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NOTICE
PUBLIC AUCTION OF REAL ESTATE
County of Franklin

DATE: Wednesday, May 18, 2016
TIME: 1:00 p.m.
PLACE: Franklin County Government Center
1255 Franklin Street
Rocky Mount, VA

To be sold for the collection of delinquent real estate taxes:

PARCEL A

County of Franklin vs. Bayview Holdings, LLC(#15-702)
On Strawberry Banks Drive (Waterfront)
Deed Book 804, page 6 and Deed Book 821, page 510
Plat Book 864, page 1977 (Tract 1)
Approximately 4.889 acres, more or less
Tax Map No. 032 00-055 01
Unimproved
Assessed Value: \$169,400.00

PARCEL B

County of Franklin vs. Penny Ann Belcher (#15-803)
805 Airport Road
Deed Book 595, page 1591; Plat at Deed Book 595, page 1593 (Tract 1)
Approximately 1.961 acres, more or less
Tax Map No. 109 00-018 01
Improved - 1,680 sq. ft. mobile home
Assessed Value: \$70,000.00

PARCEL C

County of Franklin vs. David R. Boyd (#14-270)
Lot 53, Section 2, Lynville on the Lake
Deed Book 440, page 2; Plat Book 2, page 222
Tax Map No. 012 01-143 00
Unimproved
Assessed Value: \$8,000.00

PARCEL D

County of Franklin vs. Shirley J. Dawson (#15-804)
175 Goose Dam Road
Deed Book 387, page 1675; Plat at Deed Book 387, page 1678
Approximately 5.02 acres, more or less
Tax Map No. 102 00-011 01
Unimproved
Assessed Value: \$30,500.00

PARCEL E

County of Franklin vs. Robert Lee Dillard (#15-707)
On Carolina Springs Road
Deed Book 291, page 12
Approximately 6.00 acres, more or less
Tax Map No. 056 00-090 00
Unimproved
Assessed Value: \$30,500.00

PARCEL F

County of Franklin vs. Timothy M. Dooley (#15-565)
Lot 62, Section 1, Lynville on the Lake
Deed Book 967, page 668; Plat Book 2, page 210
Tax Map No. 012 01-061 00
Unimproved
Assessed Value: \$8,000.00

PARCEL G

County of Franklin vs. Crystal Lindh Hodges (#15-728)
Parcel I of this suit
15511 Franklin Street
Deed Book 1004, page 1289
Approximately 2.00 acres, more or less
Tax Map No. 094 00-077 00
Improved - 1,303 sq. ft. residence
Assessed Value: \$55,300.00
Adjoins Parcel H

PARCEL H

County of Franklin vs. Crystal Lindh Hodges (#15-728)
Parcel II of this suit
15591 Franklin Street
Deed Book 1004, page 1289
Approximately 1.50 acres, more or less
Tax Map No. 094 00-078 01
Unimproved
Assessed Value: \$13,800.00
Adjoins Parcel G

PARCEL I

County of Franklin vs. Allen R. Hudson (#15-703)
On Trail Drive and Jubals Pass
Deed Book 744, page 1791; Plat at Deed Book 613, page 250 (Lot 2)
Approximately 0.649 acre, more or less
Tax Map No. 201 00-076 00
Unimproved
Assessed Value: \$500.00

PARCEL J

County of Franklin vs. Paul Revins Jordan (#15-948)
339 Doe Run Road
Deed Book 990, page 645
Approximately 0.64 acre, more or less
Tax Map No. 072 00-350 00
Improved - 1,170 sq. ft. residence
Assessed Value: \$75,800.00

PARCEL K

County of Franklin vs. Last Days Penticostal Holiness Church of
Rocky Mount, Virginia (#15-793)
On Byrd Lane
Deed Book 326, page 458
Approximately 0.173 acre, more or less
Tax Map No. 204 00-528 00
Unimproved
Assessed Value: \$10,000.00

PARCEL L

County of Franklin vs. Brian Lawrence (#15-704)
8540 Grassy Hill Road
Deed Book 921, page 199; Plat at Deed Book 921, page 201
Approximately 1.614 acres, more or less
Tax Map No. 037 00-032 00
Unimproved
Assessed Value: \$28,100.00

PARCEL M

County of Franklin vs. Dorn H. Lewis (#15-794)
Lot 6, Section I, Commodore Cape
Deed Book 452, page 159; Plat at Deed Book 447, page 1344
Approximately 1.53 acres, more or less
Tax Map No. 052 06-017 00
Unimproved
Assessed Value: \$20,000.00

PARCEL N

County of Franklin vs. James M. McClanahan (#15-795)
On Booker T. Washington Highway
Deed Book 661, page 450; Plat at Deed Book 423, page 1225
Approximately 2.92 acres, more or less
Tax Map No. 028 00-122 09
Unimproved
Appraised Value: \$140,000.00

PARCEL O

County of Franklin vs. David L. Neter (#15-796)
Lot 23, Section 1, Admirals Landing Subdivision (Waterfront)
Deed Book 654, page 1230; Plat at Deed Book 631, page 985
Approximately 0.844 acre, more or less
Tax Map No. 046 04-023 00
Unimproved
Assessed Value: \$140,000.00

PARCEL P

County of Franklin vs. Alice M. Nichols (#11-6578)
Parcel I of this suit
Off Old Forge Road
Will Book 105, page 2220; Deed Book 473, page 410
Plat at Deed Book 472, page 1387 (Tract 4A)
Approximately 0.89 acre, more or less
Tax Map No. 061 00-076 04
Unimproved
Assessed Value: \$2,700.00

PARCEL Q

County of Franklin vs. Ron D. Revia (#15-797)
On Walnut Acres Drive; Lot 13, Section 4, Lynville on the Lake
Deed Book 981, page 2656; Plat Book 2, page 222
Tax Map No. 012 01-274 00
Unimproved
Assessed Value: \$8,000.00

PARCEL R

County of Franklin vs. Thelma Thompson (#15-708)
Parcel I of this suit
Off Madcap Road
Will Book 85, page 821; Deed Book 138, page 465
Approximately 18.33 acres, more or less
Tax Map No. 062 00-121 00
Unimproved
Assessed Value: \$42,700.00
Adjoins Parcel S & Parcel T

PARCEL S

County of Franklin vs. Thelma Thompson (#15-708)
Parcel II of this suit
Off Madcap Road
Will Book 85, page 821; Deed Book 162, page 201
Approximately 35.00 acres, more or less
Tax Map No. 062 00-124 00
Unimproved
Assessed Value: \$68,400.00
Adjoins Parcel R

PARCEL T

County of Franklin vs. Thelma Thompson (#15-708)
Parcel III of this suit
Off Madcap Road
Will Book 85, page 821; Deed Book 402, page 818
Approximately 21.00 acres, more or less
Tax Map No. 062 00-125 00
Unimproved
Assessed Value: \$72,000.00
Adjoins Parcel R

PARCEL U

County of Franklin vs. Charles Edward Townes (#15-709)
143 Loop Road
Will Instrument Number 201164581; Deed Book 189, page 177
Tax Map No. 104 00-032 00
Unimproved
Assessed Value: \$15,400.00

PARCEL V

County of Franklin vs. James Herman Tyree (#15-697)
Off Patterson Avenue
Deed Book 437, page 1581
Approximately 0.33 acre, more or less
Tax Map No. 210 00-374 00
Unimproved
Assessed Value: \$11,000.00

PARCEL W

County of Franklin vs. Joseph W. Waide (#15-952)
On Pleasant Hill Road
Deed Book 771, page 631; Plat at Deed Book 771, page 629 (Lot 3)
Approximately 12.268 acres, more or less
Tax Map No. 081 00-097 04
Unimproved
Assessed Value: \$43,200.00

PARCEL X

County of Franklin vs. Dan Webb (#15-928)
662 Emmas Road
Deed Book 61, page 174; Plat at Deed Book 503, page 571
Approximately 20.00 acres, more or less
Tax Map No. 090 00-081 00
Unimproved
Assessed Value: \$53,800.00

PARCEL Y

County of Franklin vs. Alvin E. Woods, Jr. (#15-705)
Off Chestnut Mountain Road
Deed Book 287, page 142
Approximately 30.00 acres, more or less
Tax Map No. 084 00-056 00
Unimproved
Assessed Value: \$60,000.00

PARCEL Z

County of Franklin vs. Gary Scott Young (#15-710)
On Rock Lilly Road
Will Book 101, page 69; Deed Book 238, page 488
Plat at Deed Book 920, page 1567 (Tract B)
Approximately 1.00 acre, more or less
Tax Map No. 036 00-015 01B
Unimproved
Assessed Value: \$25,000.00

Additional information is available from my office and by consulting the legal section of the Franklin News Post on the following dates: 5/02/16; 5/09/16; 5/16/16.

All parcels are subject to redemption or prior sale and may be withdrawn from sale.

All bids are subject to approval by the County and by the Circuit Court.

The terms of sale are cash, or in the alternative, a down payment of not less than 25% of the bid price with the balance due in ten days. Each sale is subject to confirmation by the Court. Taxes will be paid through the date of sale. Possession is given upon confirmation of sale. Premises at risk of purchaser from the time bid off.

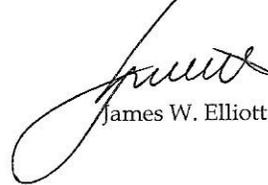
All parcels are sold in gross and not by the acre and are subject to any discrepancies on the County land maps and to possible rights of parties in possession, encroachments, overlaps, overhangs, deficiency in quantity, all questions of boundaries, location and acreage which a current and accurate survey would disclose, roadways, unrecorded easements, or any other matter not of record which could be disclosed by inspection of the premises. No warranty is made as to the insurability of title.

Prospective purchasers should complete any inspection of the property and investigations as to the title prior to the sale.

Successful purchasers will receive a Special Warranty Deed. Recordation costs are at the expense of the Purchaser.

Please contact me if I can be of further assistance.

Cordially yours,



James W. Elliott

JWE/blc