

# Public Auction

Friday January 11, 2019 3:00 PM

## Special Commissioners Sale of Real Estate for Delinquent Taxes

*7 Parcels of Land to be Sold Separately at the County Office Building*  
**190 Beech St. Suite 201, Gate City, VA 24251**

**Parcels to be Sold:** Laverne Fleenor & Rocky Addington – Tax Map No. 146B4 8 3 4-9, Shannon D Bishop, et al – Tax Map No. 80-5-5, Fred & Joanne Davis – Tax Map No. 121-A-35, Fred & Joanne Davis – Tax Map No. 142-A-32A, Steve & Veronica Emory – Tax Map No. 146A7-A-50, Betty & Hubert Hood – Tax Map No. 123-A-25, Betty & Hubert Hood – Tax Map No. 123-A-26, Betty N Stanley – Tax Map No. 146A2-A-3A

**Terms:** All sales are subject to confirmation by the Circuit Court of the County of Scott. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, at the time of the auction. 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). Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. All deposits must be made in the form of personal check, traveler's check, cashier's check or money order. No cash will be accepted. The balance of the purchase price shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. 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. **There will be a 10% buyer's premium added to the final bid price which must be paid on the date of the auction.** Recording costs for deed recordation will be the responsibility of the successful bidder and will be due with the balance of the purchase price within fifteen (15) days of confirmation of sale by the Court.

*Properties are offered for sale as-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 prior to bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence prior to the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable.*

*Please be advised that in order to qualify as a bidder 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 properties subject to sale or the tax sale process should be directed to TACS online at [www.taxva.com](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), or by phone to (804) 612-9041.*

*Sale Conducted for John A. Rife, Esq. Special Commissioner By:*

**Tom Hilton Auctioneers**

**423-677-0212 or 276-479-2160 [www.tomhiltonauctioneers.com](http://www.tomhiltonauctioneers.com)**

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Announcements day of sale take precedence over printed material