

**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 the City of Bristol, the undersigned Special Commissioner will offer for sale at a live public auction the following described real estate at the **City of Bristol Circuit Courthouse** located at **497 Cumberland Street, Bristol, Virginia 24201**, on **October 19, 2023** at **10:00am**.

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 Bart Long & Associates Realty and Auction, LLC ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS"). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
1	Carin Clarke & James David Horne (SURV)	19-6-2-32	85817	37943	1744 Dunlap St, 0.166 AC +/-, Lot No. 32 BLK 2, Dunlap Addition
2	Fellas, LLC	29-7-3-9	313467	592183	on Suffolk Ave, Lot No. 9 BLK 3, Bristol Land & Improvement Co.'s State Line Addition
3	Fellas, LLC	19-12-2-8	187861	592183	141 King Mill Pike, Lot No. 8 BLK 2, Citizen's Land Co.'s Addition
4	Fellas, LLC	38-3-45, 46	150614	592183	Near Second Taylor St, Lots 45 & 46; Hobson Addition
5	Fellas, LLC	13-3-66	280861	592183	on Lewis St, Lot No. 66, City View Addition
6	Virgil W. Hilliard, Sr.	13-3-28	313718	149918	on Lewis St, Lot No. 28, City View Addition
7	David Allen & Elizabeth C. Goodson (SURV)	24-13-166	384569	149973	2250 Randolph St, Lot 166, Fulkerson's Addition

8	Randall Gott	17-17-9-1	310565	469656	331 Lester St, 0.151 AC +/-, Lot 1 BLK 9, Gump's Addition
9	David Christopher Galliher	29-7-2-61	86410	105325	708 Suffolk Ave, 0.13 AC +/-, Lot 6 BLK 2, State Line Addition
10	David Christopher Galliher	336-1-C-9, 10	269611	105325	107 Bristol View Dr, 0.242 AC +/-, Lots 8 & 9 & portion of 10, BLK C, Bristol View Addition
11	Ronnie Lee McGlamary	28-1-41-6	259560	37721	350 Sedgefield St
12	Gary Wood, Jr.	18-6-2	354015	803447	1148 Massachusetts Ave, Lot No. 2, John R. Dickey's Second Addition
13	David Creasy, et al.	24-2-25, 26	366013	592243	1010 Clark St, Lots 25 & 26, Fulkerson Heights Addition
14	David Creasy, et al.	24-2-27	354210	592243	on Clark St, Lot 27, Fulkerson Heights Addition

REDEEMED

REDEEMED

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. We do not provide, and do not assist, with obtaining title insurance or title to personal property.

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 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 \$250, 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 (\$20,000.00) 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.

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.

Deposit and buyer's premium are due on the day of the auction. 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 the City of Bristol 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) 548-4418, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales
P.O. Box 31800
Henrico, Virginia 23294-1800

****SAMPLE****

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

At that certain real estate tax sale which closed on Thursday, October 19, 2023, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

Case Name: City of Bristol v. _____ (**Case No.** _____)

Tax Map Number: _____

Account Number: _____

TACS Number: _____

Buyer's Premium: \$ _____

Bid Deposit: \$ _____

Credit Card Hold: \$(_____)

Total Due Now: \$ _____

I understand that the above-referenced "Total Due Now" is required to be deposited today with the Special Commissioner and that the balance of the high bid and the deed recordation cost will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the City of Bristol, Virginia. I understand that in the event my payment is returned or otherwise does not clear within twenty (20) days, this contract of sale may be voided, I may be responsible for damages or costs of resale, and the next highest bidder may be contacted to purchase the property.

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 Special Commissioner intends to ask the Court 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 (October 19, 2023). I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit filed by the above-named locality, that this contract

shall be voidable 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 Acknowledgement and Contract of Sale, or if the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit all amounts paid and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

I understand that by bidding, I have entered into a legally binding contract and that I waive all rescission rights. I understand that my bid was immediately binding, irrevocable, and enforceable.

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	_____ Street Address
_____ Name (please print)	_____ 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 19th day of October, 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* - Carin Clarke & James David Horne (SURV)

Tax Map Number: 19-6-2-32

Account Number: 185817

Description: 0.166 AC +/-, Lot No. 32, Block 2, Dunlap Addition

Property Description: 1744 Dunlap Street

Land Value: \$10,000 Improvement Value: \$12,000 Total Value: \$22,000

Department:	RE2023	Ticket No:	26390002
Frequency:	2	Supplement No:	0
Name:	CLARKE CARIN & JAMES DAVID	Account No:	185817
Name 2:	HORNE (SURV)	Map ID:	19-6-2-32
Address:	20147 BENHAMS RD BRISTOL VA 24202		
Description:	DUNLAP LOT 32 BLK 2 1744 DUNLAP ST		
District:	01		
Bill Date:	04/12/2023	Due Date:	12/05/2023
Land Value:	\$10,000	Improvement	\$12,000



Property 2* - Fellas, LLC

Tax Map Number: 29-7-3-9

Account Number: 313467

Description: Lot No. 9, Block 3, Bristol Land & Improvement Co.'s
State Line Addition

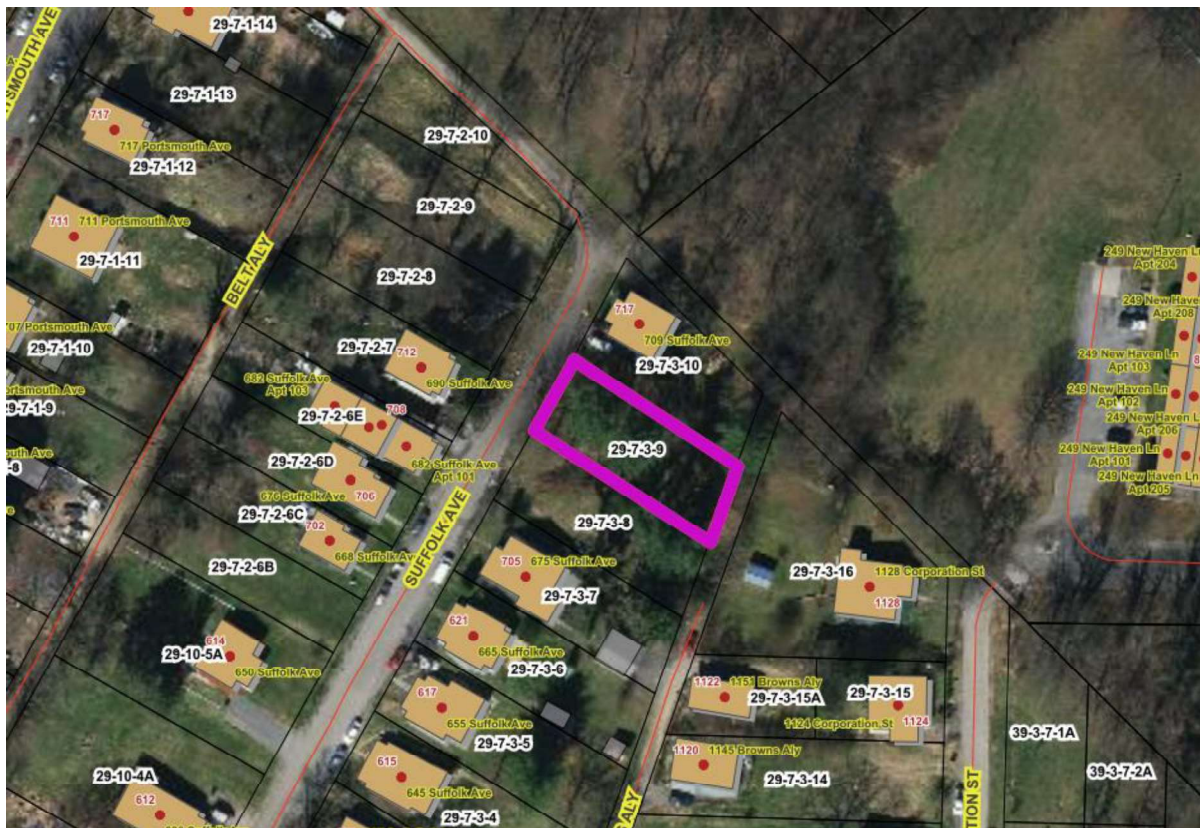
Property Description: on Suffolk Avenue

Land Value: \$10,000 Improvement Value: \$0.00 Total Value: \$10,000

Department:	RE2023	Ticket No:	36920002
Frequency:	2	Supplement No:	0
Name:	FELLAS LLC	Account No:	313467
Name 2:	N/A	Map ID:	29 7 3 9
Address:	139 DOUGLAS LN BRISTOL TN 37620		
Description:	S.L. LOT 9 BLK 3 0 SUFFOLK AVE		
District:	01		
Bill Date:	04/12/2023	Due Date:	12/05/2023

Land Value: \$10,000

Photograph



Property 3* - Fellas, LLC

Tax Map Number: 19-12-2-8

Account Number: 187861

Description: Lot No. 8, Block 2, Citizens Land Co.'s Addition

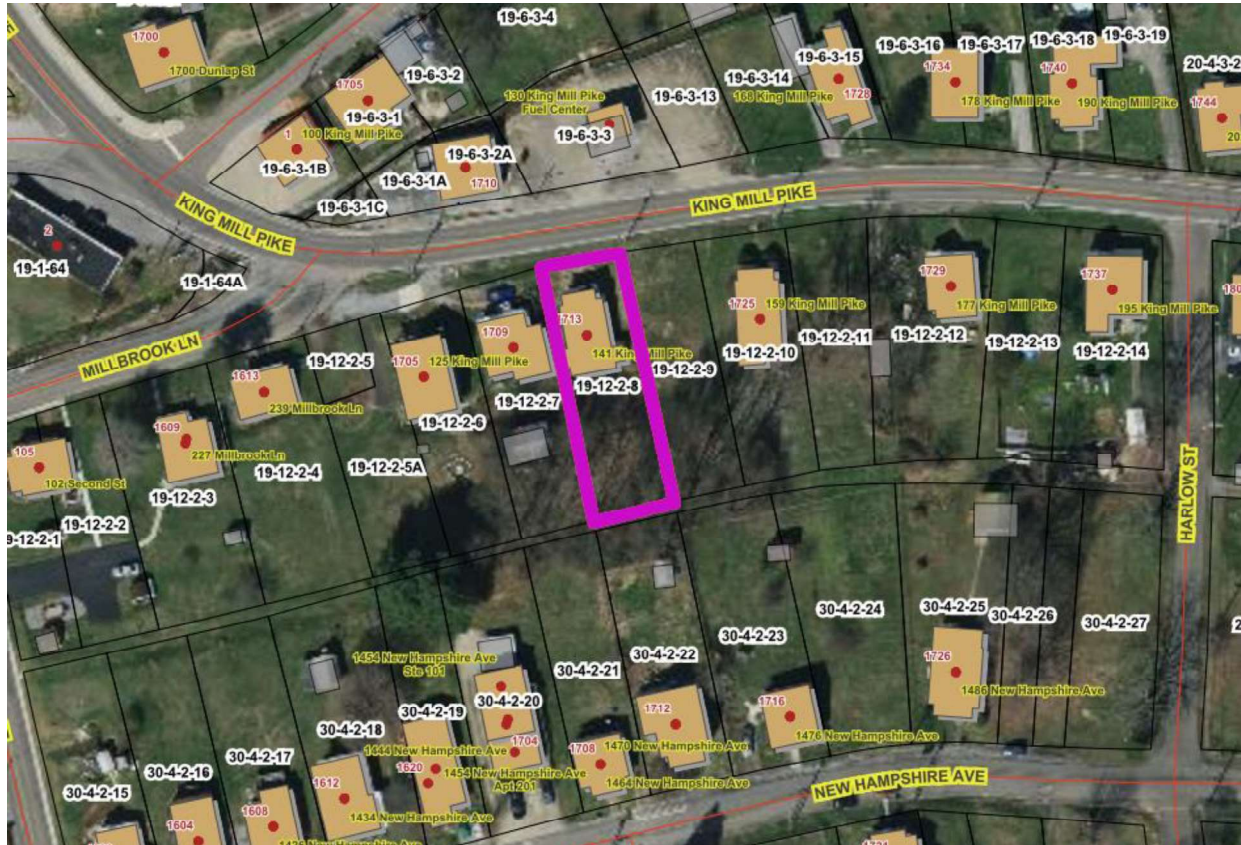
Property Description: 141 King Mill Pike

Land Value: \$10,000 Improvement Value: \$11,700 Total Value: \$21,700

Department: RE2023	Ticket No: 36910002
Frequency: 2	Supplement No: 0
Name: FELLAS LLC	Account No: 187861
Name 2: N/A	Map ID: 19 12 2 8
Address: 139 DOUGLAS LN BRISTOL TN 37620	
Description: C.L.C. LOT 8 BLK 2 141 KING MILL PIKE	
District: 01	
Bill Date: 04/12/2023	Due Date: 12/05/2023



Land Value: \$10,000	Improvement \$11,700
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Property 4* - Fellas, LLC

Tax Map Numbers: 38-3-45 & 38-3-46

Account Number: 150614

Description: Lots 45 & 46, Hobson Addition

Property Description: Near Second Taylor Street

Land Value: \$7,500 Improvement Value: \$0.00 Total Value: \$7,500

Department:	RE2023	Ticket No:	36930002
Frequency:	2	Supplement No:	0
Name:	FELLAS LLC	Account No:	150614
Name 2:	N/A	Map ID:	38 3 45 46
Address:	139 DOUGLAS LN BRISTOL TN 37620		
Description:	BARKERS REP OF HOBSON LOT 45 & 46 0 SECOND TAYLOR ST		
District:	01		
Bill Date:	04/12/2023	Due Date:	12/05/2023
Land Value:	\$7,500		



Property 5* - Fellas, LLC

Tax Map Number: 13-3-66

Account Number: 280861

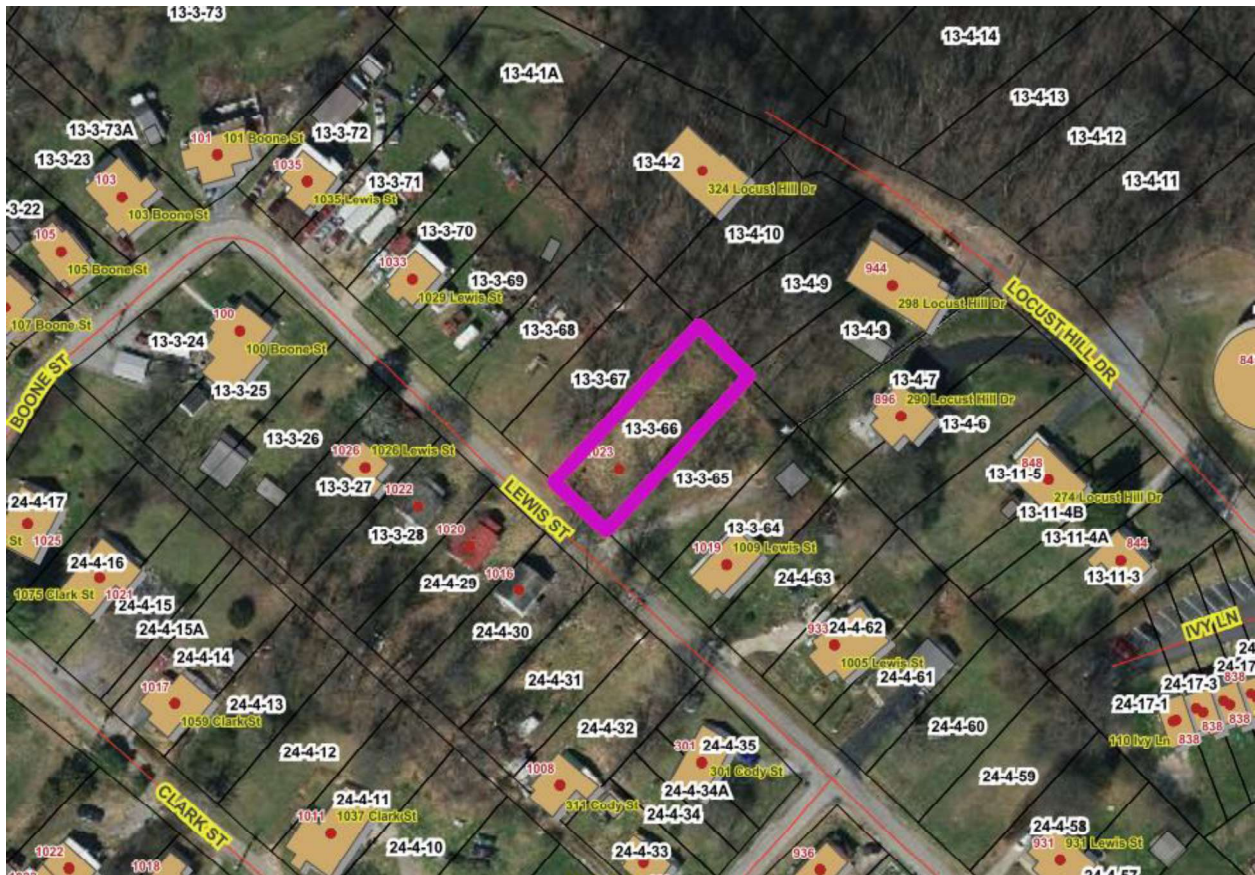
Description: Lot No. 66, City View Addition

Property Description: on Lewis Street

Land Value: \$12,500 Improvement Value: \$0.00 Total Value: \$12,500

Department:	RE2023	Ticket No.:	36900002
Frequency:	2	Supplement No.:	0
Name:	FELLAS LLC	Account No.:	280861
Name 2:	N/A	Map ID:	13 3 66
Address:	139 DOUGLAS LN BRISTOL TN 37620		
Description:	C.V.A. LOT 66 0 LEWIS ST		
District:	01		
Bill Date:	04/12/2023	Due Date:	12/05/2023

Land Value: \$12,500



Property 6* - Virgil W. Hilliard, Sr.

Tax Map Number: 13-3-28

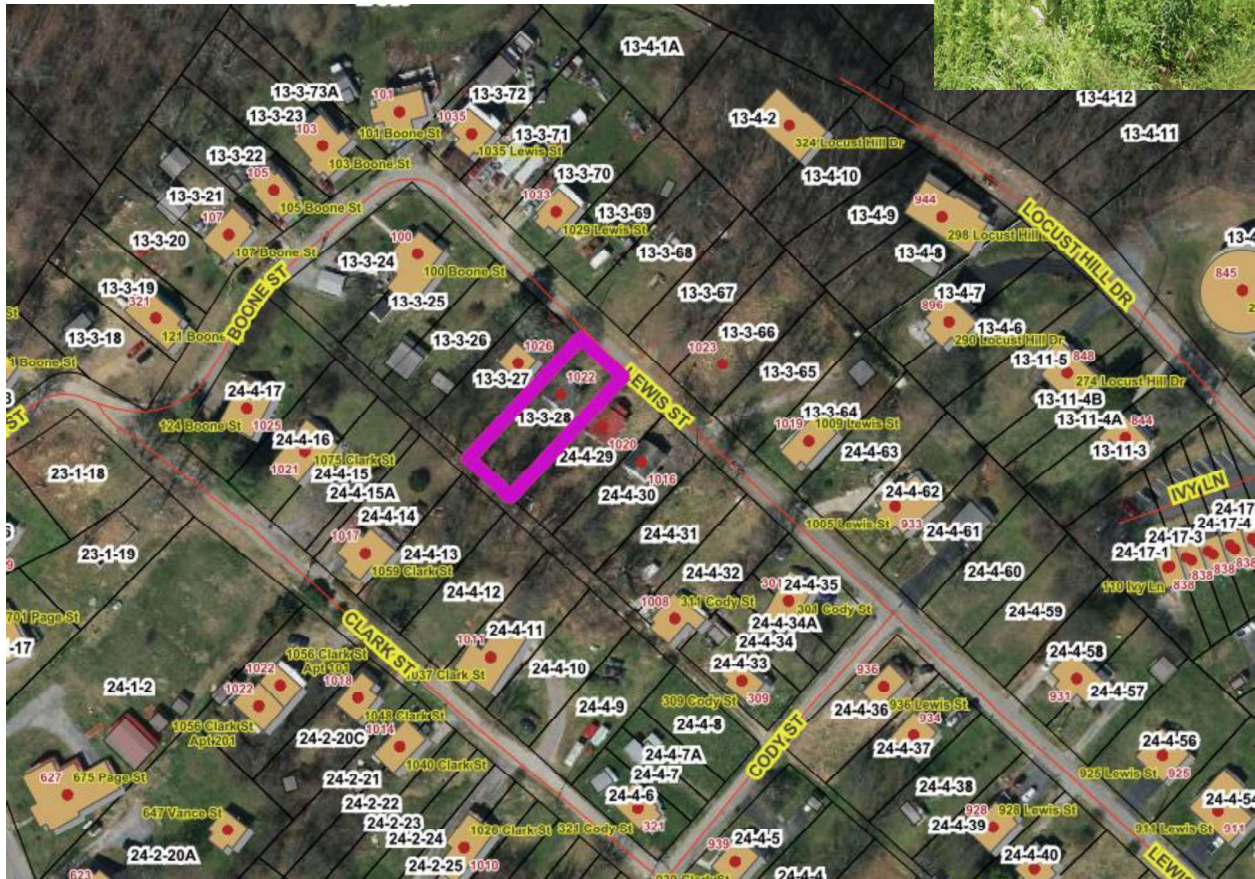
Account Number: 313718

Description: Lot No. 28, City View Addition

Property Description: on Lewis Street

Land Value: \$12,500 Improvement Value: \$0.00 Total Value: \$12,500

Department:	RE2023	Ticket No:	47820002
Frequency:	2	Supplement No:	0
Name:	HILLIARD VIRGIL W SR	Account No:	313718
Name 2:	N/A	Map ID:	13 3 28
Address:	2149 NEW GARDEN RD CLEVELAND VA 24225		
Description:	C.V.A. LOT 28 0 LEWIS ST		
District:	01	Due Date:	12/05/2023
Bill Date:	04/12/2023		
Land Value:	\$12,500		



Property 7* - David Allen & Elizabeth C. Goodson (SURV)

Tax Map Number: 24-13-166

Account Number: 384569

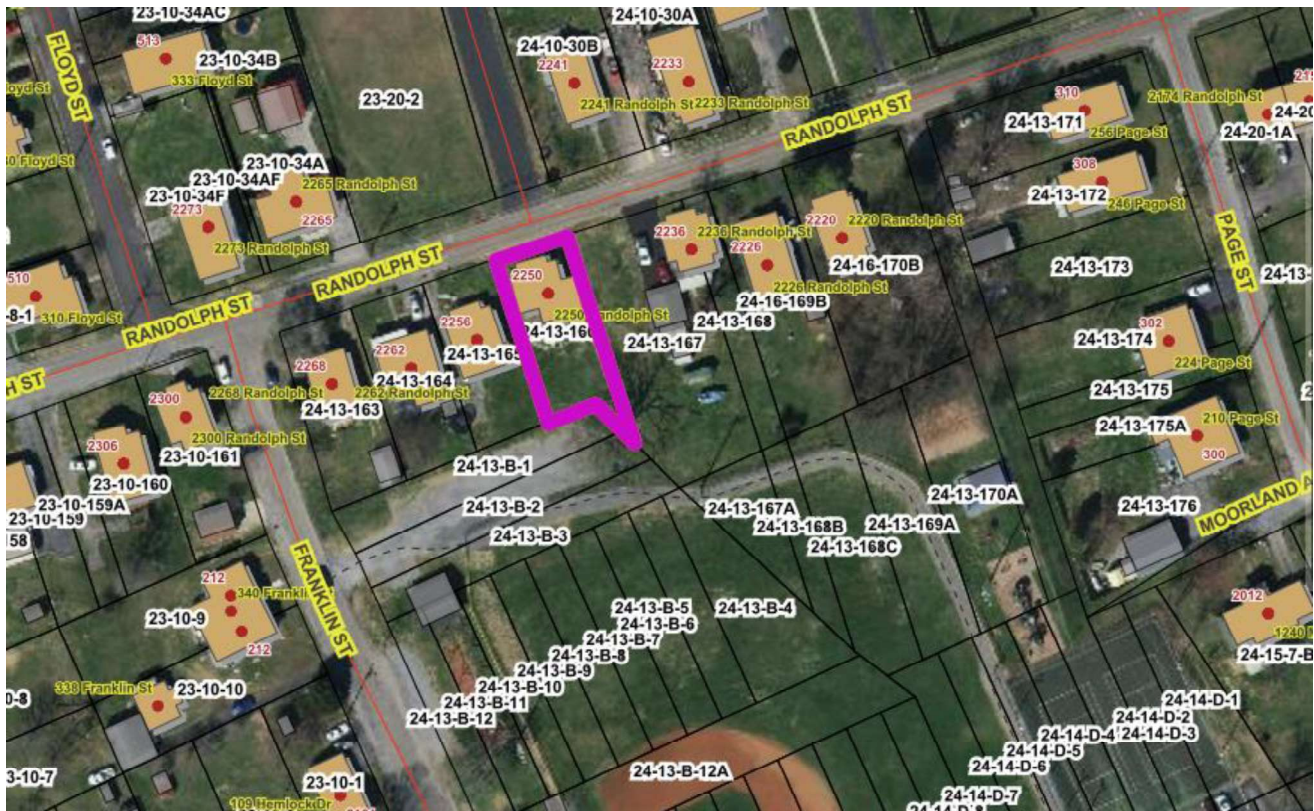
Description: Lot 166, Fulkerson's Addition

Property Description: 2250 Randolph Street

Land Value: \$12,500 Improvement Value: \$3,700 Total Value: \$16,200

Department:	RE2023	Ticket No:	40980002
Frequency:	2	Supplement No:	0
Name:	GOODSON DAVID ALLEN &	Account No:	384569
Name 2:	ELIZABETH C (SURV)	Map ID:	24 13 166
Address:	2250 RANDOLPH ST BRISTOL VA 24201		
Description:	FULK. ADD. LOT 166 2250 RANDOLPH ST		
District:	01	Due Date:	12/05/2023
Bill Date:	04/12/2023		

Land Value:	\$12,500	Improvement	\$3,700
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Property 8* - Randall Gott

Tax Map Number: 17-17-9-1

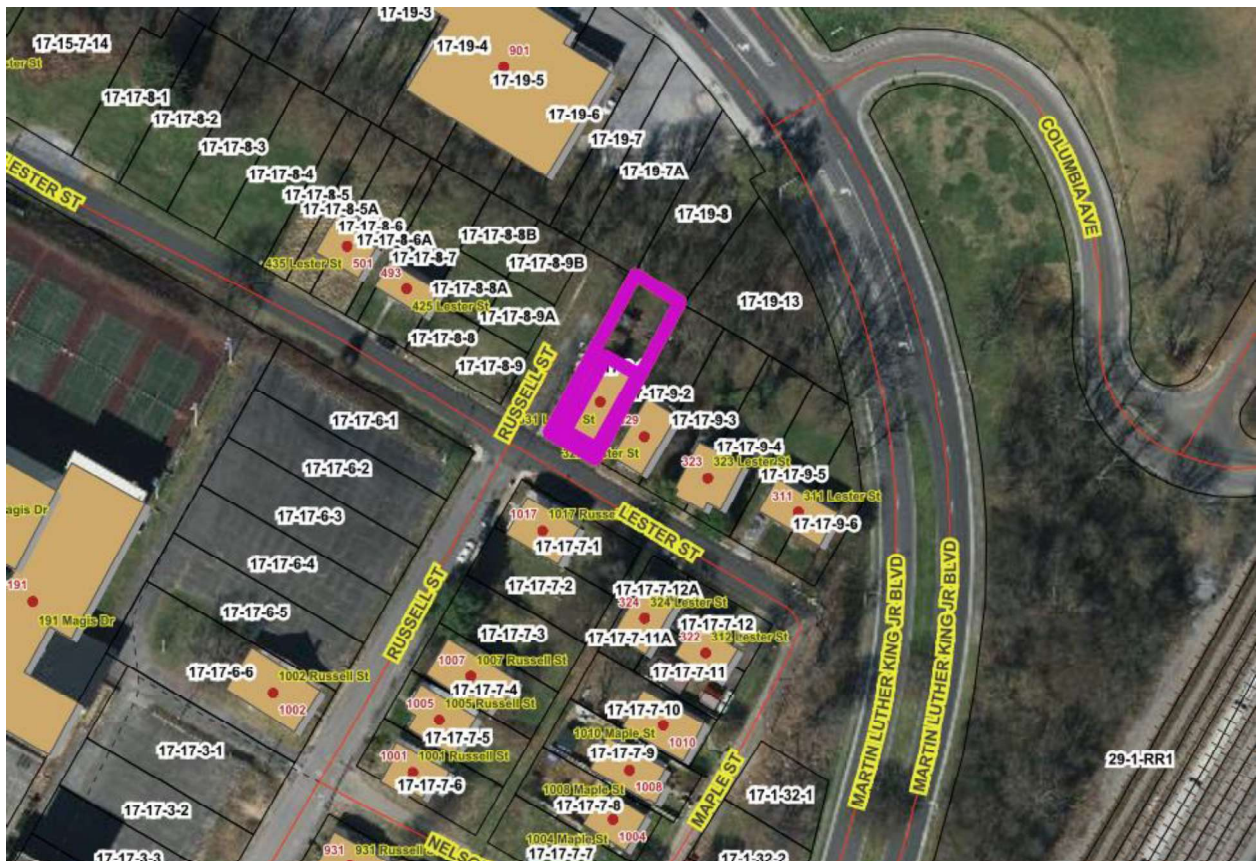
Account Number: 310565

Description: 0.151 AC +/-, Lot 1, Block 9, Grump's Addition

Property Description: 331 Lester Street

Land Value: \$7,500 Improvement Value: \$3,700 Total Value: \$11,200

Department:	RE2023	Ticket No:	41110002
Frequency:	2	Supplement No:	0
Name:	GOTT RANDALL	Account No:	310565
Name 2:	N/A	Map ID:	17 17 9 1
Address:	331 LESTER ST BRISTOL VA 24201		
Description:	GUMP LOT 1 BLK 9 331 LESTER ST		
District:	01		
Bill Date:	04/12/2023	Due Date:	12/05/2023
Land Value:	\$7,500	Improvement	\$3,700



Property 9* - David Christopher Galliher

Tax Map Number: 29-7-2-6E

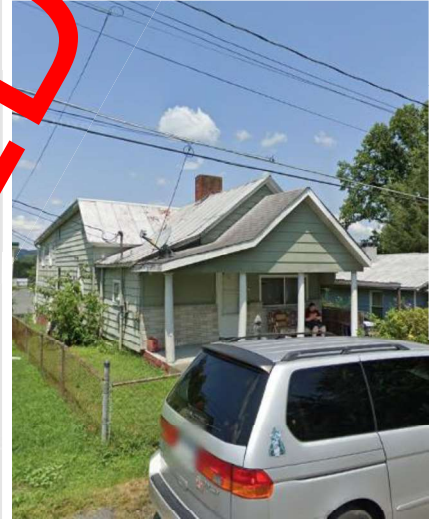
Account Number: 86410

Description: 0.13 AC +/-, Lot 6, Block 2, State Line Addition

Property Description: on Suffolk Avenue

Land Value: \$7,500 Improvement Value: \$14,800 Total Value: \$22,300

Department:	RE2023	Ticket No:	393500
Frequency:	2	Supplement No:	0
Name:	GALLIHER DAVID CHRISTOPHER	Account No:	86410
Name 2:	N/A	Map ID:	29-7-2-6E
Address:	361 S ROAN ST JOHNSON CITY TN 37601		
Description:	S.L. LOT PT. 6 BLK 2 708 SUFFOLK AVE		
District:	01		
Bill Date:	04/12/2023	Due Date:	12/05/2023
Land Value:	\$7,500	Improvement Value:	\$14,800



Property 10* - David Christopher Galliher

Tax Map Number: 336-1-C-8, 336-1-C-9 & 336-1-C-10

Account Number: 269611

Description: 0.242 AC +/-, Lots 8, 9 & portion of 10,
Block C, Bristol View Addition

Property Description: 107 Bristol View Drive

Land Value: \$12,500 Improvement Value: \$78,800 Total Value: \$91,300

Department:	RE2023	Ticket No:	39360002
Frequency:	2	Supplement No:	0
Name:	GALLIHER DAVID CHRISTOPHER	Account No:	269611
Name 2:	N/A	Map ID:	336 1 C 8 9 10
Address:	361 S ROAN ST JOHNSON CITY TN 37601		
Description:	LOTS 8 & 9 & PT LOT 10 BLK C BRISTOL VIEW ADD 1167 BRISTOL VIEW DR		
District:	01		
Bill Date:	04/12/2023	Due Date:	12/05/2023
Land Value:	\$12,500	Improvement Value:	\$78,800



Property 11* - Ronnie Lee McGlamary

Tax Map Number: 28-1-41-6

Account Number: 259560

Property Description: 350 Sedgefield Street

Land Value: \$7,500 Improvement Value: \$6,700 Total Value: \$14,200

Department:	RE2023	Ticket No:	65140002
Frequency:	2	Supplement No:	0
Name:	MCGLAMARY RONNIE	Account No:	259560
Name 2:	N/A	Map ID:	28 141 6
Address:	631 NORFOLK AVE BRISTOL VA 24201		
Description:	350 SEDGEFIELD ST		
District:	01		
Bill Date:	04/12/2023	Due Date:	12/05/2023
Land Value:	\$7,500	Improvement Value:	\$6,700



Property 12* - Gary Wood, Jr.

Tax Map Number: 18-6-2

Account Number: 354015

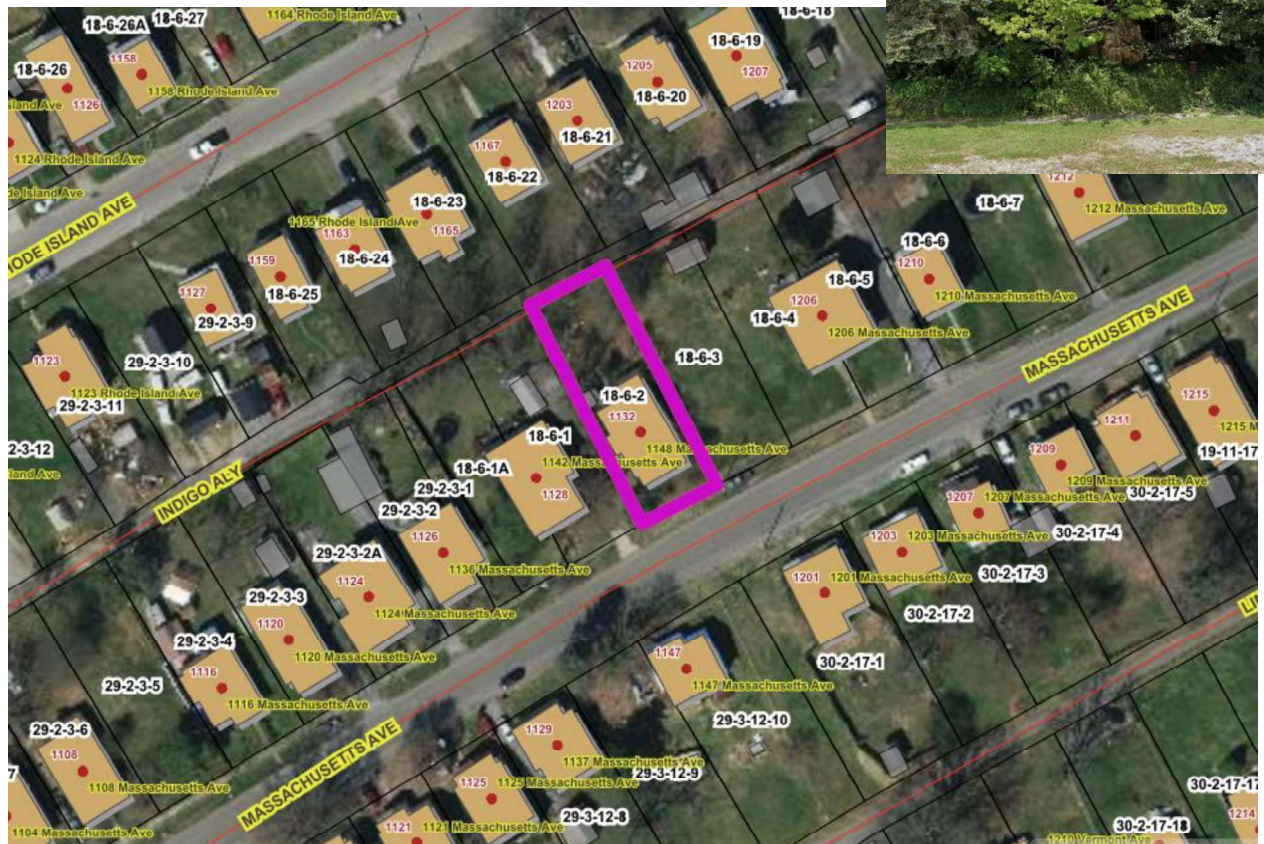
Description: Lot No. 2, John R. Dickey's Second Addition

Property Description: 1148 Massachusetts Avenue

Land Value: \$10,000 Improvement Value: \$16,000 Total Value: \$26,000

Department: RE2023	Ticket No.: 101890002	
Frequency: 2	Supplement No.: 0	
Name: WOOD GARY JR	Account No.: 354015	
Name 2: N/A	Map ID: 18 6 2	
Address: 1172 BROOK CT FRONT ROYAL VA 22630		
Description: DICKEY ADD. LOT 2 1148 MASSACHUSETTS AVE		
District: 01		
Bill Date: 04/12/2023	Due Date: 12/05/2023	
Land Value: \$10,000 Improvement \$16,000		

Photograph



Property 13* - David Creasy, et al.

Tax Map Number: 24-2-25 & 24-2-26

Account Number: 366013

Description: Lots 25 & 26, Fulkerson Heights Addition

Property Description: 1010 Clark Street

Land Value: \$12,500 Improvement Value: \$85,800 Total Value: \$98,300

Department:	RE2023	Ticket No:	29480002
Frequency:	2	Supplement No:	0
Name:	CREASY DAVID & SONJA (SURV)	Account No:	366013
Name 2:	N/A	Map ID:	24 2 25 26
Address:	1026 CLARK ST BRISTOL VA 24201		
Description:	FULK. HGTS. LOT 25-26 1026 CLARK ST		
District:	01		
Bill Date:	04/12/2023	Due Date:	12/05/2023
Land Value:	\$12,500	Improvement	\$85,800



Property 14* - David Creasy, et al.

Tax Map Number: 24-2-27

Account Number: 354210

Description: Lots 27, Fulkerson Heights Addition

Property Description: on Clark Street

Land Value: \$5,000 Improvement Value: \$0.00 Total Value: \$5,000

Department:	RE2023	Ticket No:	29490002
Frequency:	2	Supplement No:	0
Name:	CREASY DAVID & SONJA (SURV)	Account No:	354210
Name 2:	N/A	Map ID:	24 2 27
Address:	1026 CLARK ST BRISTOL VA 24201		
Description:	FULK. HGHTS. LOT 27 0 CLARK ST		
District:	01		
Bill Date:	04/12/2023	Due Date:	12/05/2023
Land Value:	\$5,000		

