

**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 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 **August 1, 2024** 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
J1	Elsie L. Boyd	19-1-52	165263	592189	1315 Massachusetts Ave
J2	Gary Wood, Jr.	18-6-2	354015	803447	1148 Massachusetts Ave; Lot 2; John R. Dickey's Second Addition
J3	Fellas, LLC	38-3-45 & 38-3-46	150614	592183	Near Second Taylor St; Lots 45 & 46; Hobson Addition
J4	James E. Ratliff, et al.	19-1-55	2461	149616	140 Texas Ave
J5	Lillie Marie Rutledge	26-611-13B	155268	803461	139 Midland Cir; Lot No. 13B; 0.09 AC +/-
J6	A. C. Tetzlaff, et al.	28-115-18	159867	391988	664 Moore St
J7	Terry B. Diffenderfer, et al.	30-219-9	188913	803456	180 Madison St; Lot No. 9; BLK 19; Twin City Land & Improvement Company's Addition
J8	Richard Paul Carrier, et al.	18-6-39	57967	803477	540 Madison St; Lot 39; John R. Dickey's Addition
J9	Rita Baines	423-2-A	31569	803453	140 Tracy St; 0.212 AC +/-

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, at the conclusion of the auction. **There will be no buyer's premium added to the winning bids.** 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.

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, August 1, 2024, 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: _____

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 (August 1, 2024). 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 1st day of August, 2024, 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 J1* - Elsie L. Boyd

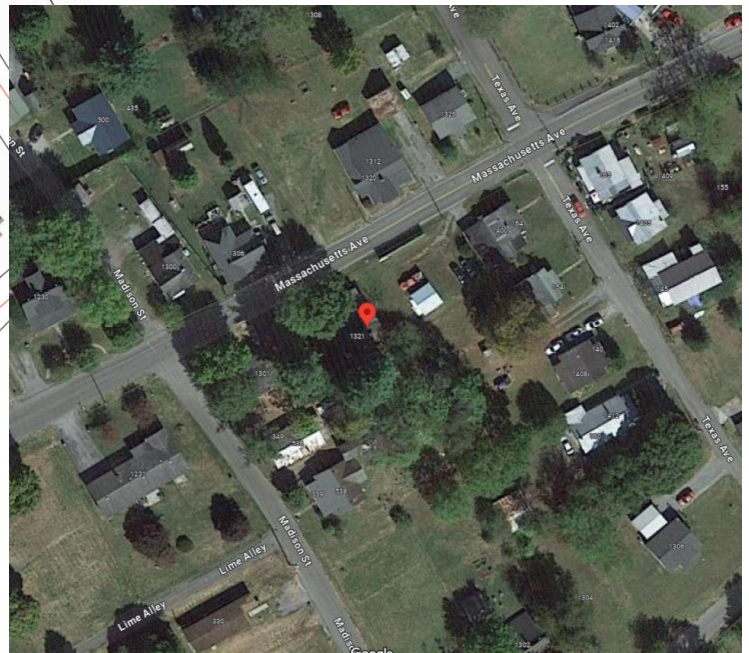
Tax Map Number: 19-1-52

Account Number: 165263

Property Address: 1315 Massachusetts Ave

Land Value: \$10,000 Improvement Value: \$7,100 Total Value: \$17,100

Department:	RE2024	Ticket No:	19240002
Frequency:	2	Supplement No:	0
Name:	BOYD ELSIE L	Account No:	165263
Name 2:	N/A	Map ID:	19 1 52
Address:	1315 MASSACHUSETTS AVE BRISTOL VA 24201		
Description:	75' 1315 MASSACHUSETTS AVE		
District:	01		
Bill Date:	04/15/2024	Due Date:	12/05/2024
Land Value:	\$10,000	Improvement	\$7,100



Property J2* - Gary Wood, Jr.

Tax Map Number: 18-6-2

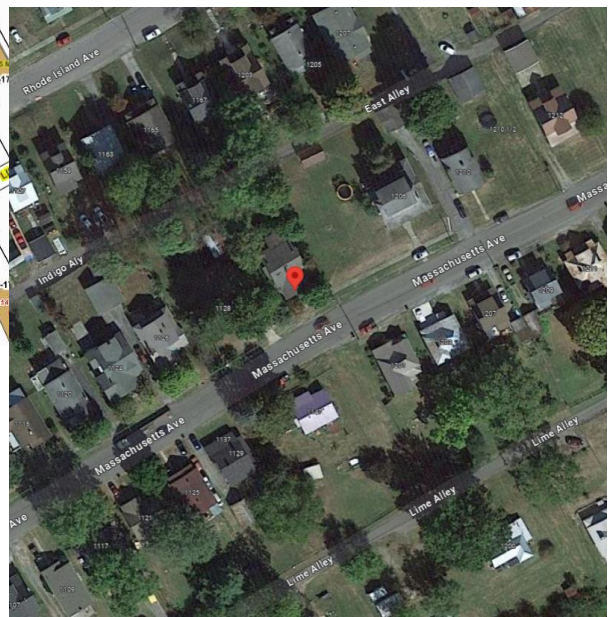
Account Number: 354015

Property Description: Lot 2, John R. Dickey's Second Addition

Property Address: 1148 Massachusetts Ave

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

Department:	RE2024	Ticket No:	101970002
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:	04/15/2024	Due Date:	12/05/2024
Land Value:	\$10,000	Improvement	\$16,000



Property J3* - Fella, LLC

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

Account Number: 150614

Property Description: Near Second Taylor St,
Lots 45 & 46, Hobson Addition

Land Value: \$7,500 Improvement Value: \$0 Total Value: \$7,500

Department:	RE2024	Ticket No:	36880002
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:	04/15/2024	Due Date:	12/05/2024

Land Value: \$7,500



Property J4* - James E. Ratliff, et al.

Tax Map Number: 19-1-55

Account Number: 2461

Property Address: 140 Texas Avenue

Land Value: \$10,000 Improvement Value: \$20,100 Total Value: \$30,100

Department:	RE2024	Ticket No:	77610002
Frequency:	2	Supplement No:	0
Name:	RATLIFF JAMES E & LINDA	Account No:	2461
Name 2:	N/A	Map ID:	19 1 55
Address:	140 TEXAS AVE BRISTOL VA 24201		
Description:	65' X 165' 140 TEXAS AVE		
District:	01		
Bill Date:	04/15/2024	Due Date:	12/05/2024
Land Value:	\$10,000	Improvement	\$20,100



Property J5* - Lillie Marie Rutledge

Tax Map Number: 26-611-13B

Account Number: 155268

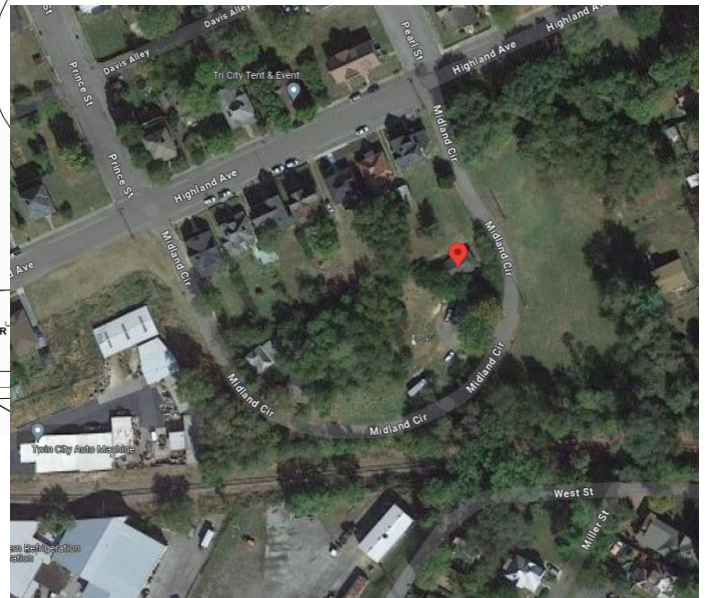
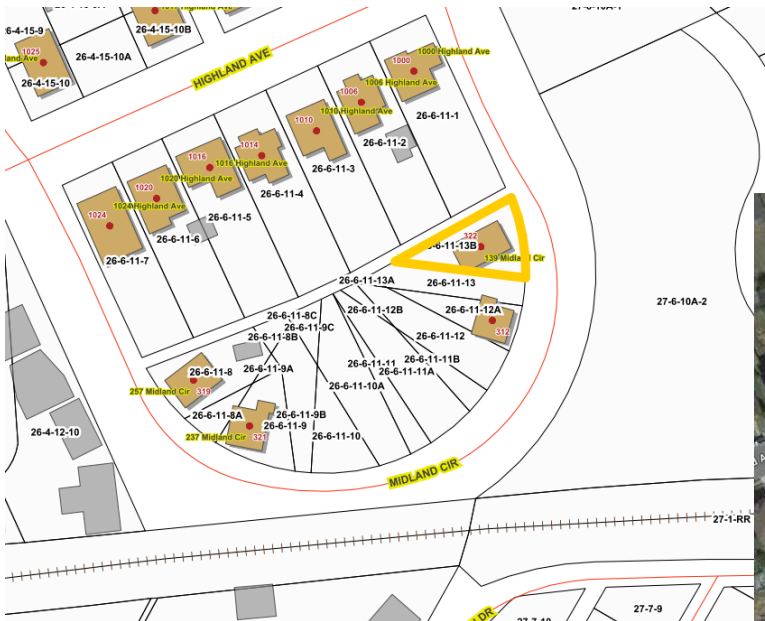
Acres: 0.09 +/-

Property Description: Lot No. 13B

Property Address: 139 Midland Circle

Land Value: \$10,000 Improvement Value: \$19,600 Total Value: \$29,600

Department:	RE2024	Ticket No:	80800002
Frequency:	2	Supplement No:	0
Name:	RUTLEDGE LILLIE MARIE	Account No:	155268
Name 2:	N/A	Map ID:	26 611 13B
Address:	139 MIDLAND CIR BRISTOL VA 24201		
Description:	B.L. CO. LOT PT. 5 BLK 11 139 MIDLAND CIR		
District:	01		
Bill Date:	04/15/2024	Due Date:	12/05/2024
Land Value:	\$10,000	Improvement	\$19,600



Property J6* - A. C. Tetzlaff, et al.

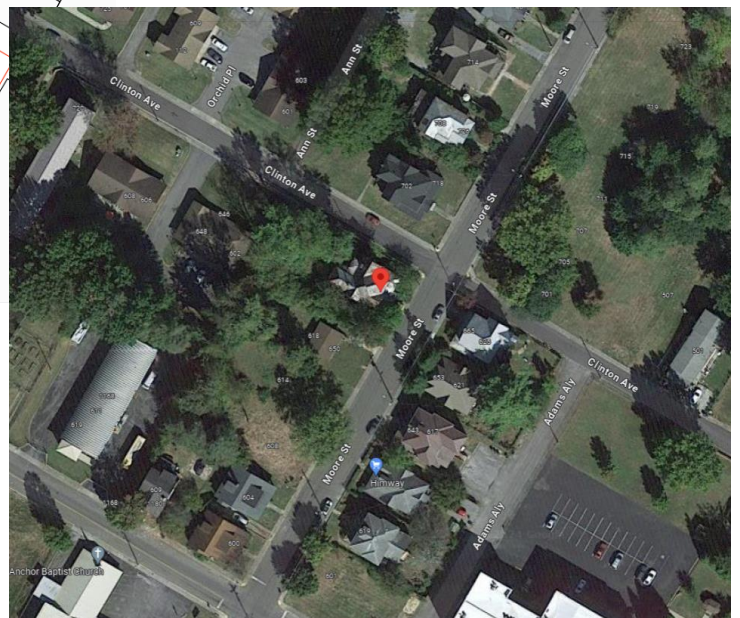
Tax Map Number: 28-115-18

Account Number: 159867

Property Address: 664 Moore Street

Land Value: \$10,000 Improvement Value: \$26,900 Total Value: \$36,900

Department:	RE2024	Ticket No:	91650002
Frequency:	2	Supplement No:	0
Name:	TETZLAFF A C & MICHAEL T	Account No:	159867
Name 2:	HOFIUS (SURV)	Map ID:	28 115 18
Address:	664 MOORE ST BRISTOL VA 24201		
Description:	64' X 128' 664 MOORE ST		
District:	01		
Bill Date:	04/15/2024	Due Date:	12/05/2024
Land Value:	\$10,000	Improvement	\$26,900



Property J7* - Terry B. Diffenderfer, et al.

Tax Map Number: 30-219-9

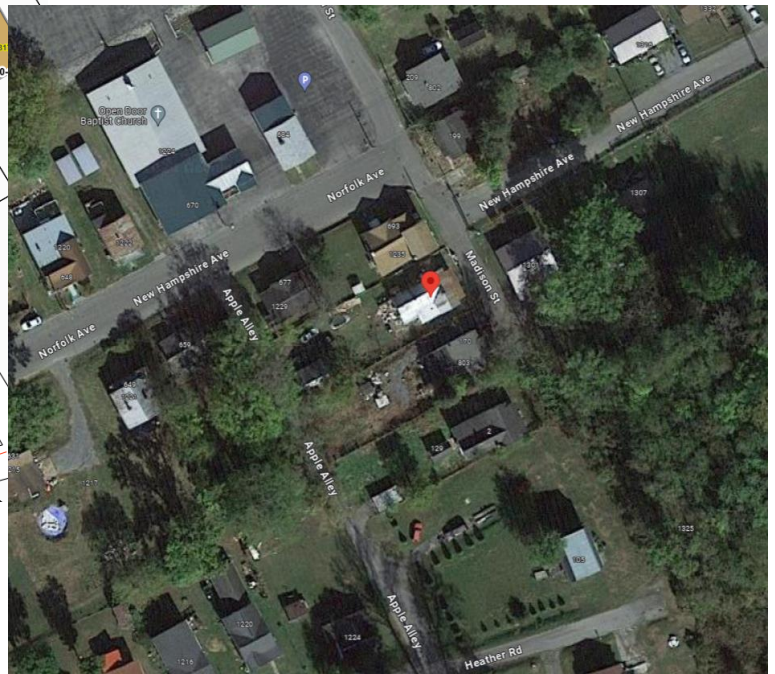
Account Number: 188913

Property Description: Lot No. 9, Block 19, Twin City Land
& Improvement Company's Addition

Property Address: 180 Madison Street

Land Value: \$10,000 Improvement Value: \$3,600 Total Value: \$13,600

Department:	RE2024	Ticket No:	32550002
Frequency:	2	Supplement No:	0
Name:	DIFFENDERFER TERRY B & WANDA	Account No:	188913
Name 2:	N/A	Map ID:	30 219 9
Address:	235 FLORENCE DR BLOUNTVILLE TN 37617		
Description:	T.C.L. LOT 9 BLK 19 180 MADISON ST		
District:	01		
Bill Date:	04/15/2024	Due Date:	12/05/2024
Land Value:		Improvement	\$3,600



Property J8* - Richard Paul Carrier, et al.

Tax Map Number: 18-6-39

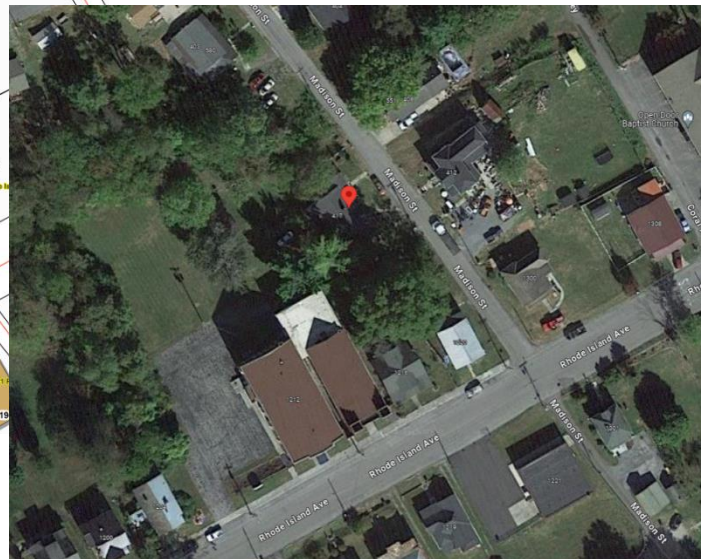
Account Number: 57967

Property Description: Lot 39, John R. Dickey's Addition

Property Address: 540 Madison Street

Land Value: \$10,000 Improvement Value: \$20,100 Total Value: \$30,100

Department:	RE2024	Ticket No:	24500002
Frequency:	2	Supplement No:	0
Name:	CARRIER RICHARD PAUL &	Account No:	57967
Name 2:	MICHAEL STEVE CARRIER	Map ID:	18 6 39
Address:	540 MADISON ST BRISTOL VA 24201		
Description:	DICKEY ADD. LOT 39 540 MADISON ST		
District:	01		
Bill Date:	04/15/2024	Due Date:	12/05/2024
Land Value:	\$12,500	Improvement	\$27,600



Property J9* - Rita Baines

Tax Map Number: 423-2-A

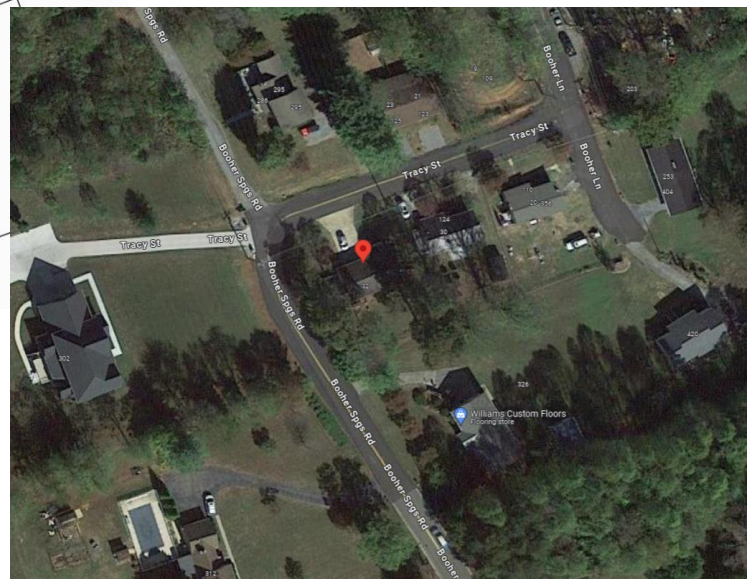
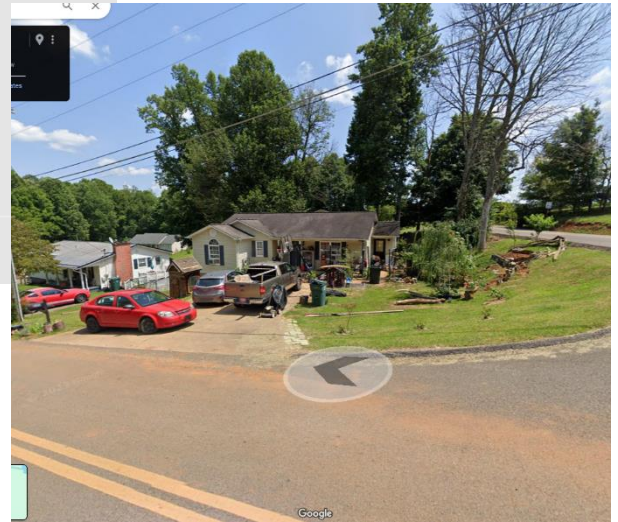
Account Number: 31569

Acres: 0.212 +/-

Property Address: 140 Tracy Street

Land Value: \$17,500 Improvement Value: \$85,600 Total Value: \$130,100

Department:	RE2024	Ticket No:	13160002
Frequency:	2	Supplement No:	0
Name:	BAINES RITA	Account No:	31569
Name 2:	N/A	Map ID:	423 2 A
Address:	140 TRACY ST BRISTOL VA 24201		
Description:	PT TR 1 BOOHER EST 94.11' X111.62'X74.04'X110.93' 140 TRACY ST		
District:	01		
Bill Date:	04/15/2024	Due Date:	12/05/2024
Land Value:	\$17,500	Improvement	\$85,600



NOTES

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