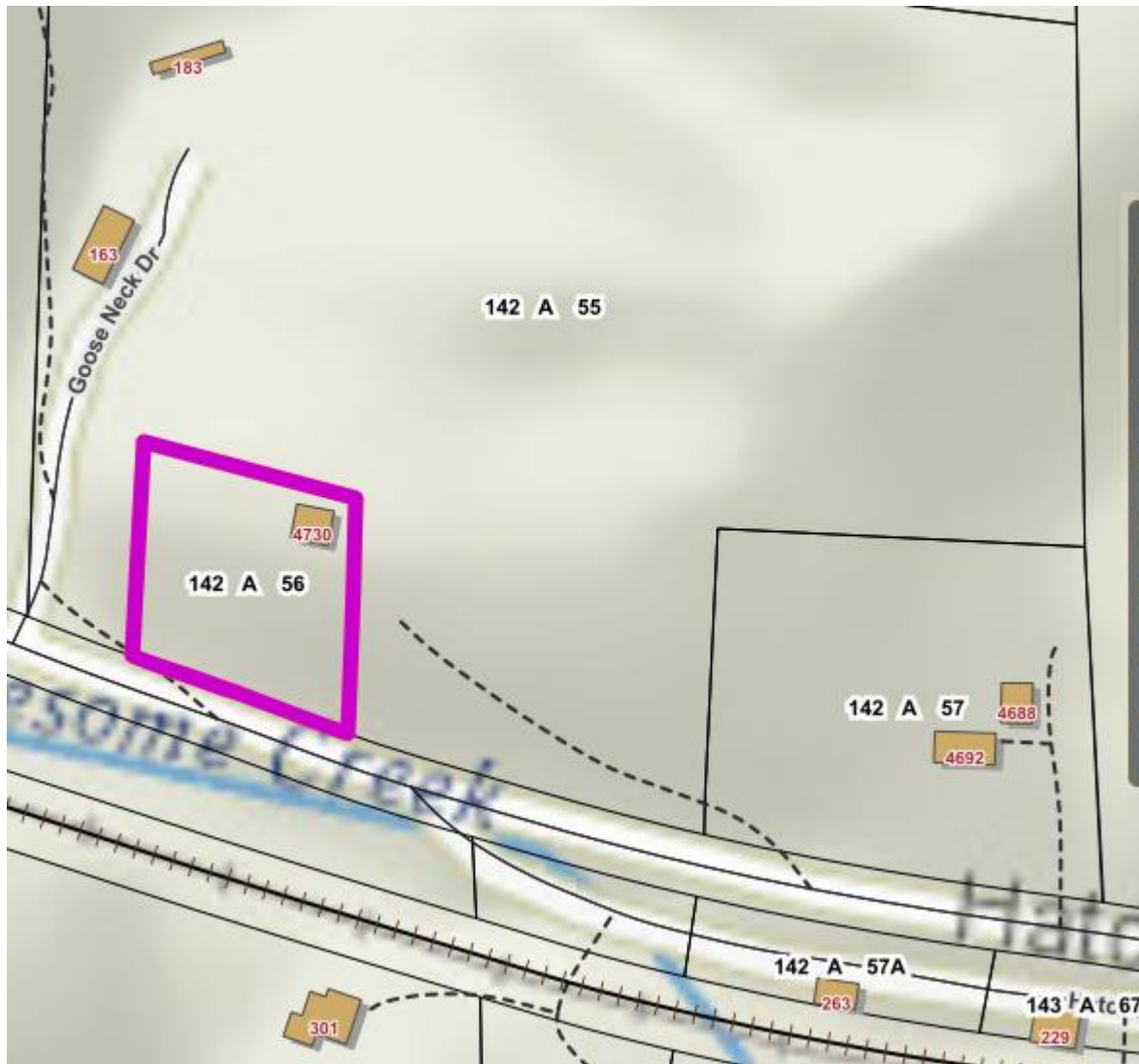
Property Description: 199 Colorado Drive, Gate City

Acres: ± 0.88 acre

Land Value: \$15,500 **Improvement Value:** \$55,800 **Total Value:** \$71,300

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Property 18
Larry Bruce Sexton



Current Data:

Tax Map No.: 142-A-56

Account No.: 5043

Owner: Larry Bruce Sexton

Property Description: 4730 Daniel Boone Road, Gate City

Acres: ± 1.00

Land Value: \$11,500 **Improvement Value:** \$2,200 **Total Value:** \$13,700

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