

Public Auction

Friday February 28, 2020 2:00 PM

Special Commissioners Sale of Real Estate for Delinquent Taxes

17 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: James & Nettie Estep - Tax Map No. 125-A-122, Patricia Quillen Kerr - Tax Map No. NM 79, Fred & Joan Davis - Tax Map No. 121-A-35, Tax Map No. 142-A-32A, Larry Bruce Sexton - Tax Map No. 142-A-56, Joseph Cox (Estate) - Tax Map No. 30-A-71, Robert M Fraysier, et al. - Tax Map No. 14A-1-3-7, Daisy & Billy Jack West - Tax Map No. 17-A-15C, A.B. Nickels, et al. - Tax Map No. 88-A-49, Rose Barnette - Tax Map No. 98-A-38, James & Evelyn Davis - Tax Map No. 62-2-1A, Ida Hill, et als. - Tax Map No. 48-A-2, Terry McCarthy - Tax Map No. 139-3-10, Tax Map No. 139-3-9, Mary T. Sims - Tax Map No. 166-8-41E2, Michael Clark - Tax Map No. 130-A-26, James & Regina Stallard - Tax Map No. 68-A-16A

Terms: All sales are subject to confirmation by the Circuit Court of Scott County. 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. 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. **There will be a 10% buyer's premium added to the final bid to determine final contract price. The buyer's premium is due at the time of the auction.** 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. **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 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.

All properties are sold in gross and not by the acre. 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 purchaser at this auction, you may not owe delinquent taxes to Scott County 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, by email to taxsales@taxva.com, or by phone to (804) 612-9041, or by writing to the address below:

John A. Rife, Esq., Taxing Authority Consulting Services, PC, RE: Scott County Auction, PO Box 31800, Henrico, VA 23294-1800

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

Tom Hilton Auctioneers

423-677-0212 or 276-479-2160 www.tomhiltonauctioneers.com

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Announcements day of sale take precedence over printed material