

**NOTICE OF DELINQUENT TAXES  
AND SALE OF REAL PROPERTY  
COUNTY OF SCOTT, VIRGINIA and TOWN OF GATE CITY, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a live public auction to be held at the **County Office Building Board Room, 190 Beech Street, Gate City, on October 12, 2023 at 9:00 AM.**

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be posted or announced Gibson Auctions (“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
N1	Frances T. Stout	80A4-1-A;80A4-1	12832	60489	Vacant; US Highway 23 North, Duffield
N2	Teresa Gay Sturgill	165-A-64	4394	319100	Vacant; near Stanley Valley Road, Gate City
N3	Virginia Kate Graham	65-3-12	17203	97124	445 Hawk Hollow Road, Fort Blackmore
N4	H. J. Kiser, Estate	4A-A-24B	5978	61178	Not mapped; Little Stoney Lot
N5	Shade Calton	46-A-5	11714	60658	Vacant; Bowens Chapel Drive, Duffield
N6	W.P. Ford, Estate	99-A-17	10263	183191	Vacant; Mercy Drive, Duffield
N7	Marie Falin	161-A-30,31C	19827	598145	Vacant; near Upper Possum Creek Road, Gate City
N8	David Russell	45-A-26	12370	61265	Vacant; Monitor Drive, Duffield
N9	Thomas L. & Ester Fritz	45-A-33	12036	97078	Vacant; US Highway 23 South, Duffield
N10	Mary Hamm	28-A-36	5888	512791	Vacant; Nancy Robinson Street, Dungannon

N11	Agnes and Jeffrey Kiser	4A-A-14	5990	61176	Vacant; near Osborne Ridge Road, Coeburn
N12	Lucy Brickey**	146A6-A-13	13520	60603	Vacant; Park Street and West Jackson Street, Gate City
N13	Lula Darnell & Eugene Darnell	65-3-13	13104	97183	289 Hawk Hollow Lane, Fort Blackmore
N14	James Anthony & Carla M. Fink	146A6-6-43A-45A	13770	623810	Vacant; Darter Street, Gate City
N15	James C. Tipton	84-A-5	13015	183494	Vacant; Mill Creek Road, Fort Blackmore
N16	Lewis E. Gilliam	146A2-7-B-9-14	13932	61160	Vacant; Anderson Street, Gate City

\*\*Town of Gate City

**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. 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. 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 pay the high bid in full, along with the buyer's premium and deed recording costs, following the close of the auction. **There will be a 10% buyer's premium, subject to a minimum of \$100.00, added to the winning bid.**

The highest bidder shall make payment in full on the day 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.**

**GENERAL TERMS:** To qualify as a purchaser at this auction you may not owe delinquent taxes to County of Scott. 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.

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

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

At that certain real estate tax sale which closed on Thursday, October 12, 2023, the undersigned was the highest bidder on the real estate described below, for a bid price of \$\_\_\_\_\_.

**Property Owner:**

**Tax Map Number:**

**Account Number:**

**TACS Number:**

**Bid Amount:** \$\_\_\_\_\_

**Buyer's Premium:** \$\_\_\_\_\_

**Deed Recordation Fee:** \$\_\_\_\_\_

**Credit Card Hold:** \$(\_\_\_\_\_)

**Total Due:** \$\_\_\_\_\_

I understand that the above-referenced "Total Due" is required to be paid today. 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, unknown liens, 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 Warranty Deed will be prepared after payment clearance and that the same will be forwarded to the County of Scott 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 (October 12, 2023). I further understand that in the event I owe delinquent taxes to the above-named locality, that this contract shall become 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 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 also understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, I agree to forfeit all amounts paid and pay any charges incurred in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

_____ <b>Signature</b>	_____ Street Address
_____ Name (please print)	_____ City, State, Zip
_____ Telephone	_____ Email Address

Title will be taken in the name of:

\_\_\_\_\_

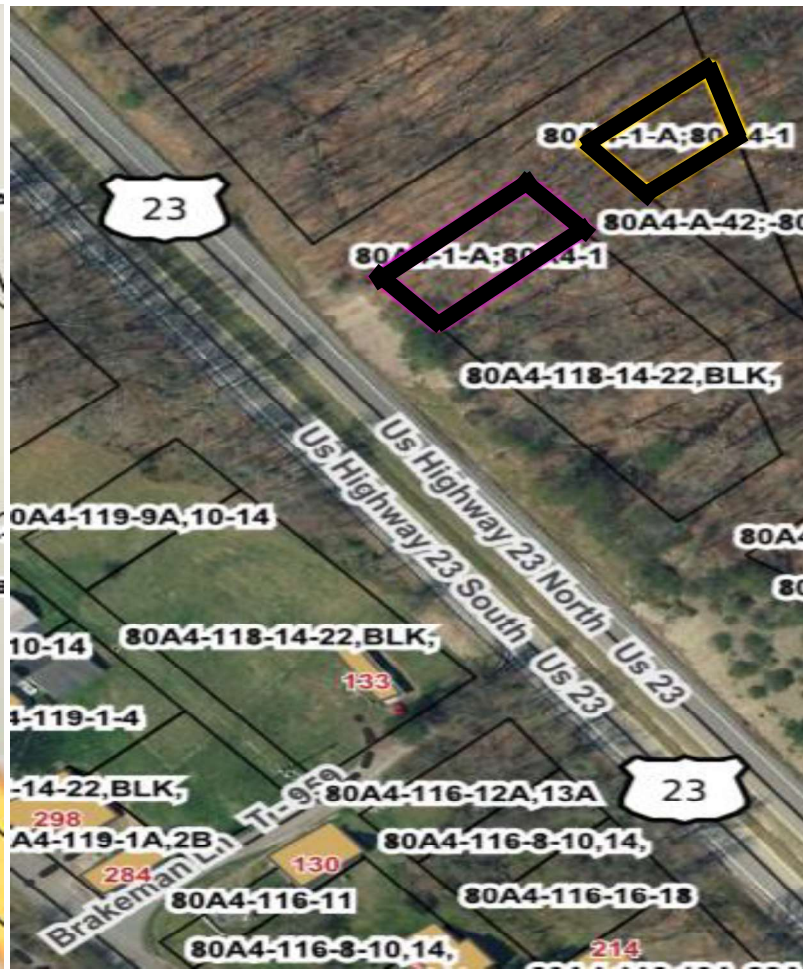
Type of Interest: ☐ Tenants in Common ☐ Tenants by Entirety with ROS ☐ Joint Tenants ☐ None

### **CERTIFICATION**

It is hereby certified that the above-referenced purchaser has, on this 12th 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

## Frances T. Stout



**Owner:** Frances T. Stout

**Tax Map No.:** 80A4-1-A;80A4-1

**Account No.:** 12832

**Land Value: \$1,500**

**Improvement Value:** n/a

**Total Value: \$1,500**

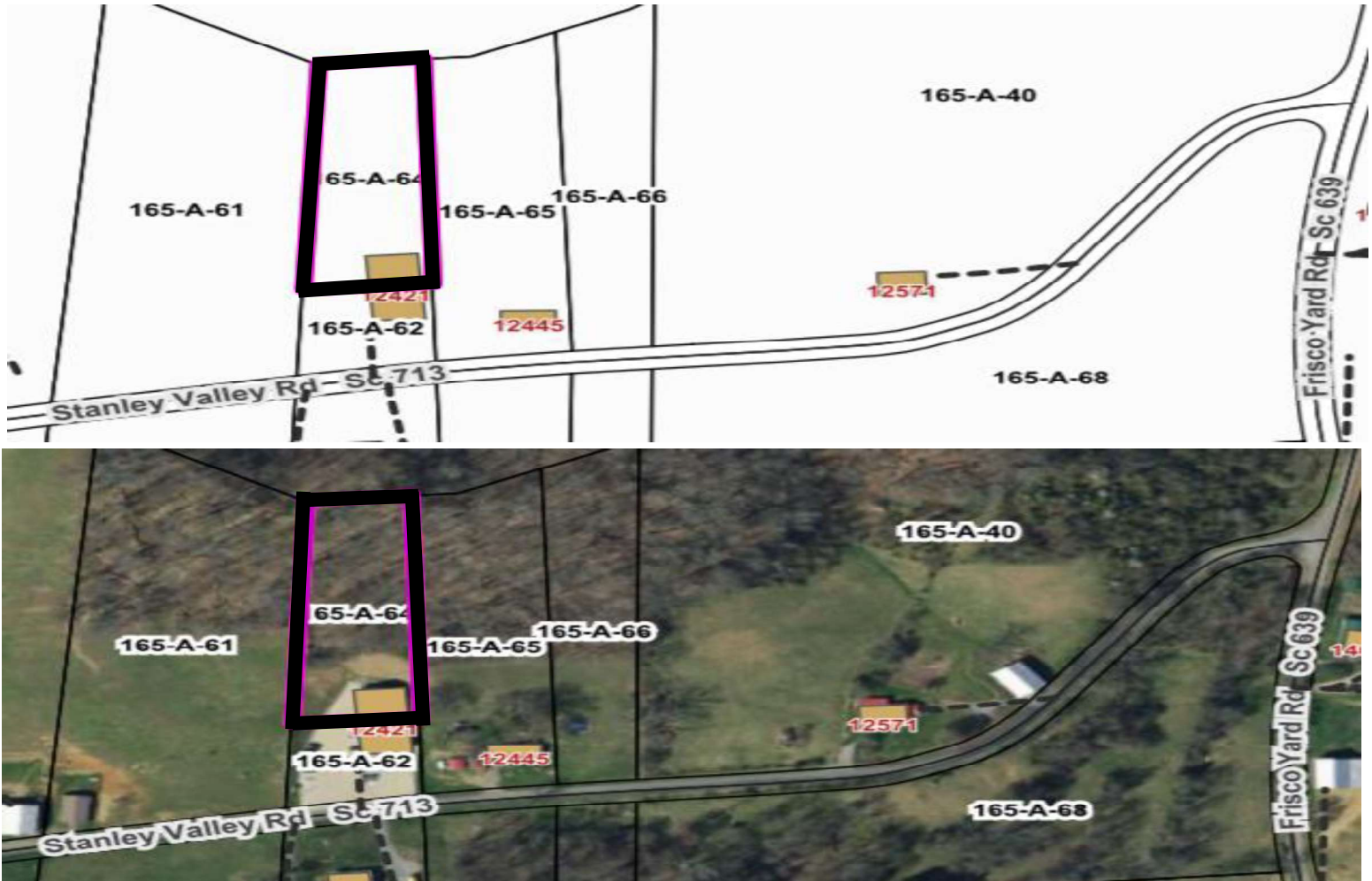
**Acreage:** n/a

**Property Description:** Vacant; US Highway 23 North, 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 N2**  
**Teresa Gay Sturgill**



**Owner:** Teresa Gay Sturgill

**Tax Map No.:** 165-A-64

**Account No.:** 4394

**Land Value:** \$600

**Improvement Value:** n/a

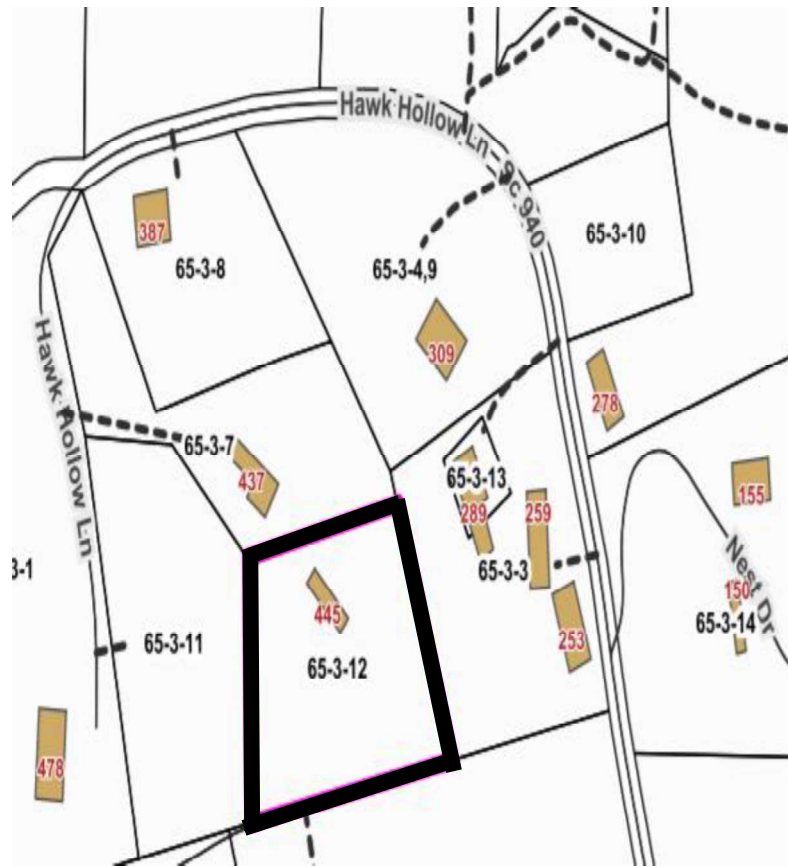
**Total Value:** \$600

**Acreage:** ± 0.10 acre

**Property Description:** Vacant; near Stanley Valley Road, Gate City

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**Property N3**  
**Virginia Kate Graham**



**Owner:** Virginia Kate Graham

**Tax Map No.:** 65-3-12

**Account No.:** 17203

**Land Value:** \$3,000

**Improvement Value:** n/a

**Total Value:** \$3,000

**Acreage:** ± 0.74 acre

**Property Description:** 445 Hawk Hollow Road, Fort Blackmore

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**Property N4**  
**H. J. Kiser, Estate**



**Owner:** H. J. Kiser, Estate

**Tax Map No.:** 4A-A-24B

**Account No.:** 5978

**Land Value:** \$3,500

**Improvement Value:** n/a

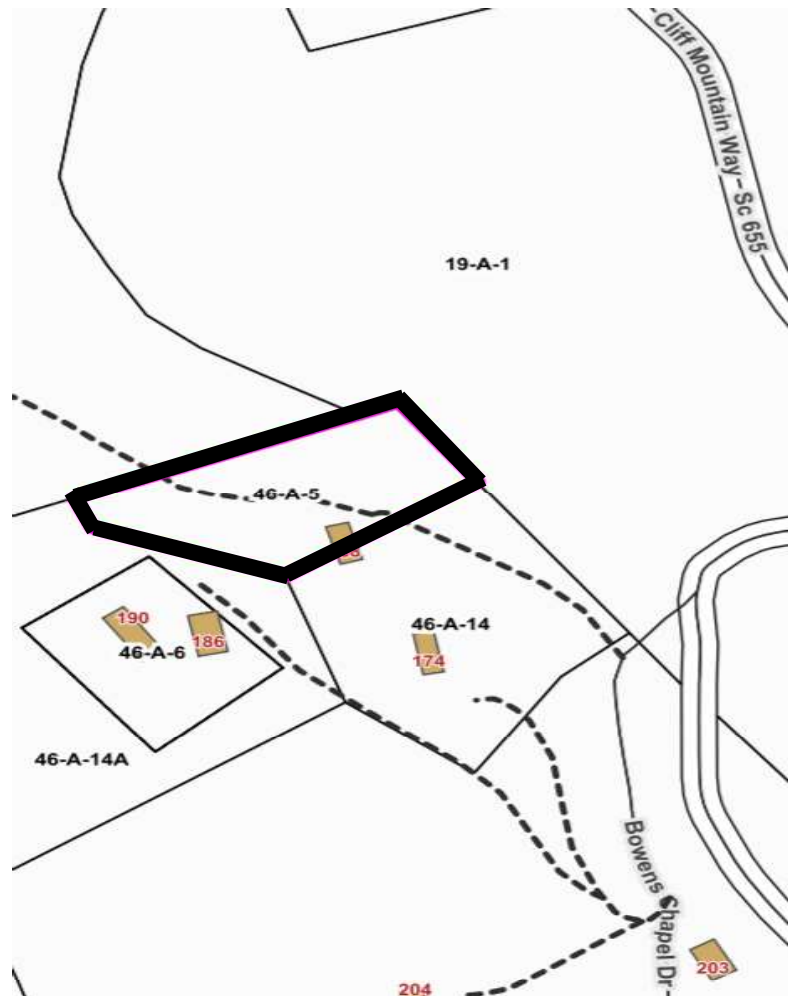
**Total Value:** \$3,500

**Acreage:** n/a

**Property Description:** Not mapped; Little Stoney Lot

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**Property N5**  
**Shade Calton**



**Owner:** Shade Calton

**Tax Map No.:** 46-A-5

**Account No.:** 11714

**Land Value:** \$6,000

**Improvement Value:** n/a

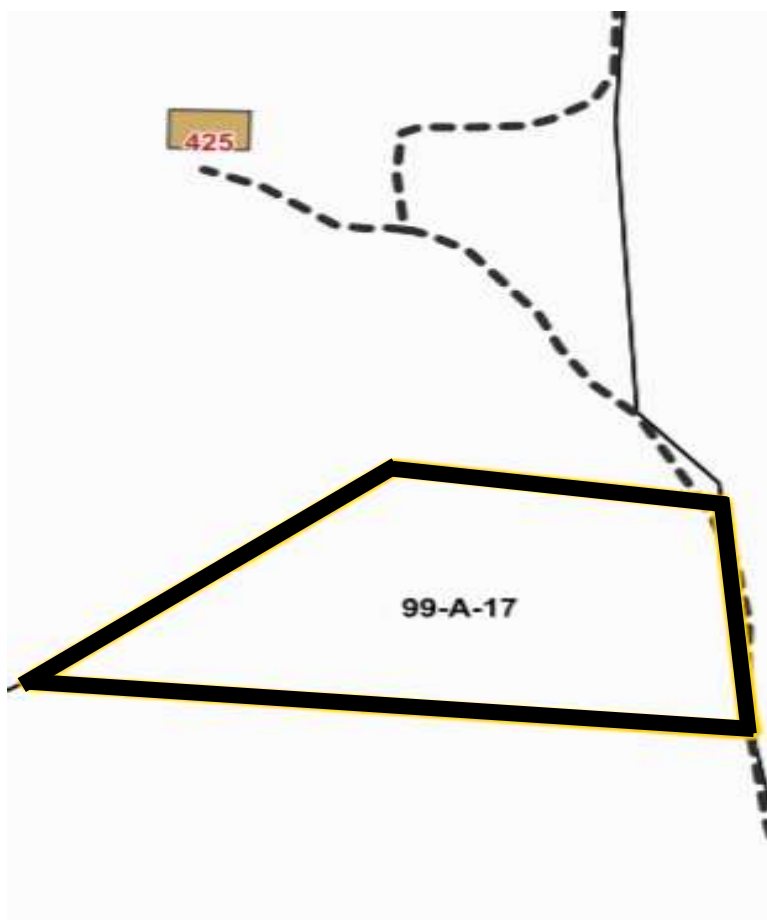
**Total Value:** \$6,000

**Acreage:** ± 1.00 acre

**Property Description:** Vacant; Bowens Chapel Drive, Duffield

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**Property N6**  
**W. P. Ford, Estate**



**Owner:** W. P. Ford, Estate

**Tax Map No.:** 99-A-17

**Account No.:** 10263

**Land Value:** \$2,500

**Improvement Value:** n/a

**Total Value:** \$2,500

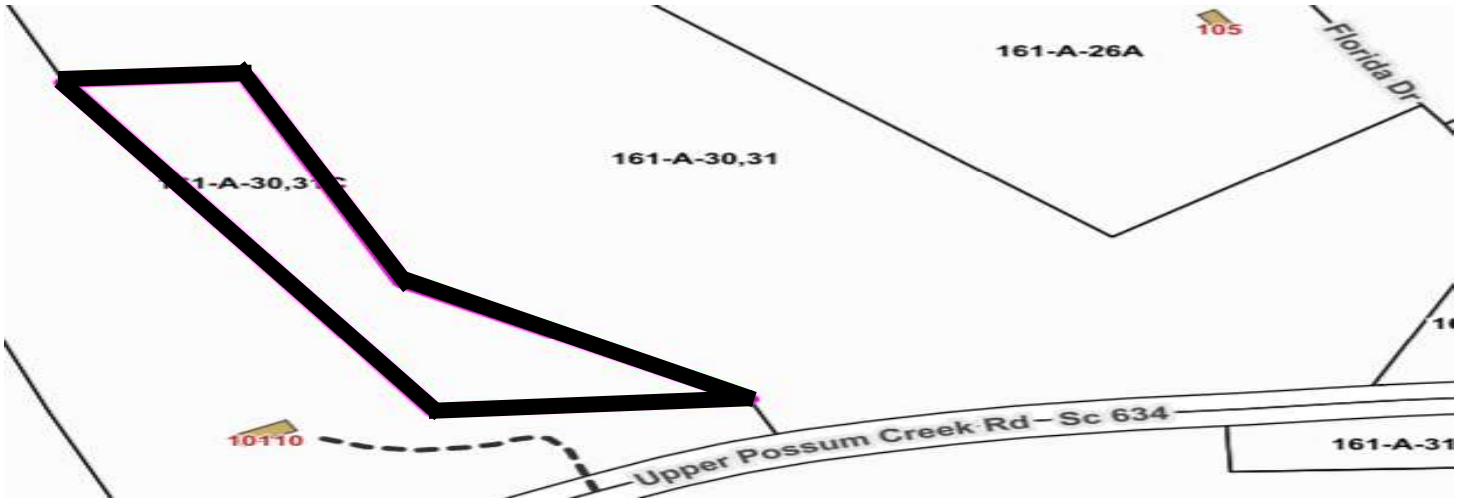
**Acreage:** ± 1.00 acre

**Property Description:** Vacant; Mercy Drive, Duffield

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**Property N7**

**Marie Falin**



**Owner:** Marie Falin

**Tax Map No.:** 161-A-30,31C

**Account No.:** 19827

**Land Value:** \$4,000

**Improvement Value:** n/a

**Total Value:** \$4,000

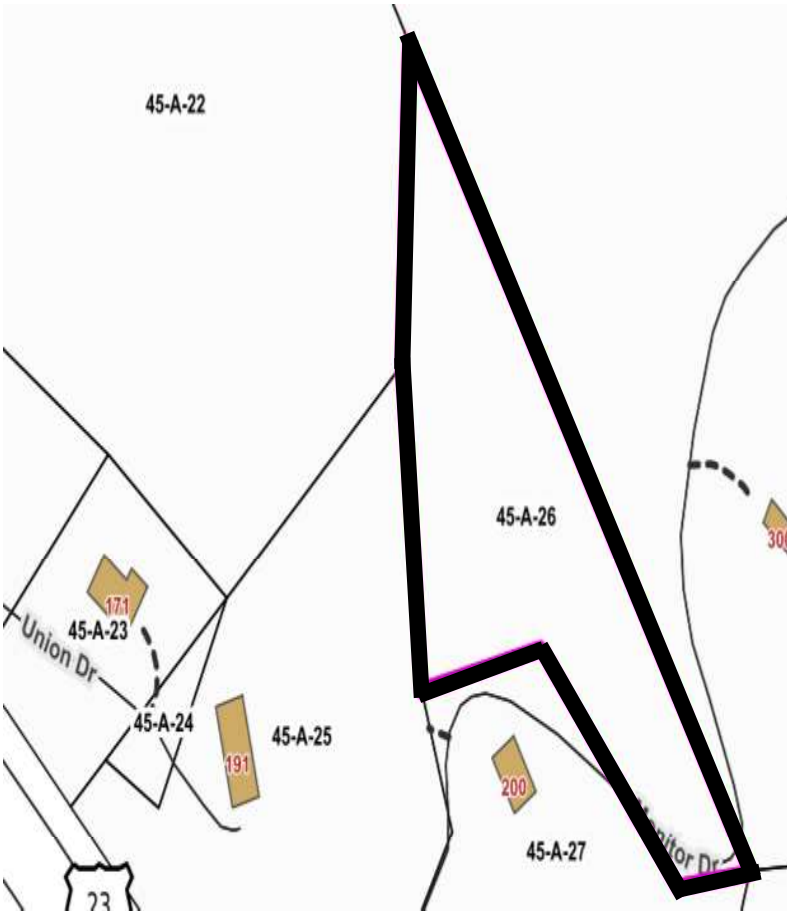
**Acreage:** ± 1.64 acre

**Property Description:** Vacant; near Upper Possum Creek Road, Gate City

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**Property N8**  
**David Russell**



**Owner:** David Russell

**Tax Map No.:** 45-A-26

**Account No.:** 12370

**Land Value:** \$2,500

**Improvement Value:** n/a

**Total Value:** \$2,500

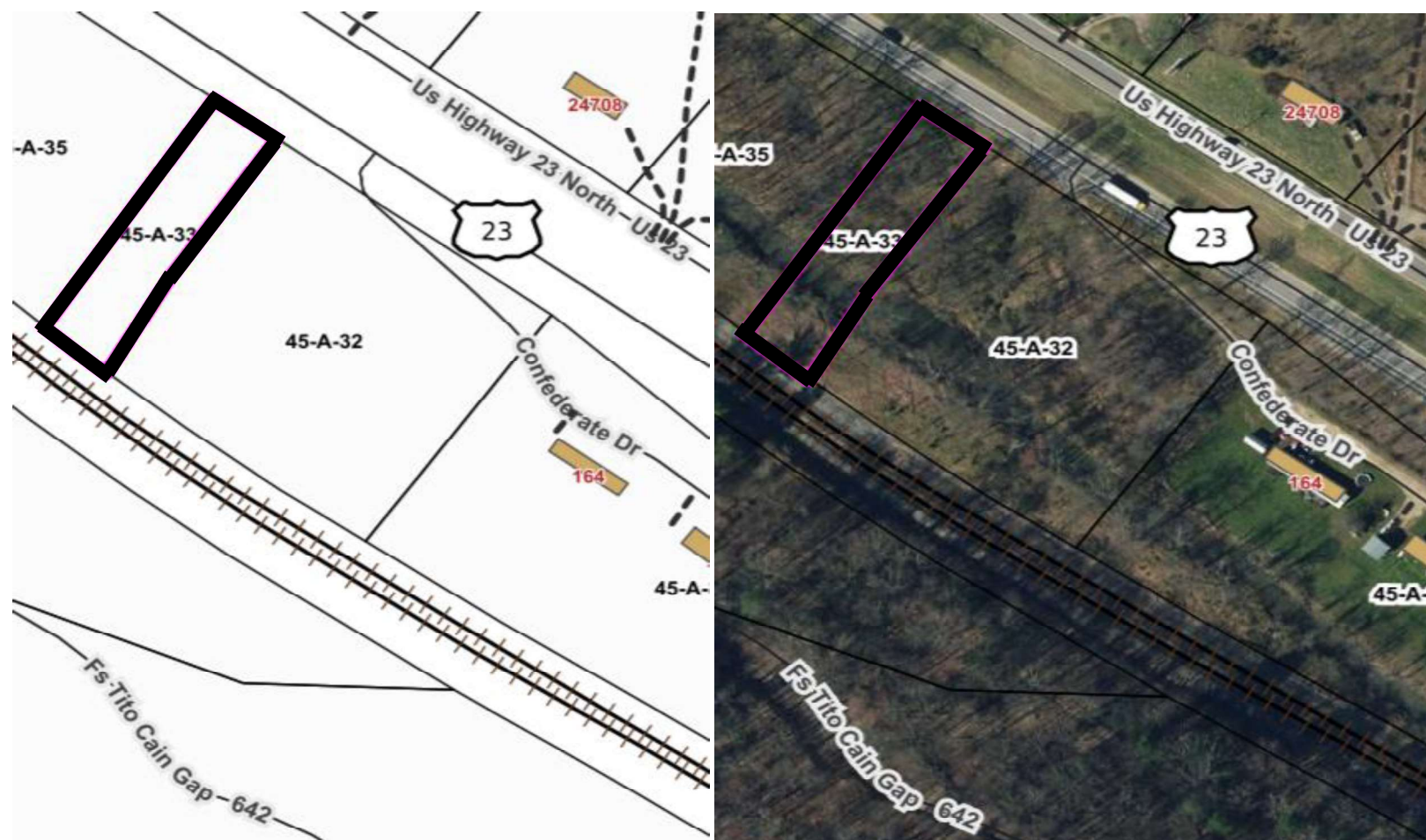
**Acreage:** ± 0.55 acre

**Property Description:** Vacant; Monitor Drive, Duffield

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**Property N9**  
**Thomas L. & Ester Fritz**



**Owner:** Thomas L. & Ester Fritz

**Tax Map No.:** 45-A-33

**Account No.:** 12036

**Land Value:** \$1,500

**Improvement Value:** n/a

**Total Value:** \$1,500

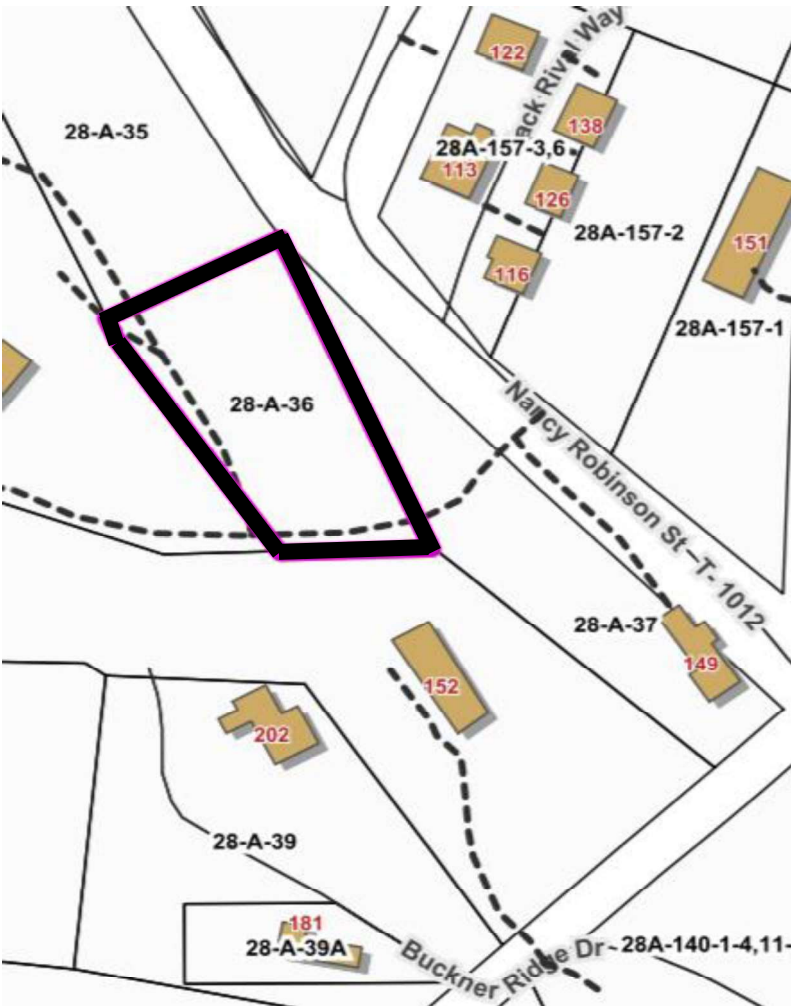
**Acreage:** ± 0.31 acre

**Property Description:** Vacant; US Highway 23 South, Duffield

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## Property N10

Mary Hamm



**Owner:** Mary Hamm

**Tax Map No.:** 28-A-36

**Account No.:** 5888

**Land Value:** \$4,000

**Improvement Value:** n/a

**Total Value:** \$4,000

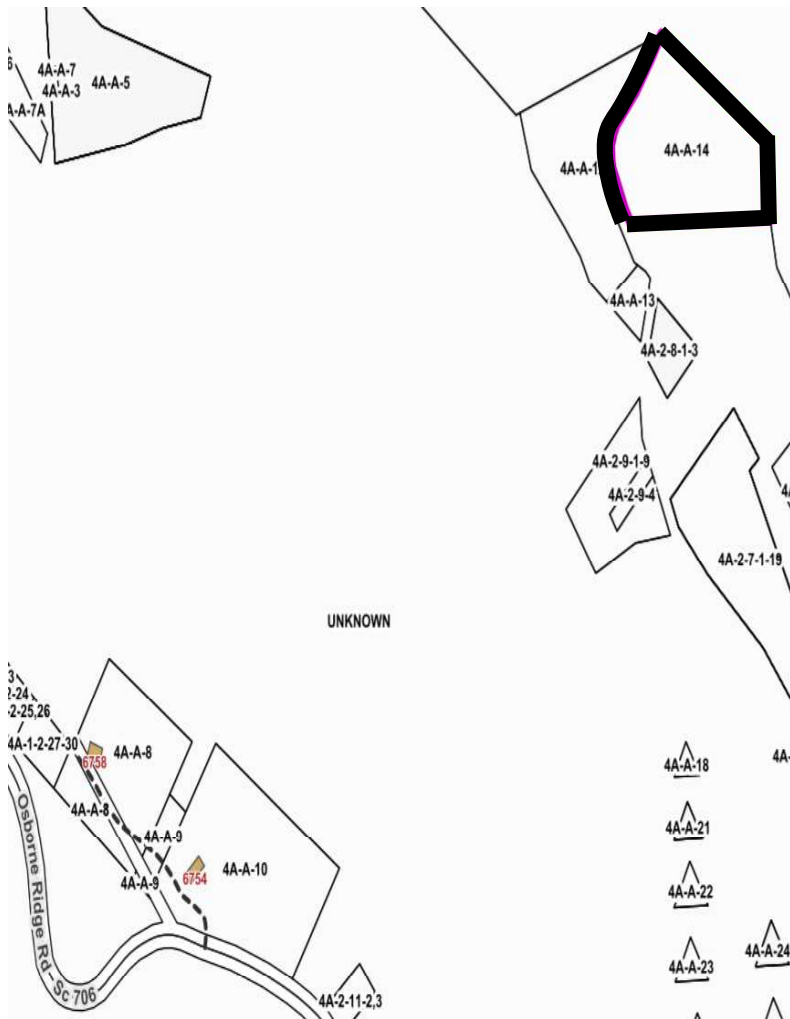
**Acreage:** ± 0.25 acre

**Property Description:** Vacant; Nancy Robinson Street, Dungannon

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**Property N11**  
**Agnes and Jeffrey Kiser**



**Owner:** Agnes and Jeffrey Kiser

**Tax Map No.:** 4A-A-14

**Account No.:** 5990

**Land Value:** \$4,300

**Improvement Value:** n/a

**Total Value:** \$4,300

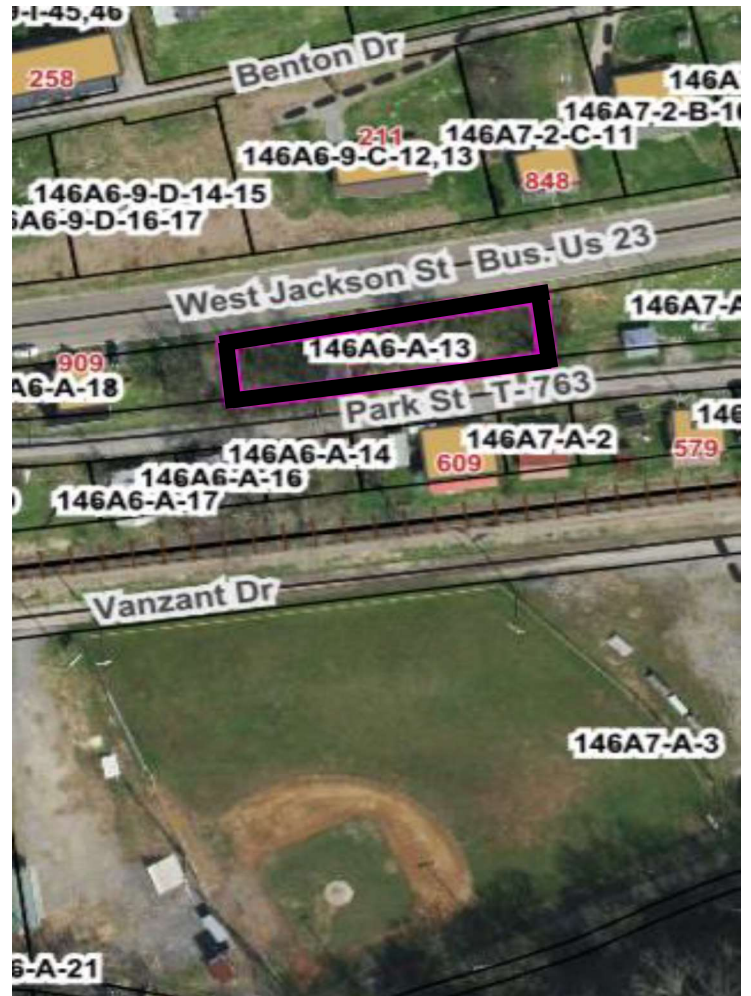
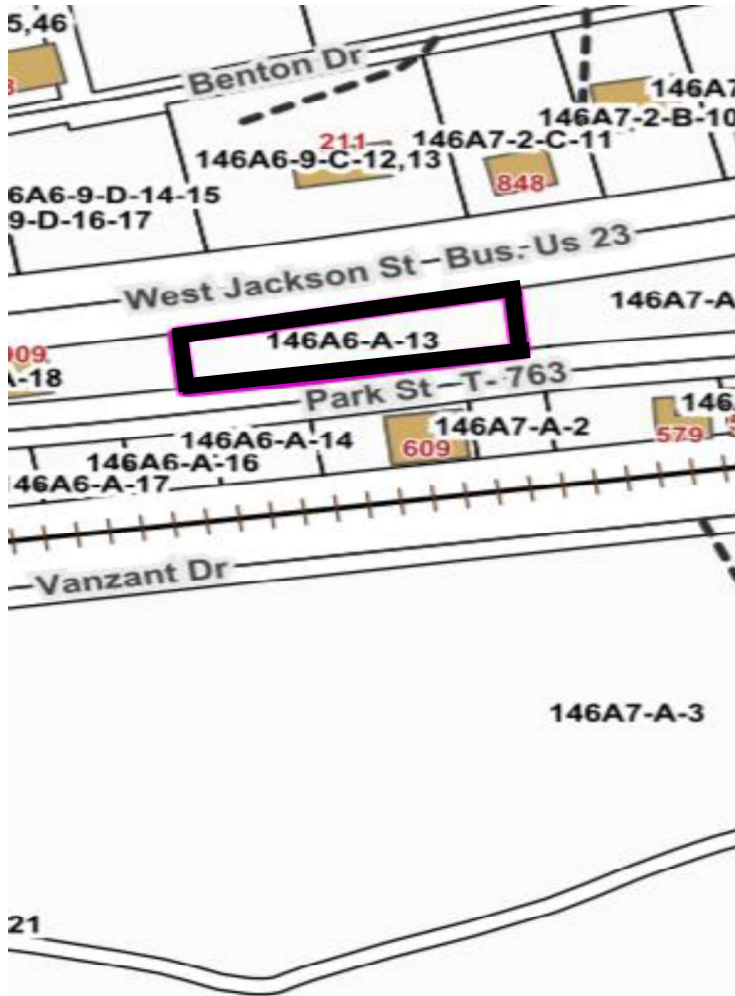
**Acreage:** ± 1.50 acre

**Property Description:** Vacant; near Osborne Ridge Road, Coeburn

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## Property N12

Lucy Brickey\*\*



**Owner:** Lucy Brickey

**Tax Map No.:** 146A6-A-13

**Account No.:** 13520

**Land Value:** \$6,000

**Improvement Value:** n/a

**Total Value:** \$6,000

**Acreage:** ± 0.25 acre

**Property Description:** Vacant; Park Street and West Jackson Street, Gate City

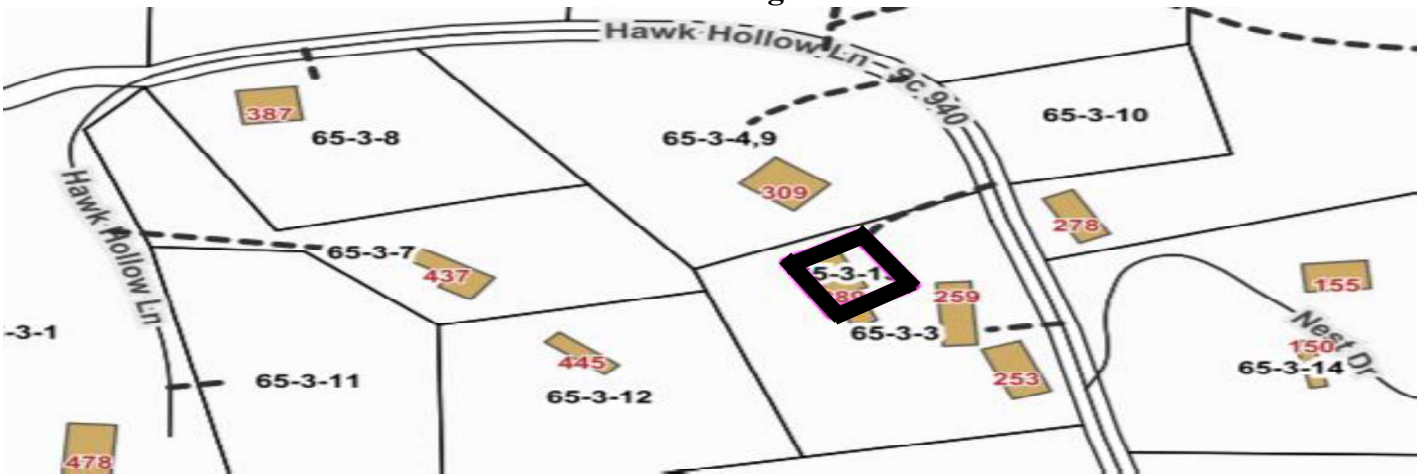
**\*\*Town of Gate City**

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## Property N13

Lula Darnell & Eugene Darnell



**Owner:** Lula Darnell and Eugene Darnell

**Tax Map No.:** 65-3-13

**Account No.:** 13104

**Land Value:** \$4,000

**Improvement Value:** \$500

**Total Value:** \$4,500

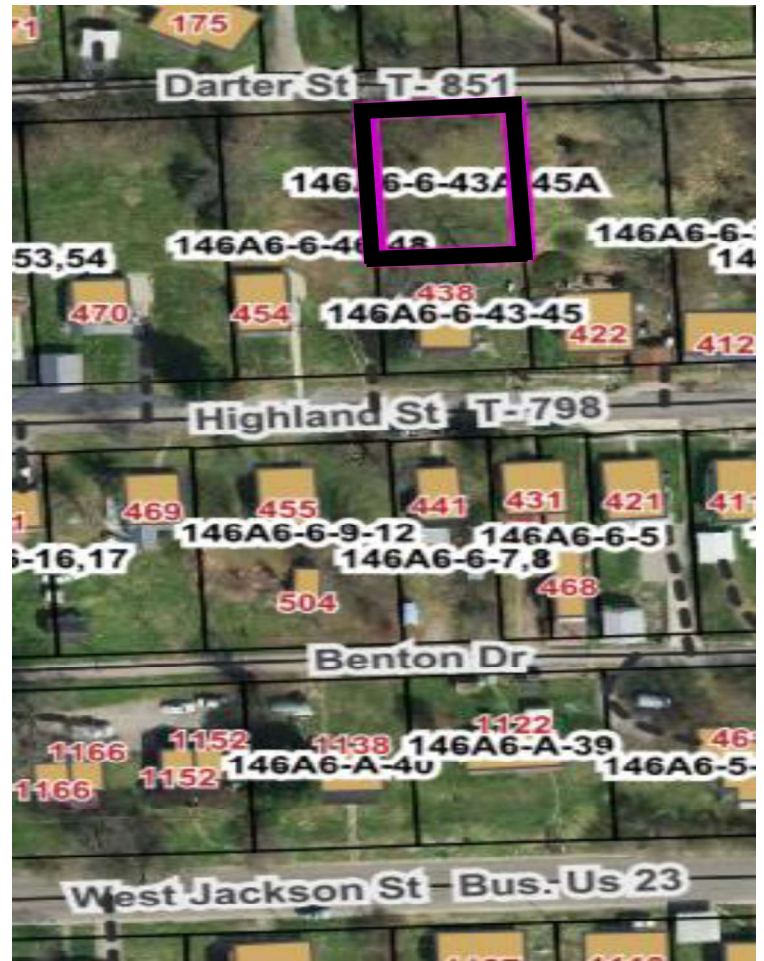
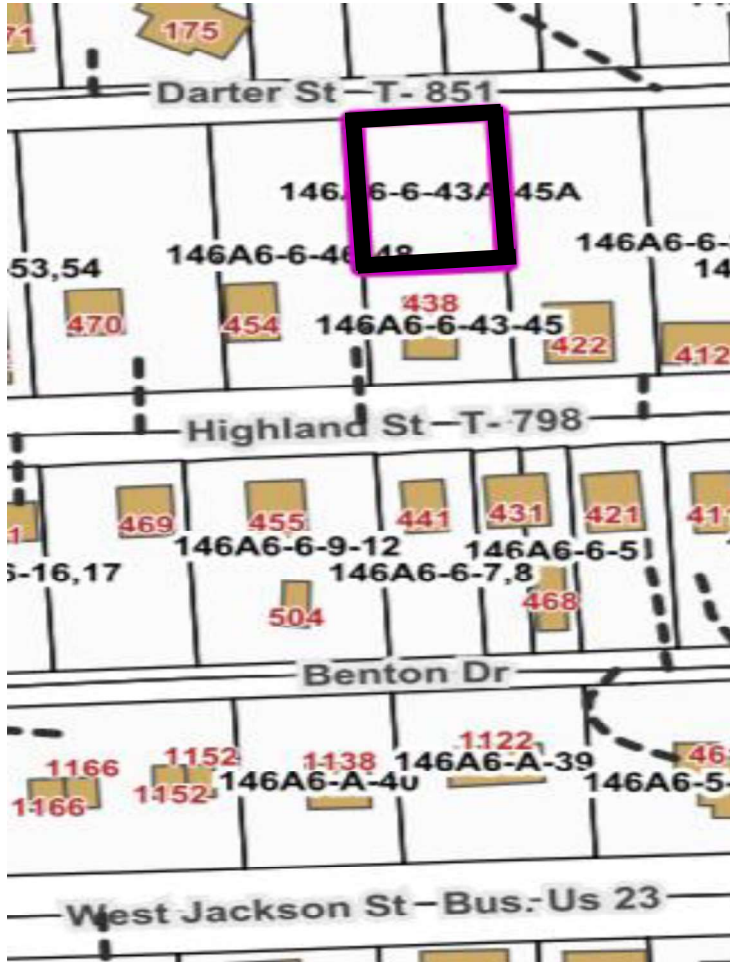
**Acreage:** ± 1.00 acre

**Property Description:** 289 Hawk Hollow Lane, Fort Blackmore

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James Anthony &amp; Carla M. Fink



**Owner:** James Anthony & Carla M. Fink

**Tax Map No.:** 146A6-6-43A-45A

**Account No.: 13770**

**Land Value: \$6,000**

**Improvement Value:** n/a

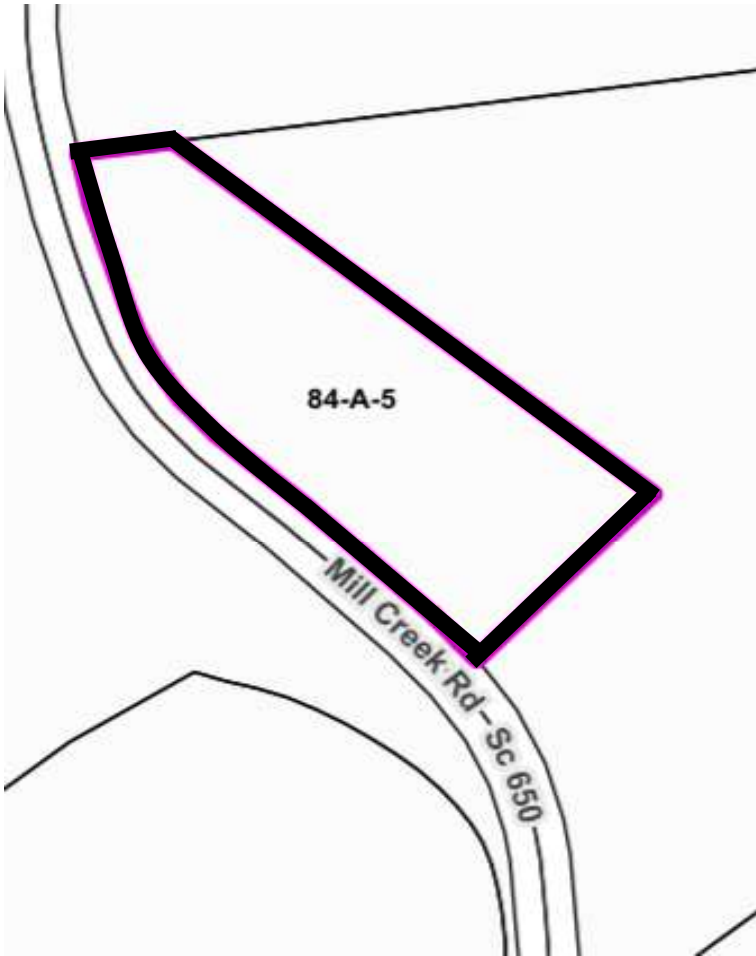
**Total Value: \$6,000**

**Acreage:** n/a

**Property Description:** Vacant; Darter Street, Gate City

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**Property N15**  
**James C. Tipton**



**Owner:** James C. Tipton

**Tax Map No.:** 84-A-5

**Account No.:** 13015

**Land Value:** \$9,100

**Improvement Value:** n/a

**Total Value:** \$9,100

**Acreage:** ± 1.75 acre

**Property Description:** Vacant; Mill Creek Road, Fort Blackmore

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**Lewis E. Gilliam**



**Owner:** Lewis E. Gilliam

**Tax Map No.:** 146A2-7-B-9-14

**Account No.:** 13932

**Land Value: \$5,000**

**Improvement Value:** n/a

**Total Value: \$5,000**

**Acreage:** n/a

**Property Description:** Vacant; Anderson Street, Gate City

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