

**NOTICE OF DELINQUENT TAXES  
AND SALE OF REAL PROPERTY  
CITY OF BRISTOL, 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 **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 terms or conditions which may be posted or announced 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
N1	Virginia Intermont College	17-17-8-2	354767	434605	On Lester St; Lot No. 2; BLK 8; Gump's Addition
N2	Virginia Intermont College	28-3-1-8	355011	434605	Corner of Moore St & Buchanan St; Lot 8; BLK 1; Oakview Addition
N3	Virginia Intermont College	28-129-26	66869	434605	Near Clinton Ave; Rear Lot of 421 Clinton Ave
N4	Courtney Briscoe	413-1-9	40061	592251	Near Andover Dr; Lot 9; Brookfield Subdivision
N5	Eliga Adkins, et al.	28-5-2-15A & 28-5-2-16A	364061	803438	611 Goodson St

**GENERAL TERMS OF SALE:** The Treasurer 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 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 deed recording costs, following the close of the auction. **There will be no buyer's premium 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 the City of Bristol. 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 804-548-4418, 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 \$\_\_\_\_\_.

**Property Owner:** \_\_\_\_\_

**Tax Map Number:** \_\_\_\_\_

**Account Number:** \_\_\_\_\_

**TACS Number:** \_\_\_\_\_

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

**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 City of Bristol 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 (August 1, 2024). 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 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 N1\* - Virginia Intermont College

Tax Map Number: 17-17-8-2

Account Number: 354767

Property Description: on Lester St, Lot No. 2, Block 8, Gump's Addition

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

<b>Department:</b>	RE2024	<b>Ticket No:</b>	96460002
<b>Frequency:</b>	2	<b>Supplement No:</b>	0
<b>Name:</b>	VIRGINIA INTERMONT COLLEGE	<b>Account No:</b>	354767
<b>Name 2:</b>	N/A	<b>Map ID:</b>	17 17 8 2
<b>Address:</b>	PO BOX 1949 BRISTOL VA 24203		
<b>Description:</b>	GUMP ADD. LOT 2 BLK 8 0 LESTER ST		
<b>District:</b>	01		
<b>Bill Date:</b>	04/15/2024	<b>Due Date:</b>	12/05/2024
<b>Land Value:</b>	\$7,500	<b>Acres:</b>	0.000
<b>Original Bill:</b>	\$43.87		



# Property N2\* - Virginia Intermont College

Tax Map Number: 28-3-1-8

Account Number: 355011

Property Description: corner of Moore St & Buchanan St;

Lot 8, Block 1, Oakview Addition

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

<b>Department:</b>	RE2024	<b>Ticket No:</b>	96480002
<b>Frequency:</b>	2	<b>Supplement No:</b>	0
<b>Name:</b>	VIRGINIA INTERMONT COLLEGE	<b>Account No:</b>	355011
<b>Name 2:</b>	N/A	<b>Map ID:</b>	28 3 1 8
<b>Address:</b>	PO BOX 1949 BRISTOL VA 24203		
<b>Description:</b>	OVL LOT 8 BLK 1 0 MOORE ST		
<b>District:</b>	00		
<b>Bill Date:</b>	04/15/2024	<b>Due Date:</b>	12/05/2024
<b>Land Value:</b>	\$10,000	<b>Acres:</b>	0.000
<b>Original Bill:</b>	\$58.50		





**Property N3\* - Virginia Intermont College**

Tax Map Number: 28-129-26

Account Number: 66869

Property Description: near Clinton Ave; Rear Lot of 421 Clinton Ave

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

<b>Department:</b>	RE2024	<b>Ticket No:</b>	96470002
<b>Frequency:</b>	2	<b>Supplement No:</b>	0
<b>Name:</b>	VIRGINIA INTERMONT COLLEGE	<b>Account No:</b>	66869
<b>Name 2:</b>	N/A	<b>Map ID:</b>	28 129 26
<b>Address:</b>	PO BOX 1949 BRISTOL VA 24203		
<b>Description:</b>	REAR LOT OF 421 CLINTON AVE 0 CLINTON AVE		
<b>District:</b>	01		
<b>Bill Date:</b>	04/15/2024	<b>Due Date:</b>	12/05/2024
<b>Land Value:</b>	\$500		
<b>Original Bill:</b>	\$2.92	<b>Acres:</b>	0.000



**Property N4\* - Courtney Briscoe**

Tax Map Number: 413-1-9

Account Number: 40061

Property Description: corner of Andover Dr & Pine Circle Dr;  
Lot 9, Brookfield Subdivision

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

<b>Department:</b>	RE2024	<b>Ticket No:</b>	20110002
<b>Frequency:</b>	2	<b>Supplement No:</b>	0
<b>Name:</b>	BRISCOE COURTNEY	<b>Account No:</b>	40061
<b>Name 2:</b>	N/A	<b>Map ID:</b>	413 1 9
<b>Address:</b>	835 LANE DR FRIENDSVILLE TN 37737		
<b>Description:</b>	SUBD BROOKFIELD LT 9 0 ANDOVER DR		
<b>District:</b>	01		
<b>Bill Date:</b>	04/15/2024	<b>Due Date:</b>	12/05/2024
<b>Land Value:</b>	\$12,500	<b>Acres:</b>	0.000
<b>Original Bill:</b>	\$73.12		





**Property N5\* - Eliga Adkins, et al.**

Tax Map Number: 28-5-2-15A & 28-5-2-16A

Account Number: 364061

Property Description: Lots 15A & 16A; Block 2; Fairview Point

Property Address: 611 Goodson Street

Land Value: \$7,500 Improvement Value: \$11,000.00 Total Value: \$18,500

<b>Department:</b>	RE2024	<b>Ticket No:</b>	10520002
<b>Frequency:</b>	2	<b>Supplement No:</b>	0
<b>Name:</b>	ADKINS ELIGA	<b>Account No:</b>	364061
<b>Name 2:</b>	N/A	<b>Map ID:</b>	28 5 2 15A 16
<b>Address:</b>	611 GOODSON ST BRISTOL VA 24201		
<b>Description:</b>	FAIRVIEW PT. LOTS 15 & 16 BLK 2 611 GOODSON ST		
<b>District:</b>	01	<b>Due Date:</b>	12/05/2024
<b>Bill Date:</b>	04/15/2024		
<b>Land Value:</b>	\$7,500	<b>Improvement Value:</b>	\$11,000
<b>Original Bill:</b>	\$108.22	<b>Acres:</b>	0.000



