

**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	<del>Gary Russel</del>	<del>99-A-58,57A</del>	<del>10850</del>	<del>35918</del>	<del>Vacant; Fairview Road, Duffield</del>
3	Shirley McConnell	168A-2-2-3-6	3952	59587	117 Daffodil Lane, Gate City
4	<del>Ronald and Denise Absler</del>	<del>46-A-9</del>	<del>11613</del>	<del>60152</del>	<del>25046 US 23 North, Duffield</del>
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	Vacant; Apple Orchard 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](http://www.taxva.com), by email to [taxsales@taxva.com](mailto: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.

**SAMPLE**

\_\_\_\_\_  
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

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**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

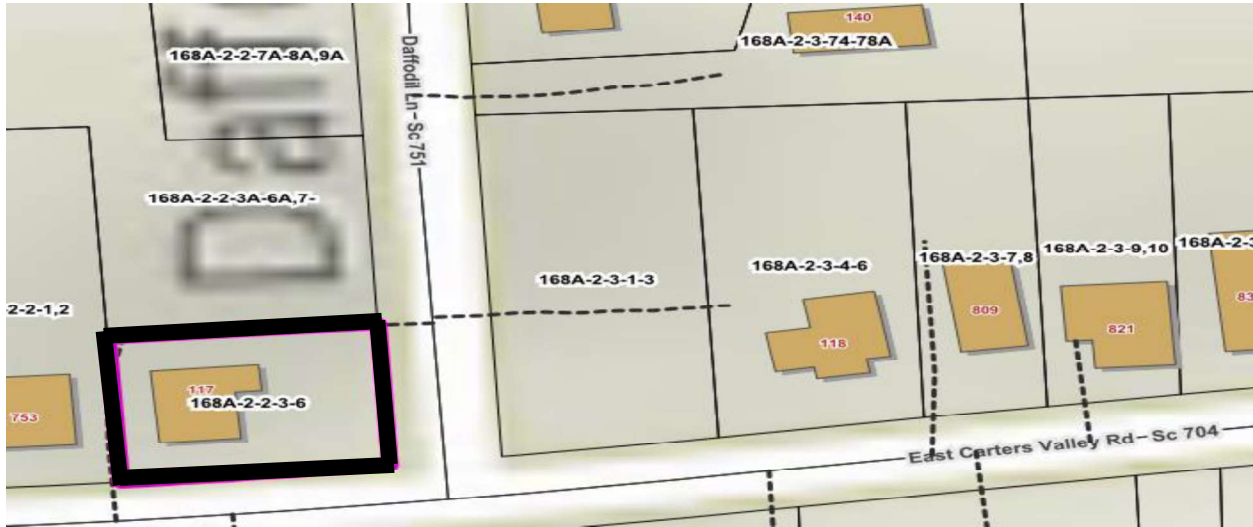
**Acreage:** ± 11.50 acres

**Property Description:** Vacant, Fairview Road, Duffield

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**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

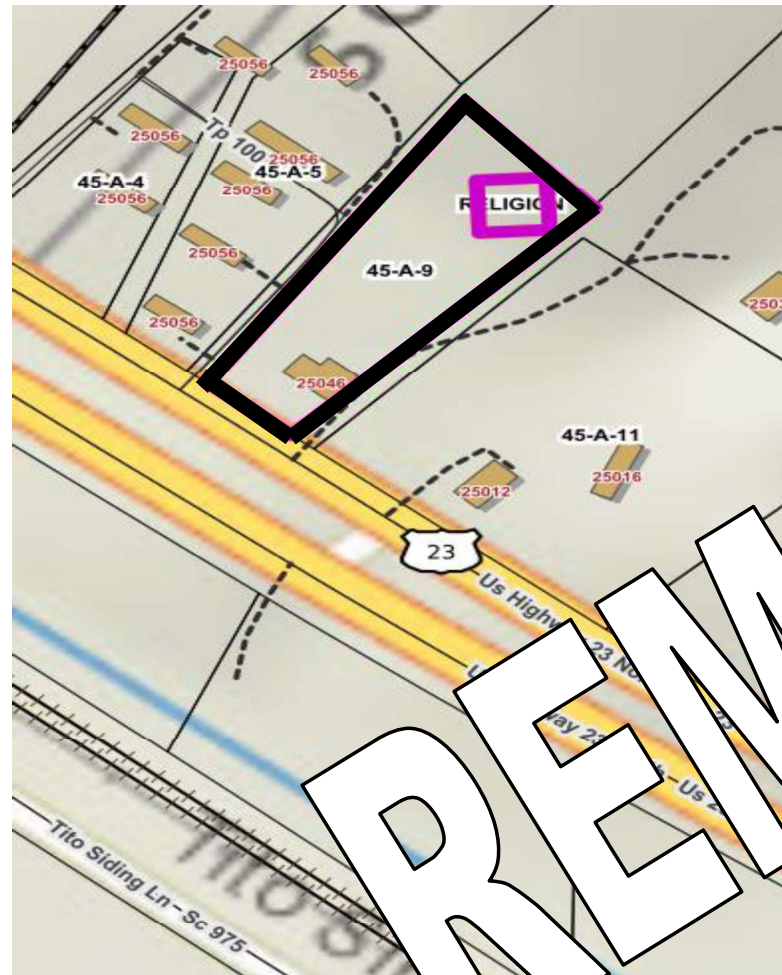
**Acreage:** n/a

**Property Description:** 117 Daffodil Lane, Gate City

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**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

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**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

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**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

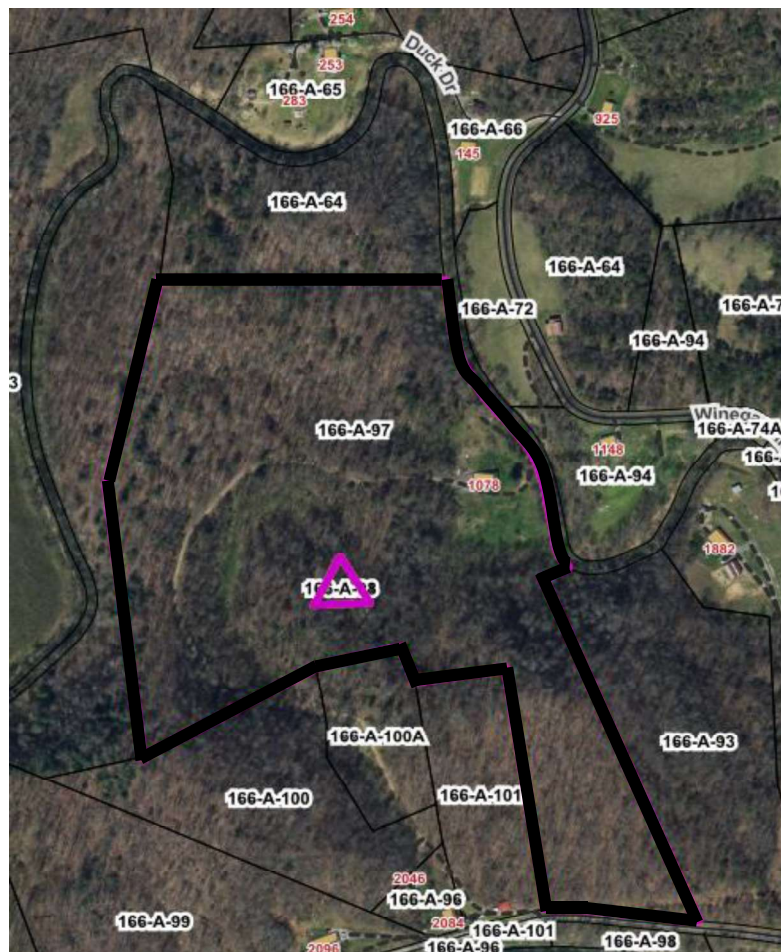
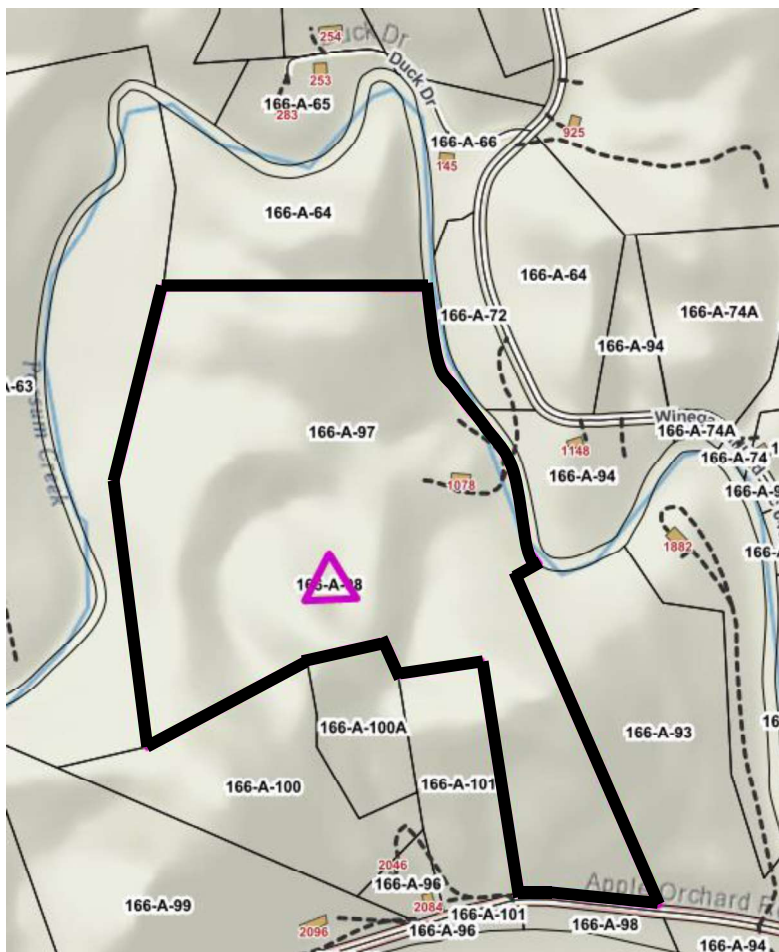
**Total Value:** \$23,400

**Acreage:** n/a

**Property Description:** 163 Daffodil Lane, Gate City

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**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:**  $\pm$  21.85 acres

**Property Description:** Vacant; Apple Orchard Road, Gate City

[Parcel does NOT include the doublewide at 1078 Winegar Mill Road or the 2.5 acres it sits on.

The above GIS map does not reflect that out-conveyance.]

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**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

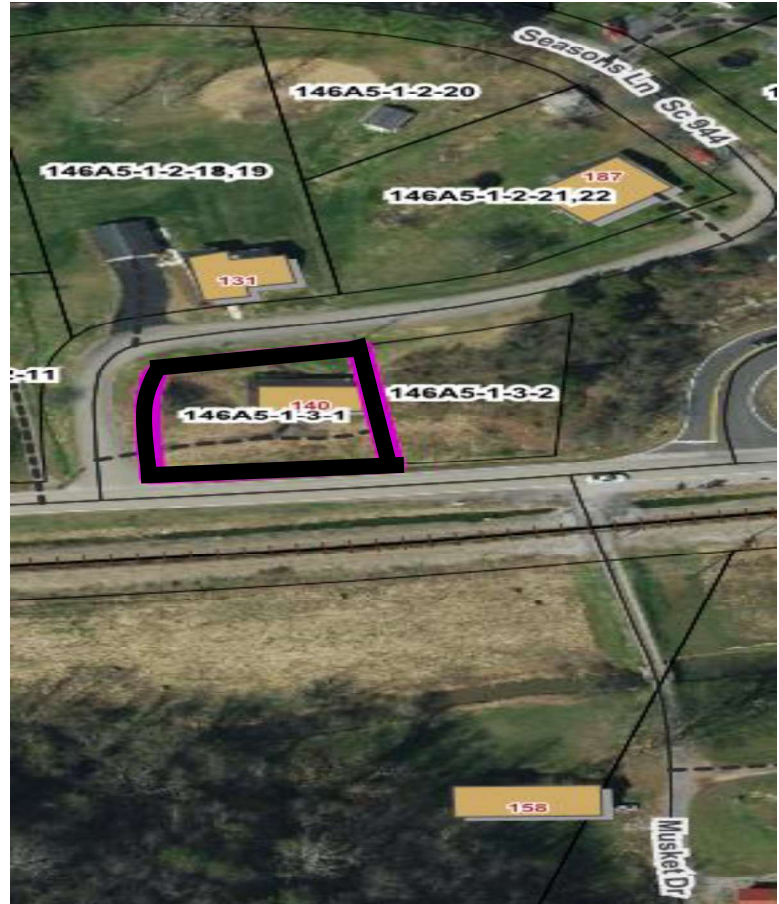
**Acreage:** ± 12.65 acres

**Property Description:** Vacant, Apple Orchard Road, Gate City

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## 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

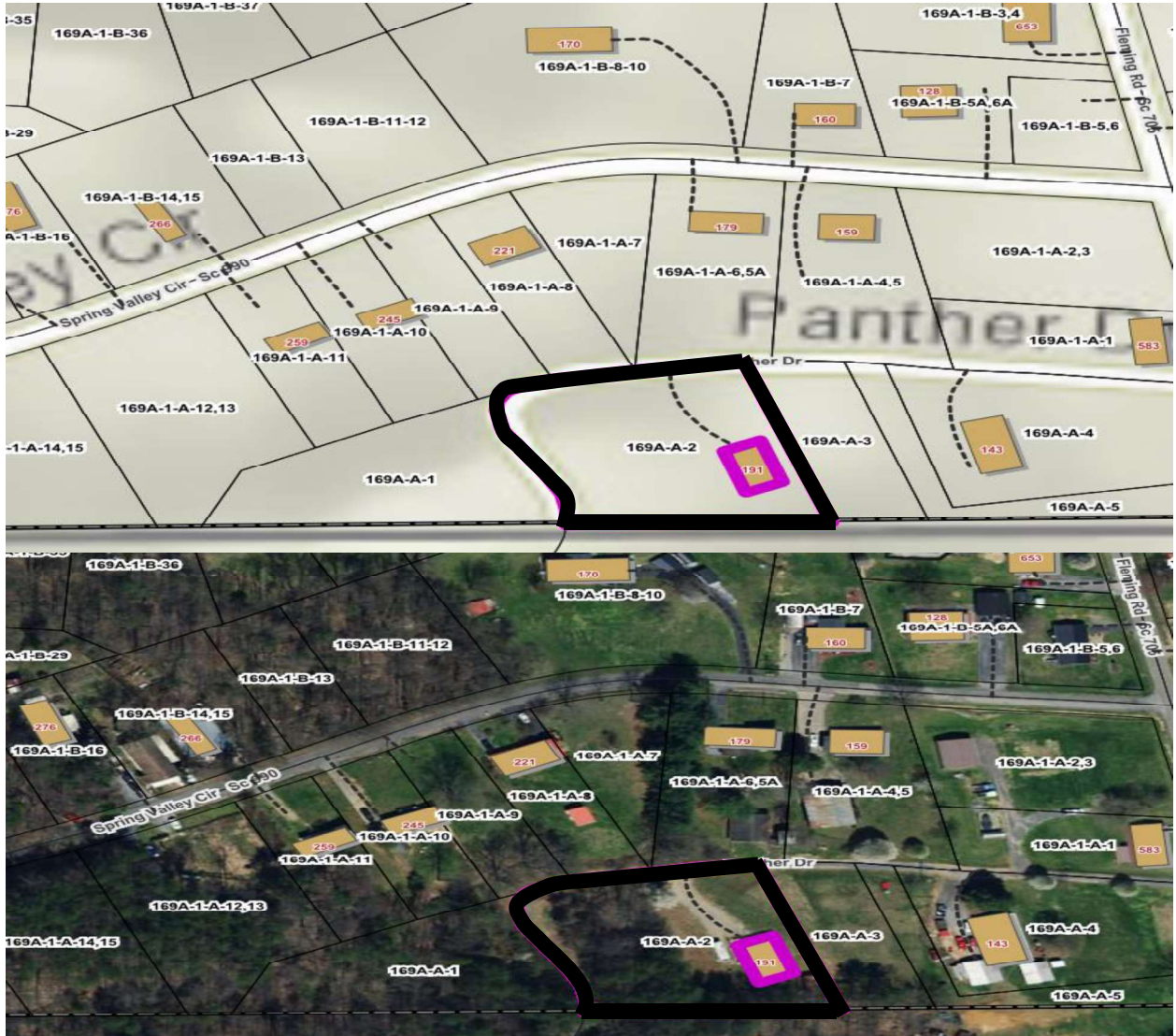
**Acreage:** n/a

**Property Description:** 140 Seasons Lane, Gate City

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**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

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**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

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## 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

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**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

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**Property 14**  
**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

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**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

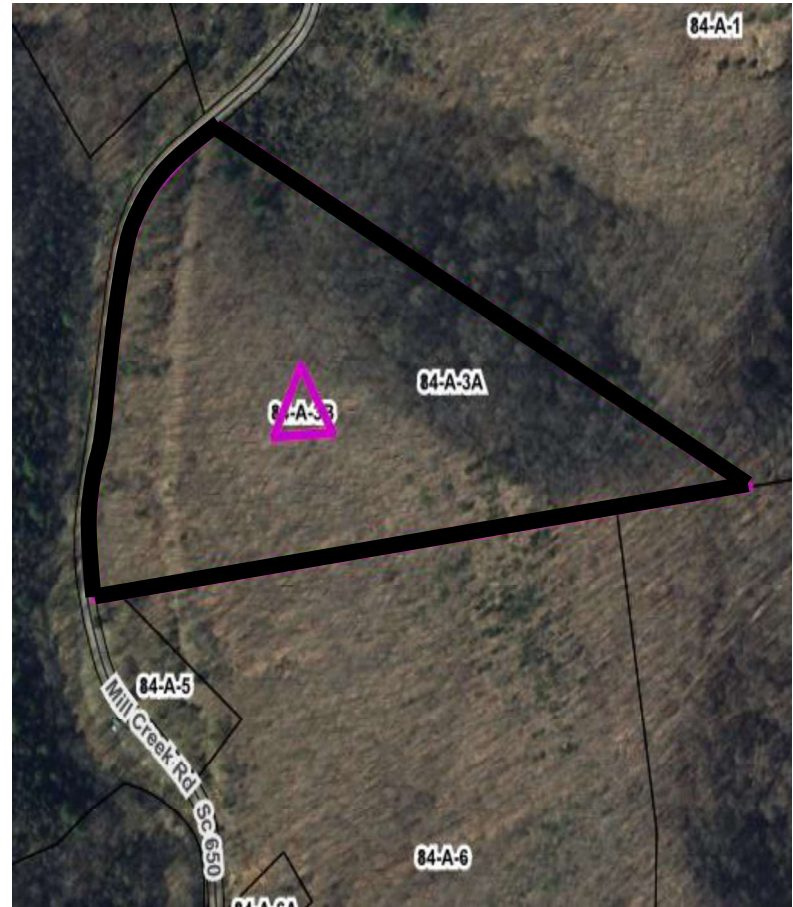
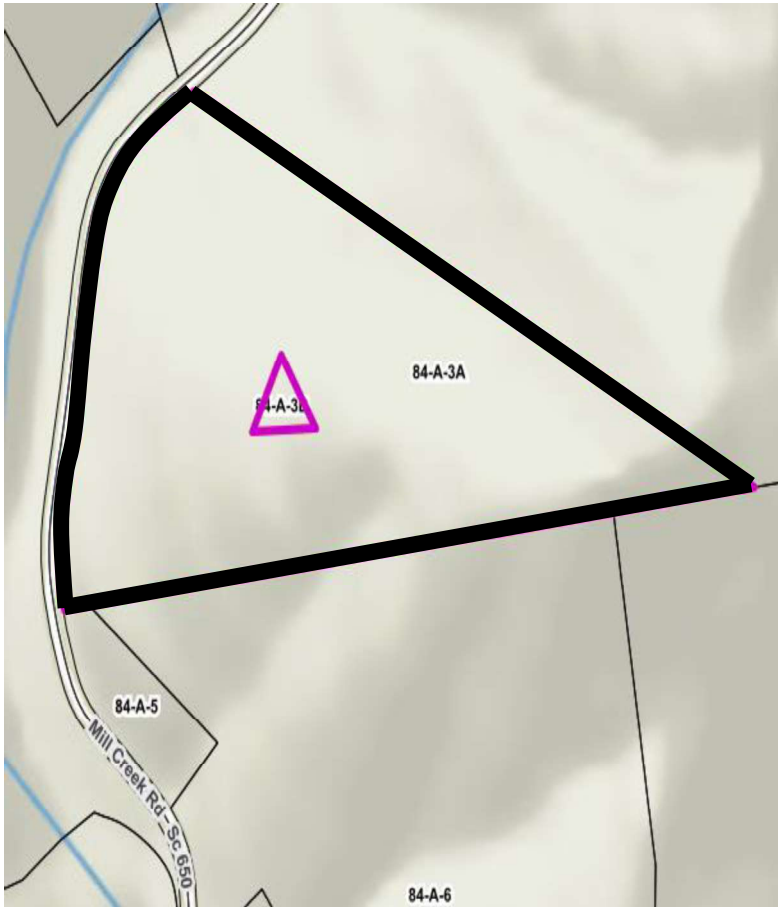
**Acreage:** ± 0.88 acre

**Property Description:** 202 Buckner Ridge Drive, Dungannon

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**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

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**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

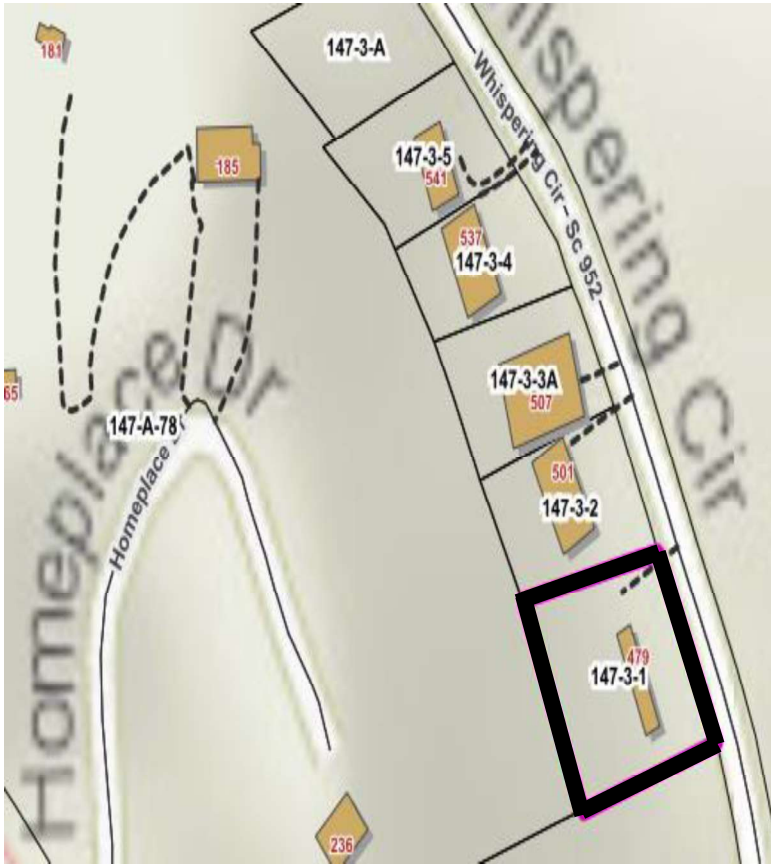
**Acreage:** n/a

**Property Description:** 17783 Veterans Memorial Highway, Dungannon

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**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

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