

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
TOWN OF GATE CITY AND 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 **April 17, 2023 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	Kathleen Lane	144-3-1A	3651	407800	4352 Yuma Road, Gate City
2	Gary Russel	99-A-58,57A	10850	35918	Vacant; Fairview Road, Duffield
3	Shirley McConnell	168A-2-2-3-6	3952	59587	117 Daffodil Lane, Gate City
4	Ronald and Denise Absher	45-A-9	11613	60152	25046 US 23 North, Duffield
5	Doris Dishner	86-A-2	1032	36232	949 and 957 Kimblertown Road, Fort Blackmore
6	Christopher Anthony Taylor	168A-2-2-10-12	4822	59769	163 Daffodil Lane, Gate City
7	Christopher Anthony Taylor	166-A-97	5184	59769	1078 Winegar Mill Road, Gate City
8	Christopher Anthony Taylor	166-A-98	5183	59769	Vacant; Apple Orchard Road, Gate City
9	Wanda Jean and Phyllis Ju Williams	146A5-1-3-1	5129	512779	140 Daniel Boone Road, Gate City
10	Tommy J. Graham	169A-A-2	7023	59955	191 Panther Drive, Gate City
11	Samantha Irisa Dallas**	146A712-26A-27A	13921	512598	196 Ravine Street, Gate City
12	Ralph Wallen**	146A7-A-146	14395	598075	337 Willow Street, Gate City

13	Linda Mae Collins Hill**	146A4-A-1	13744	59796	387 Old Nickelsville Highway, Gate City
14	Dewayne T. Cozart	28A-116-21-23	13397	512577	306 Fourth Avenue, Dungannon
15	Beulah Kate Stewart	28-A-39	6302	319143	202 Bucker Ridge Drive, Dungannon
16	Mary and James Tipton	84-A-3A	13106	183493	Vacant; Mill Creek Road, Fort Blackmore
17	Mary Elizabeth Finch	28-A-80	5693	59857	17783 Veterans Memorial Highway, Dungannon
18	Christopher Johnson	147-3-1	5139	36320	479 Whispering Circle, Gate City

** Town of Gate City

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 any information contained in 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 \$100.00, 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.**

To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Scott or Town of Gate City 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 Special Commissioner's sale held on Monday, April 17, 2023 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 17th day of April 2023, 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
Kathleen Lane



Current Owner: Kathleen Lane

Parcel ID: 144-3-1A

Account: 3651

Building Value: \$2,000

Land Value: \$18,000

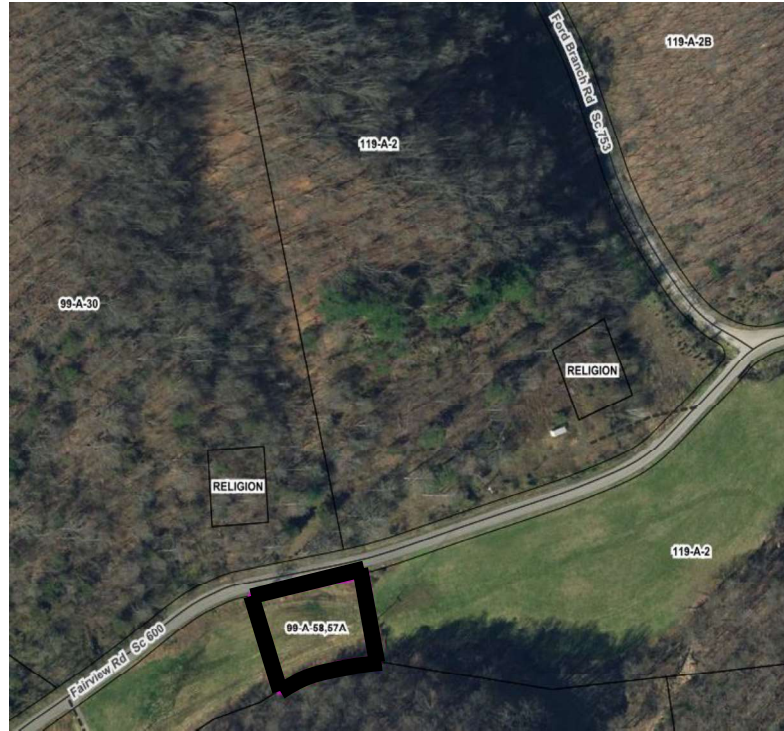
Total Value: \$20,000

Acreage: n/a

Property Description: 4352 Yuma Road, Gate City

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
Gary Russel



Current Owner: Gary Russel

Parcel ID: 99-A-58,57A

Account: 10850

Building Value: n/a

Land Value: \$20,700

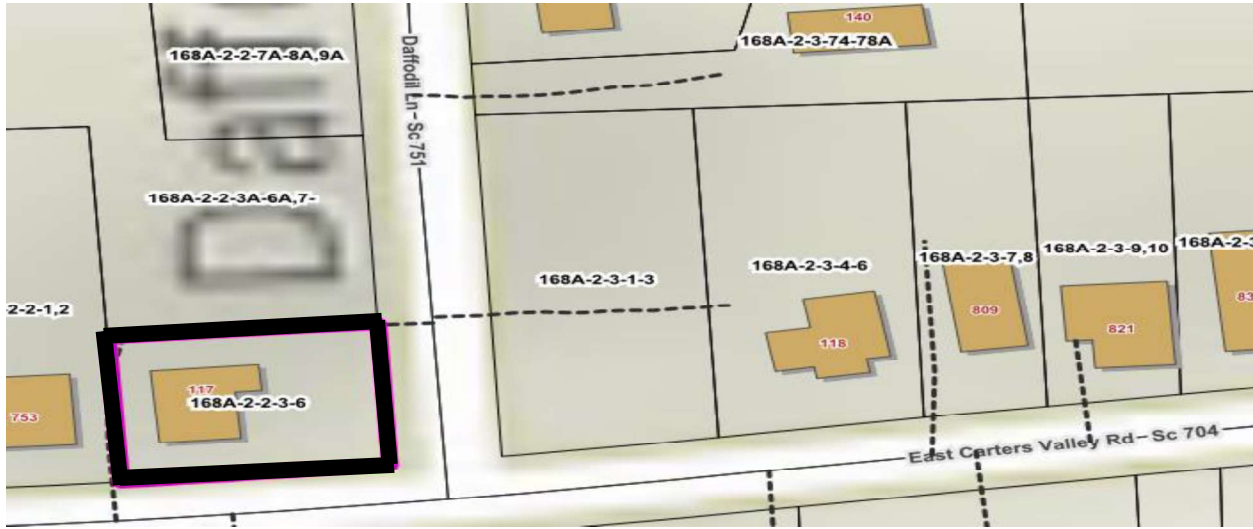
Total Value: \$20,700

Acreage: ± 11.50 acres

Property Description: Vacant, Fairview Road, Duffield

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 3
Shirley McConnell



Current Owner: Shirley McConnell

Parcel ID: 168A-2-2-3-6

Account: 3952

Building Value: \$32,500

Land Value: \$23,500

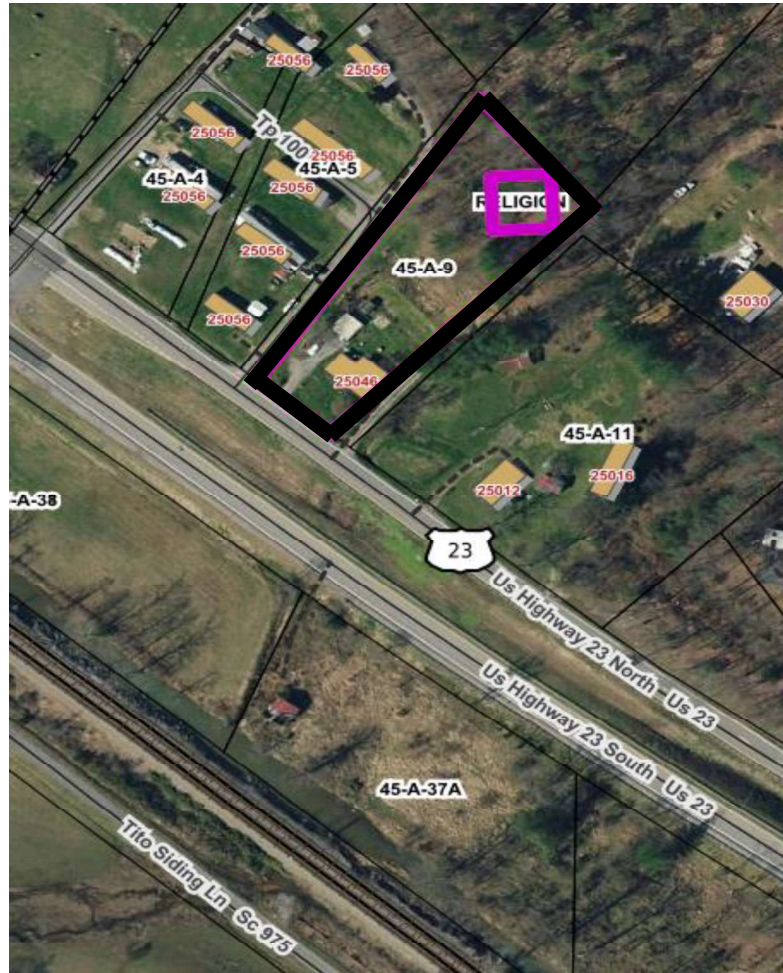
Total Value: \$56,000

Acreage: n/a

Property Description: 117 Daffodil Lane, Gate City

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 4
Ronald and Denise Absher



Current Owner: Ronald and Denise Absher

Parcel ID: 45-A-9

Account: 11613

Building Value: \$44,800

Land Value: \$16,000

Total Value: \$60,800

Acreage: n/a

Property Description: 25046 US Highway 23, Duffield

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 5
Doris Dishner



Current Owner: Doris Dishner

Parcel ID: 86-A-2

Account: 1032

Building Value: \$7,200

Land Value: \$32,800

Total Value: \$40,000

Acreage: ± 10.87 acres

Property Description: 949 and 957 Kimbertown Road, Fort Blackmore

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 6
Christopher Anthony Taylor



Current Owner: Christopher Anthony Taylor

Parcel ID: 168A-2-2-10-12

Account: 4822

Building Value: \$5,400

Land Value: \$18,000

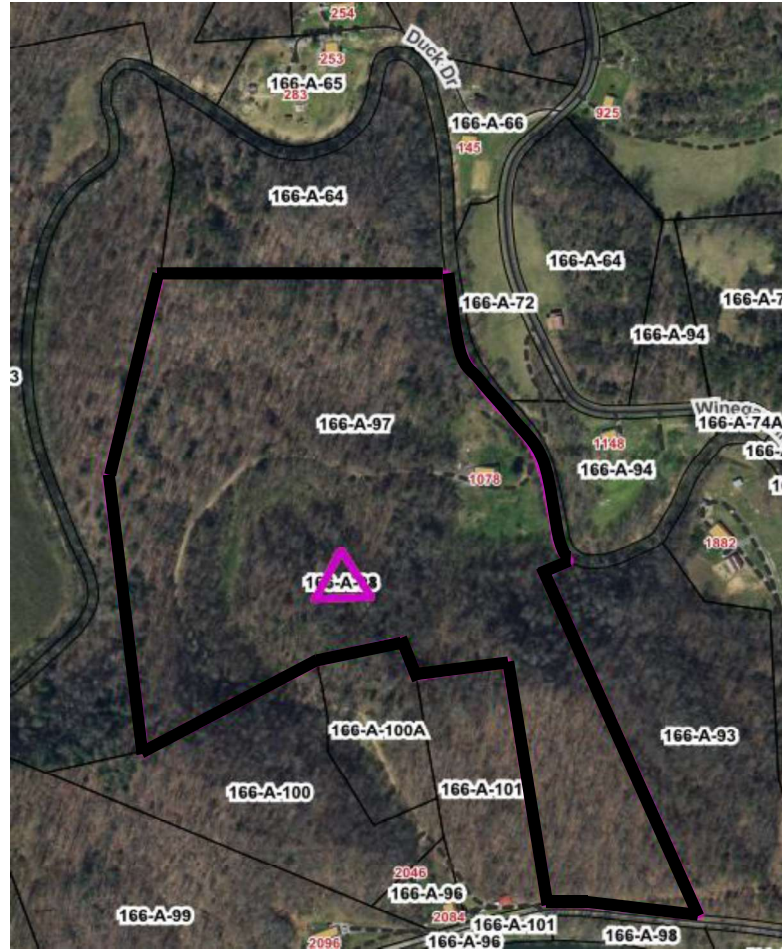
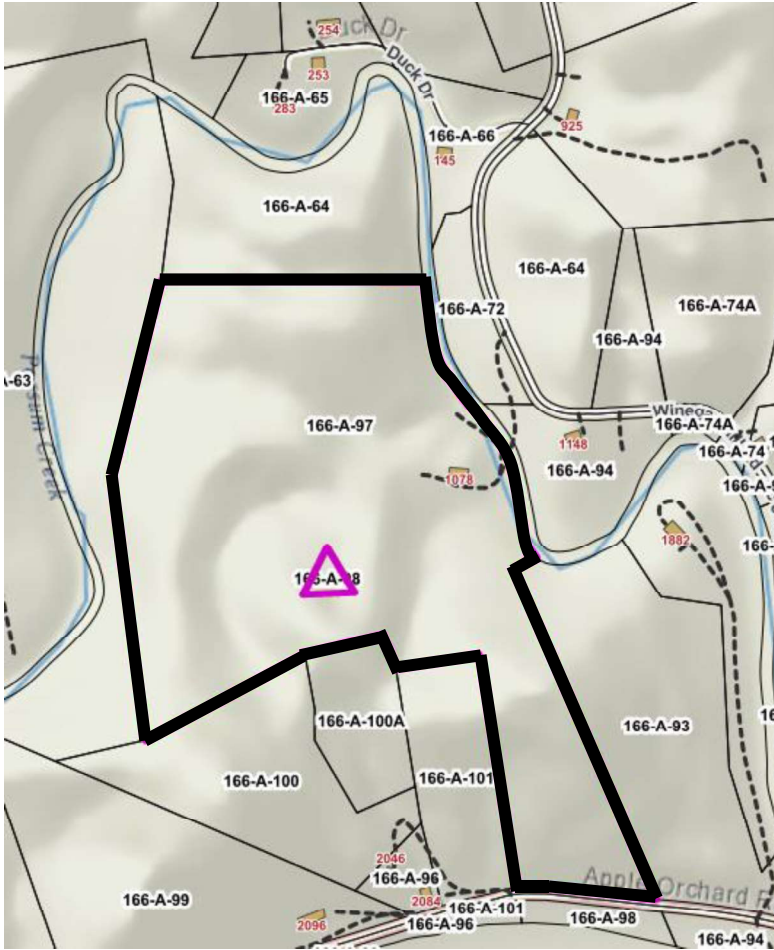
Total Value: \$23,400

Acreage: n/a

Property Description: 163 Daffodil Lane, Gate City

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 7
Christopher A. Taylor



Current Owner: Christopher A. Taylor

Parcel ID: 166-A-97

Account: 5184

Building Value: n/a

Land Value: \$32,800

Total Value: \$32,800

Acreage: ± 21.85 acres

Property Description: 1078 Winegar Mill Road, Gate City

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 8
Christopher Anthony Taylor



Current Owner: Christopher Anthony Taylor

Parcel ID: 166-A-98

Account: 5183

Building Value: n/a

Land Value: \$19,000

Total Value: \$19,000

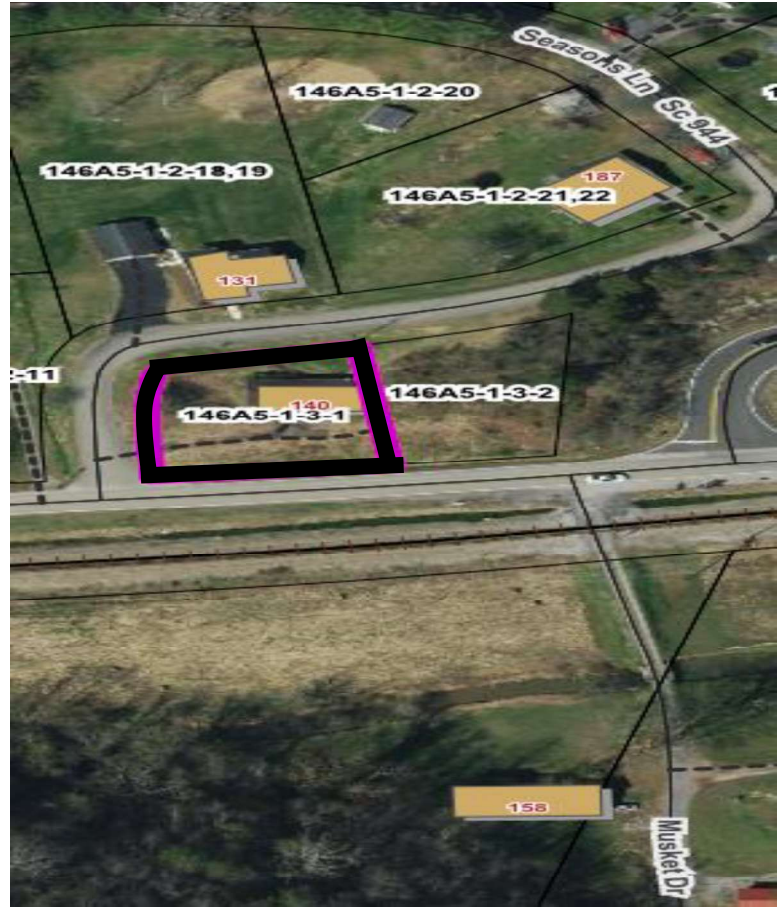
Acreage: ± 12.65 acres

Property Description: Vacant, Apple Orchard Road, Gate City

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 9

Wanda Jean and Phyllis Ju Williams



Current Owner: Wanda Jean and Phyllis Ju Williams

Parcel ID: 146A5-1-3-1

Account: 5129

Building Value: \$30,200

Land Value: \$23,000

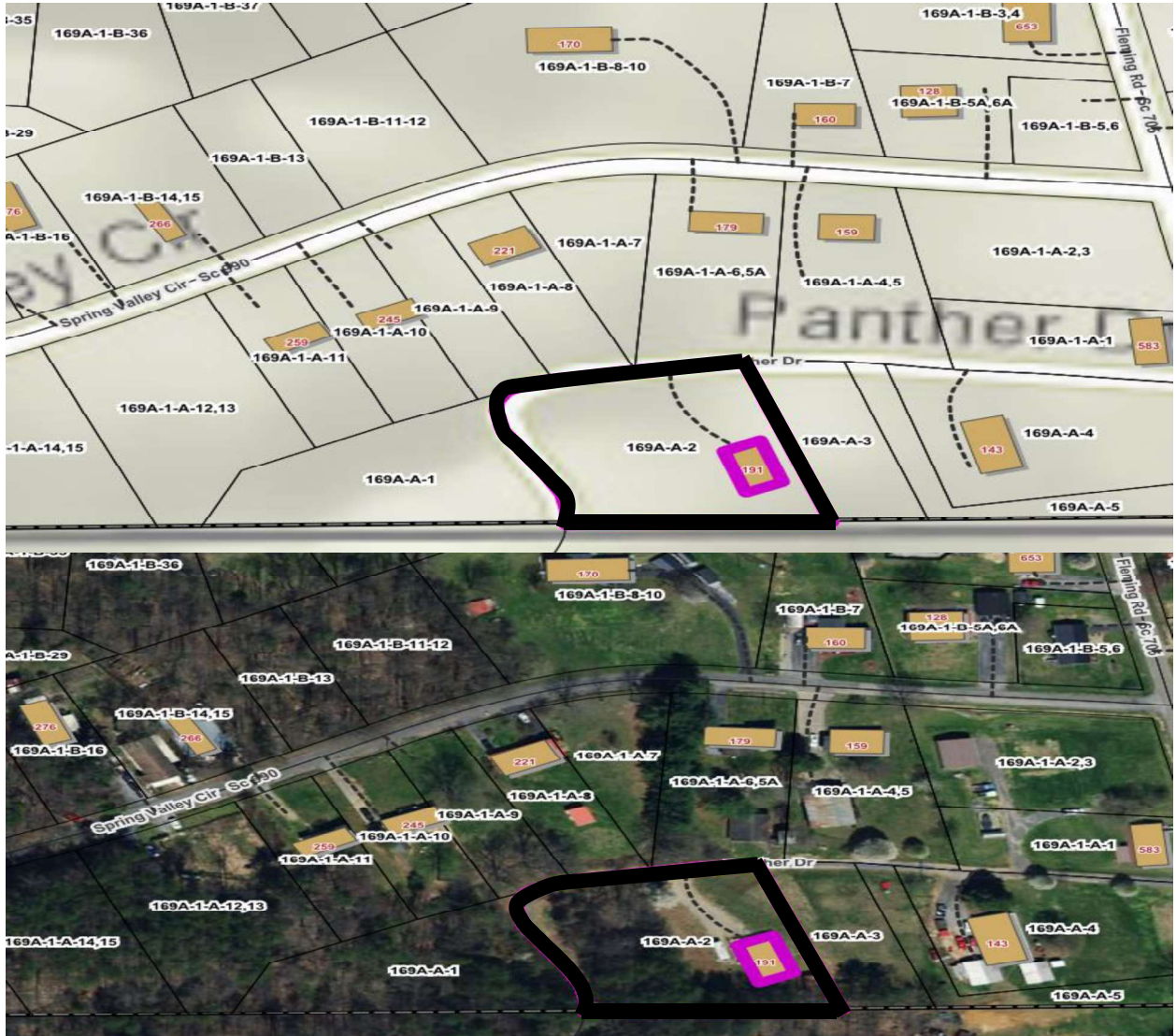
Total Value: \$53,200

Acreage: n/a

Property Description: 140 Seasons Lane, Gate City

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 10
Tommy J. Graham



Current Owner: Tommy J. Graham

Parcel ID: 169A-A-2

Account: 7023

Building Value: \$52,000

Land Value: \$28,000

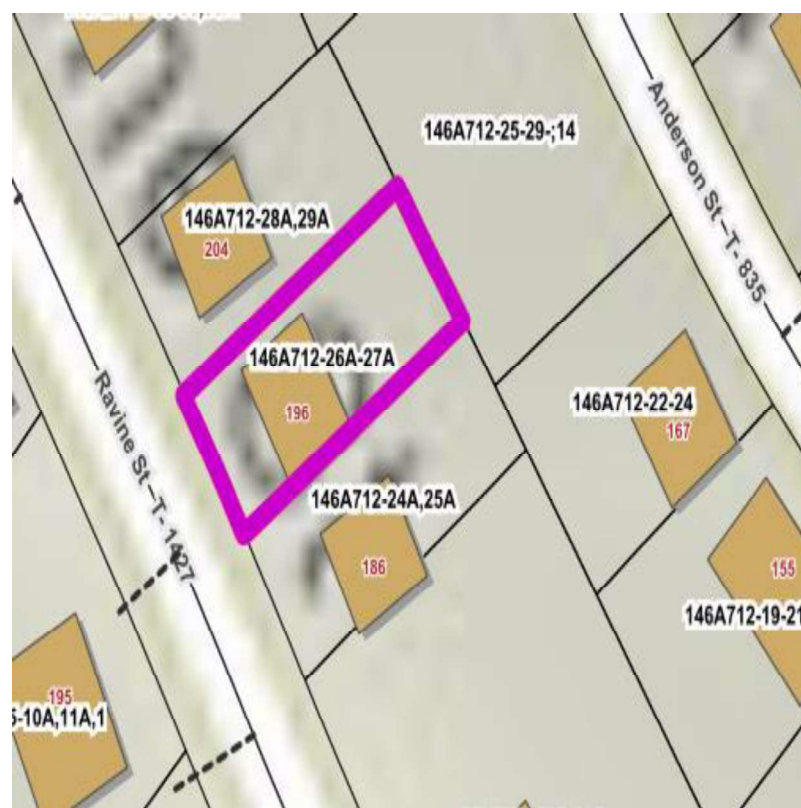
Total Value: \$80,000

Acreage: ± 0.90 acre

Property Description: 191 Panther Drive, Gate City

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.

Property 11
Samantha Irisa Dallas



Current Owner: Samantha Irisa Dalls

Parcel ID: 146A712-26A-27A

Account: 13921

Building Value: \$39,400

Land Value: \$18,000

Total Value: \$57,400

Acreage: n/a

Property Description: 196 Ravine Street, Gate City

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.

Ralph Wallen



Current Owner: Ralph Wallen

Parcel ID: 146A7-A-146

Account: 14395

Building Value: n/a

Land Value: \$14,000

Total Value: \$14,000

Acreage: n/a

Property Description: 337 Willow Street, Gate City

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 13
Linda Mae Collins Hill



Current Owner: Linda Mae Collins Hill

Parcel ID: 146A4-A-1

Account: 13744

Building Value: \$4,100

Land Value: \$23,000

Total Value: \$27,100

Acreage: n/a

Property Description: 387 Old Nickelsville Road, Gate City

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.

Dewayne T. Cozart



Current Owner: Dewayne T. Cozart

Parcel ID: 28A-116-21-23

Account: 13397

Building Value: \$4,000

Land Value: \$12,000

Total Value: \$16,000

Acreage: n/a

Property Description: 306 Fourth Avenue, Dungannon

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 15
Beulah Kate Stewart



Current Owner: Beulah Kate Stewart

Parcel ID: 28-A-39

Account: 6302

Building Value: \$7,000

Land Value: \$12,000

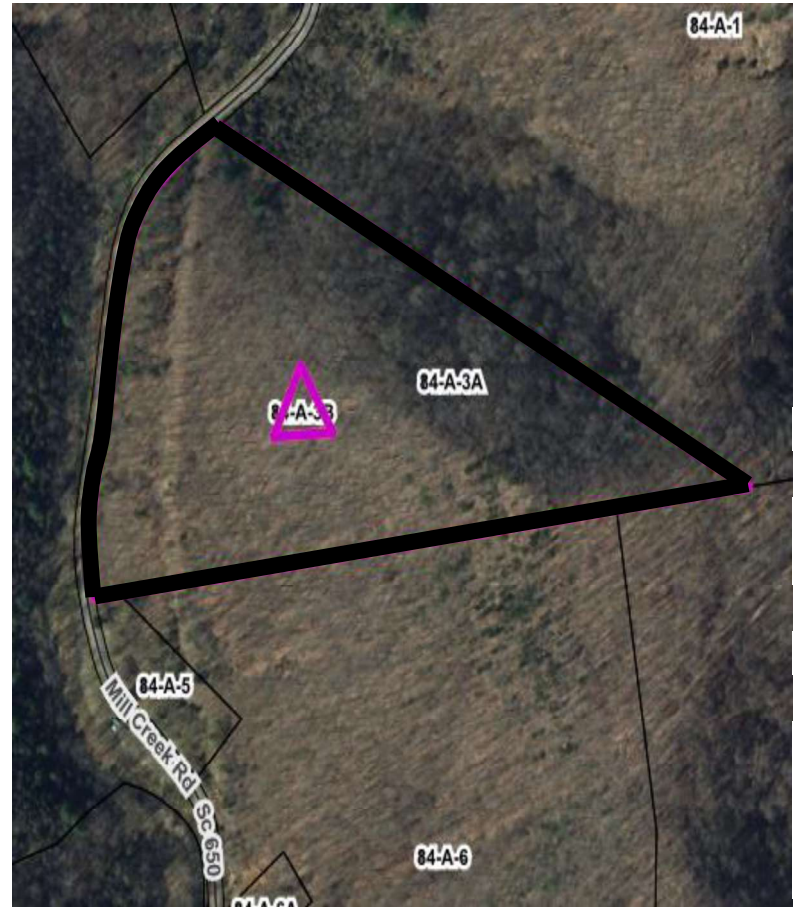
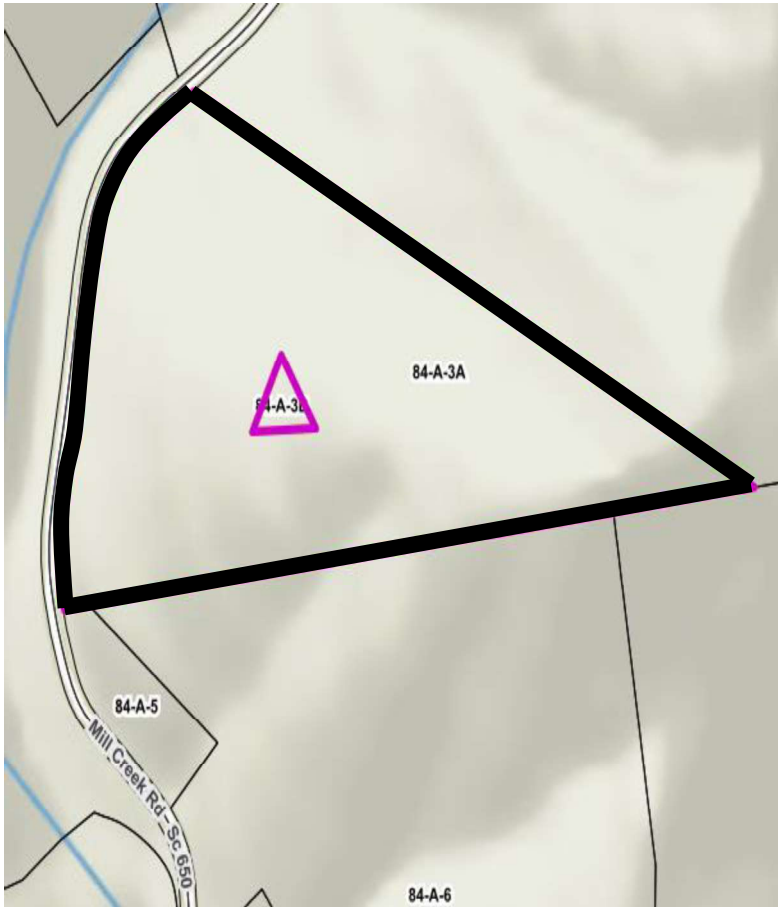
Total Value: \$19,000

Acreage: ± 0.88 acre

Property Description: 202 Buckner Ridge Drive, Dungannon

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 16
Mary and James Tipton



Current Owner: Mary and James Tipton

Parcel ID: 84-A-3A

Account: 13106

Building Value: n/a

Land Value: \$22,500

Total Value: \$22,500

Acreage: ± 15.00 acres

Property Description: Vacant, Mill Creek Road, Fort Blackmore

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 17
Mary Elizabeth Finch



Current Owner: Mary Elizabeth Finch

Parcel ID: 28-A-80

Account: 5693

Building Value: \$39,000

Land Value: \$12,000

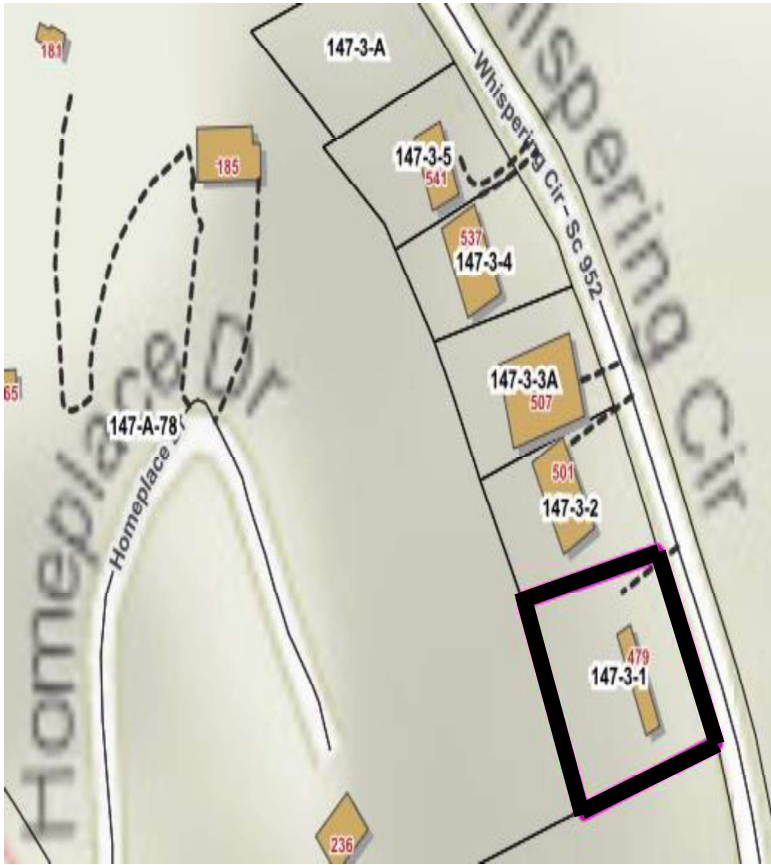
Total Value: \$51,000

Acreage: n/a

Property Description: 17783 Veterans Memorial Highway, Dungannon

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 18
Christopher Johnson



Current Owner: Christopher Johnson

Parcel ID: 147-3-1

Account: 5139

Building Value: \$2,000

Land Value: \$23,000

Total Value: \$25,000

Acreage: n/a

Property Description: 479 Whispering Circle, Gate City

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.