

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
COUNTY OF FLOYD, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Floyd, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate in the Court Room located at **100 E. Main Street, Room 200, Floyd, Virginia 24091, on January 22, 2024 at 1:00 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 Blue Ridge Land & Auction Company, Inc. ("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.	TACS No.	Property Description
1	Clara Bell Price Est	50-110	393448	5844 Indian Valley Rd +/- 3 acres Dwelling in poor condition assessed with parcel
2	Juanita F Dortch	55A2-1-Y-55	783504	140 Scales Rd +/- 0.8 of an acre Dwelling in fair-poor condition assessed with parcel
3	Robert Gene Gillespie	43-102	827544	554 & 550 Needmore Ln +/- 1.08 acres Dwelling in fair condition assessed with parcel
4	Bobbie Lee Harmon	67-21	832914	1973 Morning Dew Ln +/- 0.65 of an acre Double-wide in fair condition assessed with parcel
5	Lou Ellen Brammer Poff		31-189	559 Ridge Rd +/- 20 acres Double wide in good condition assessed with parcel

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, **along with a 10% buyer's premium, subject to a minimum of \$150, 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) 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. 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 Matt Gallimore at (540) 239-2585 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 January 29, 2024).** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cash and personal checks **will not** be accepted. Checks and money orders shall be made payable to County of Floyd and forwarded

to TACS, at the address shown below. 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 County of Floyd 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, Matt Gallimore, online at blueridgelandandauction.com, by email to BlueRidgeLandandAuction@gmail.com or by phone to (540) 239-2585. Questions concerning the property subject to sale should be directed to TACS online at www.taxva.com, by email to rcranmer@taxva.com, by phone to (804) 293-8608, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales (rjc)
P.O. Box 31800
Henrico, Virginia 23294-1800

*****SAMPLE PURCHASER'S AGREEMENT & CONTRACT OF SALE*****

At that certain real estate tax sale which closed on Monday, January 22, 2024, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

Case Name: County of Floyd v. _____ (**Case No.** _____)

Tax Map Number: _____

Account Number: _____

TACS Number: _____

Buyer's Premium: \$ _____

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 County of Grayson, 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 (January 22, 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 [DATE], 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 #1

County of Floyd v. Clara Bell Price Estate

Owner of Record: Clara Bell Price Estate

Tax Map No. 55-110 • Account No. 7478

TACS No. 393448

PROPERTY

Parcel Information

Parcel Record Number (PRN)	7408	Town/District	INDIAN VALLEY
Account Name	PRICE CLARA BELL ESTATE		
Account Name 2			
Care Of	C/O DETRA C PRICE		
Address1	456 STUART RD SE		
Address2			
City, State Zip	COPPER HILL, VA 24079		
Business Name			
Location Address(es)	5844 INDIAN VALLEY RD	VA	
	RT 787	VA	

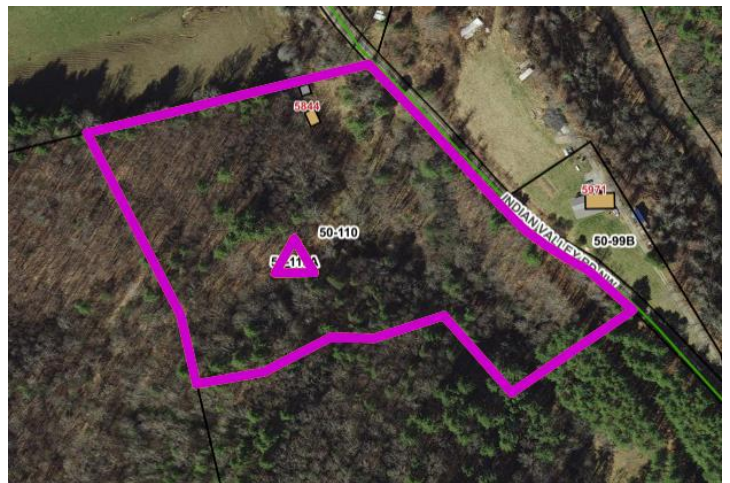
Map Number

Map Insert	Double Circle	Block	Parcel Number
050			110

Total Acres 3.0

Assessed Values

Type	Current Value (2024)	Previous Value (2023)
Land	\$10,000	\$10,000
Main Structures	\$0	\$0
Other Structures	\$0	\$0
TOTALS	\$10,000	\$10,000



Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While Floyd County has worked to ensure that the assessment data contained herein is accurate, the County assumes no liability for any errors, omissions, or inaccuracies in the information provided for any reliance on any maps or data provided herein. Please consult Floyd County records for official information.

Property #2
 County of Floyd v. Juanita F. Dortch
 Owner of Record: Juanita F. Dortch
 Tax Map No. 55A2-1-Y-55 • Account No. 2984
 TACS No. 783504

PROPERTY

Parcel Information

Parcel Record Number (PRN) **2953** Town/District **COURT HOUSE**

Account Name **DORTCH JUANITA F**

Account Name 2

Care Of

Address1 **140 SCALES RD**

Address2

City, State Zip **FLOYD, VA 24091**

Business Name

Location Address(es)

RT 658	VA
140 SCALES RD	VA

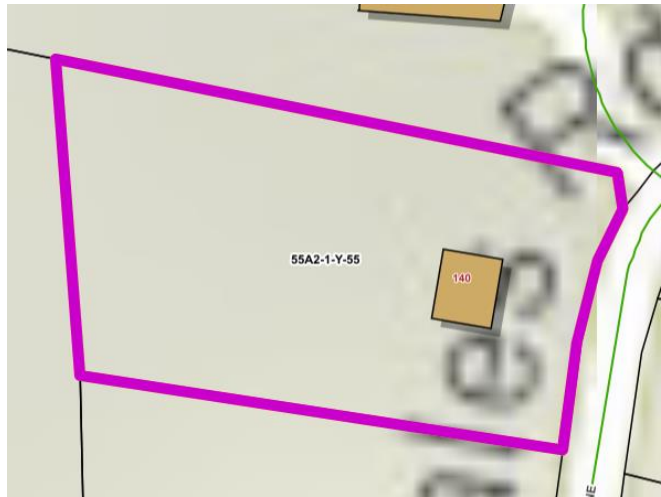
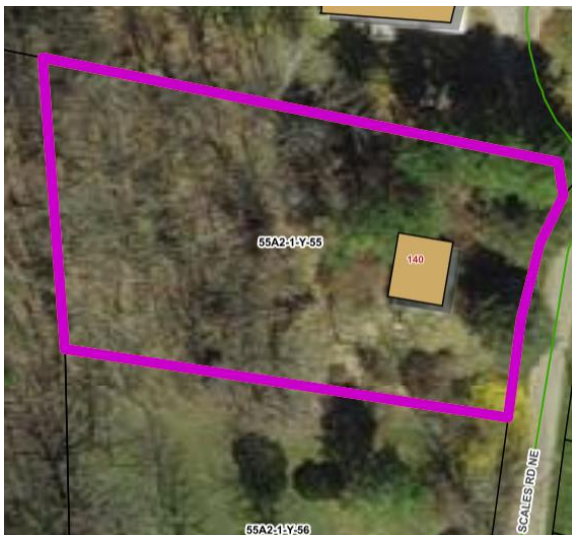
Map Number

Map Insert	Double Circle	Block	Parcel Number
055A2	1	Y	55

Total Acres **0.8**

Assessed Values

Type	Current Value (2024)	Previous Value (2023)
Land	\$20,000	\$20,000
Main Structures	\$33,300	\$33,300
Other Structures	\$0	\$0
TOTALS	\$53,300	\$53,300



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REDEEMED

Property #3

County of Floyd v. Robert Gene Gillespie

Owner of Record: Robert Gene Gillespie

Tax Map No. 43-102 • Account No. 3368

TACS No. 827544

PROPERTY

Parcel Information

Parcel Record Number (PRN)	3337	Town/District	COURT HOUSE
Account Name	GILLESPIE ROBERT GENE		
Account Name 2			
Care Of			
Address1	550 NEEDMORE LN NE		
Address2			
City, State Zip	FLOYD, VA 24091		
Business Name			
Location Address(es)	554 NEEDMORE LANE	VA	
	550 NEEDMORE LANE NE		

Assessed Values

Type	Current Value (2024)	Previous Value (2023)
Land	\$25,000	\$25,000
Main Structures	\$65,500	\$65,500
Other Structures	\$33,900	\$33,900
TOTALS	\$124,400	\$124,400

Map Number

Map Insert	Double Circle	Block	Parcel Number
043			102

Total Acres 1.08



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Property #4

County of Floyd v. Bobbie Lee Harmon

Owner of Record: Bobbie Lee Harmon

Tax Map No. 67-21 • Account No. 2375

TACS No. 832914

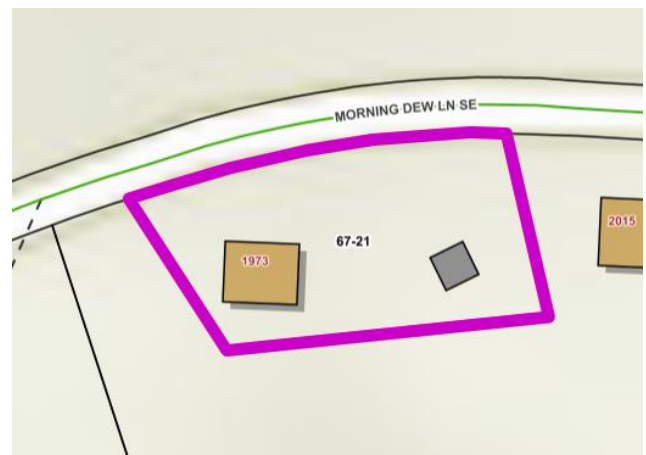
PROPERTY

Parcel Information

Parcel Record Number (PRN)	2353	Town/District	COURT HOUSE
Account Name	HARMON BOBBIE LEE		
Account Name 2			
Care Of			
Address1	1973 MORNING DEW LN SE		
Address2			
City, State Zip	FLOYD, VA 24091		
Business Name			
Location Address(es)	1973 MORNING DEW LN	VA	
	RT 709	VA	
Map Number			
Map Insert	Double Circle	Block	Parcel Number
067			21
Total Acres	0.65		

Assessed Values

Type	Current Value (2024)	Previous Value (2023)
Land	\$18,000	\$18,000
Main Structures	\$43,300	\$43,300
Other Structures	\$4,700	\$4,700
TOTALS	\$66,000	\$66,000



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REDEEMED

Property #5

County of Floyd v. Lou Ellen Brammer Poff

Owner of Record: Lou Ellen Brammer Poff

Tax Map No. 18-83D • Account No. 7428

TACS No. 317189

PROPERTY

Parcel Information

Parcel Record Number (PRN) **7358** Town/District **LITTLE RIVER**

Account Name **POFF LOU ELLEN BRAMMER**

Account Name 2

Care Of

Address1 **559 RIDGE RD NE**

Address2

City, State Zip **PILOT, VA 24148**

Business Name

RIDGE RD	VA
559 RIDGE RD	VA

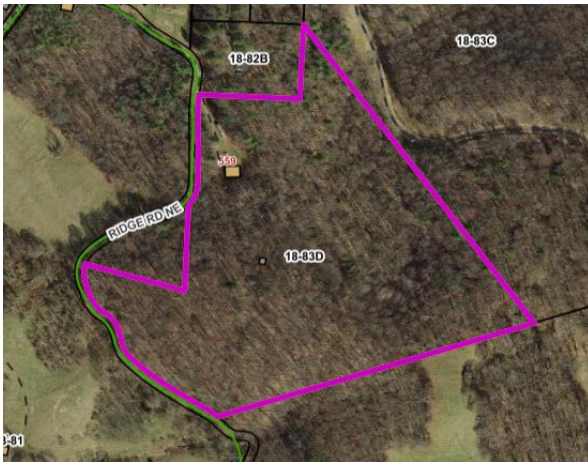
Map Number

Map Insert	Double Circle	Block	Parcel Number
018			83D

Total Acres **20.0**

Assessed Values

Type	Current Value (2024)	Previous Value (2023)
Land	\$82,500	\$82,500
Main Structures	\$73,600	\$73,600
Other Structures	\$0	\$0
TOTALS	\$156,100	\$156,100



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