**NOTICE OF PUBLIC AUCTION**

# SPECIAL COMMISSIONER’S SALE OF REAL ESTATE

# COUNTY OF SCOTT and TOWN OF GATE CITY, 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 simulcast (with online and in person bidding) public auctionthe following described real estate at **County Office Building Board Room, 190 Beech Street, Gate City,** on **August 26, 2024** at **12:00 PM.**

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 Mitch-Ell Auction Firm (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

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|  | **Property Owner(s)** | **Tax Map No.** | **Account No.** | **TACS No.** | **Property Description** |
| J1 | Patsy Tolle | 146B4-9-3-46  | 19392 | 59632 | 124 Clinch Street, Weber City |
| J2 | Curtis Russell Lumber Co. | 36-A-21B; 36-A-21; and 36-A-21A | 1467; 1469; and, 1468 | 598084 | Vacant; Daybreak Drive, Duffield |
| J3 | Johnny & Frances D. Ramsey | 149-1-2 | 6827 | 60468 | 4326 Bristol Highway, Gate City |
| J4 | Ben Hill | 48-A-79 | 12149 | 59981 | Vacant; Mabe Stanleytown Road, Duffield |
| J5 | Kristie Louise Arnold | 146A7-A-240 | 13767 | 695491 | 110 Woodland Street, Gate City |
| J6 | Kristie Louise Arnold | 146A7-A-235 | 14400 | 695491 | 245 Woodland Street, Gate City |
| J7 | Gary Russel | 99-A-58,57A | 10850 | 35918 | Vacant; Fairview Road, Duffield |
| 8 | Daniel Howard Phillips | 41-2-1,2 | 5999 | 36370 | Vacant; off River Bluff Road, Dungannon |
| J9 | Cody England and Autumn Paris England | 84-A-81A | 18784 | 59667 | Vacant; Clinch River Highway, Fort Blackmore |
| J10 | Kimberly Jane Smith Byrd | 168A-2-3-30-47 | 4596 | 695193 | 207 Easter Lilly Lane, 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 suitableness 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 $150.00, 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 ($20,000.00) 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.

**Terms applicable to In-Person Bidders ONLY**: The 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.**

**Terms applicable to Online Bidders ONLY**: All interested parties must register and be approved by the Auctioneer. Registration and bidding are free of charge and are done through the Auctioneer’s website **www.mitchellauctionfirm.com**. If any interested bidders are unable to attend for in-person bidding and wish to bid on property, but do not have access to the internet, please contact Mitch-Ell Auction Firm, at (276) 608-4786 for assistance.

The highest bidder will receive their purchase contract and balance due via email following the close of the auction. The contract shall immediately be executed and returned to TACS. **The deposit and buyer’s premium** **must be received in full within seven (7) days following the auction closing (no later than September 2, 2024**). All payments must be made in the form of certified funds, cashier’s check, money order or wire transfer. Cashier’s checks and money orders shall be made payable to County of Scott and forwarded to TACS, at the address shown below. Cash and personal checks will not be accepted. Wire transfer instructions will be provided to the highest bidder upon request.

**GENERAL TERMS**: To qualify as a purchaser at this auction, you may not owe delinquent taxes to the County of Scott and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process should be directed to the Auctioneer online at www.mitchellauctionfirm.com, by email to mark@mitchellauctionfirm.com or by phone to Mark Mitchell, at (276) 608-4786. 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, 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

USA