

JAMES W. ELLIOTT
ATTORNEY AT LAW
7100 George Washington Memorial Highway
Yorktown, VA 23692
www.vataxsale.com

Phone (757)898-7000
Fax: (757)890-2826

P.O. Box 1410
Yorktown, VA 23692

NOTICE
PUBLIC AUCTION OF REAL ESTATE
County of Franklin

DATE: Thursday, October 16, 2025

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 1

County of Franklin vs. Robert Lee Ailstock, Jr. (#24-5877)
17170 Callaway Road
Deed Book 381, page 1633
Approximately 1.779 acres, more or less
Tax Map No. 024 00-033 00
Unimproved
Assessed Value \$18,700.00

PARCEL 2

County of Franklin vs. Carol Ann Beckman (#25-6371)
On Chuckhollow Road; Lot 2, Section 2, Lynville on the Lake
Deed Book 681, page 1725; Plat Book 2, page 2
Tax Map No. 012 01-096 00
Unimproved
Assessed Value \$9,000.00

PARCEL 3

County of Franklin vs. Richard J. Bell (#24-6108)
On Snow Creek Road
Deed Book 400, page 1793
Approximately 37.87 acres, more or less
Tax Map No. 088 00-088 00
Unimproved
Assessed Value \$88,700.00

PARCEL 4

County of Franklin vs. Barry E. Bryant (#25-6370)
On Lovely Valley Road and Forest Edge Road - WATERFRONT
Lot 3, Section 2, Forest Shores
Instrument No. 130001807; Plat at Deed Book 526, page 66
Approximately 4.079 acres, more or less
Tax Map No. 033 03-035 00
Unimproved
Assessed Value \$45,400.00

PARCEL 5

County of Franklin vs. Donald R. Eanes (#24-5879)
902 Moorman Road
Deed Book 740, page 157; Plat at Deed Book 434, page 938 (Parcel B)
Approximately 14.26 acres, more or less
Tax Map No. 002 00-005 02
Unimproved - Mobile home does not convey
Assessed Value \$89,900.00

PARCEL 6

Aurelia Ann Fields (NON-JUDICIAL SALE)
On Edgemont Street; Town of Rocky Mount
Approximately 0.40 acre, more or less
Tax Map No. 207 00-010 00
Unimproved
Assessed Value \$3,000.00

PARCEL 7

County of Franklin vs. F. Myron Gage (#24-5880)
665 Big Oak Lane
Deed Book 655, page 977; Plat at Deed Book 609, page 1
Approximately 1.028 acres, more or less
Tax Map No. 047 00-001 01A
Unimproved
Assessed Value \$27,600.00

PARCEL 8

County of Franklin vs. Eddie G. Gardner (#25-6380)
On Snowden Lane
Deed Book 558, page 1441; Plat at Deed Book 431, page 361 (Tract 11)
Approximately 10.754 acres, more or less
Tax Map No. 104 00-127 10
Unimproved
Assessed Value \$24,600.00

PARCEL 9

Robert James (NON-JUDICIAL SALE)
Off Byrd Street; Town of Rocky Mount
Tax Map No. 204 00-524 00
Unimproved
Assessed Value \$1,500.00

PARCEL 10

Evelyn Jenkins (NON-JUDICIAL SALE)
Off Blue Hills Drive; Lot 629, Melody Lake Estates
Tax Map No. 026 01-344 00
Unimproved
Assessed Value \$400.00

PARCEL 11

Luther E. Kingery (NON-JUDICIAL SALE)
On Coopers Cove Road
Approximately 0.47 acre, more or less
Tax Map No. 006 00-012 00
Unimproved
Assessed Value \$1,900.00

PARCEL 12

NYMT Loan Trust (NON-JUDICIAL SALE)
On Kristen Forest Road; Lot 12, Kristen Forest
Approximately 1.19 acres, more or less
Tax Map No. 011 03-006 00
Unimproved
Assessed Value \$5,000.00

PARCEL 13

County of Franklin vs. Peggy Radford Jordan (#24-6117)
339 Doe Run Road
Instrument Number 100008743
Approximately 0.64 acre, more or less
Tax Map No. 072 00-350 00
Improved - 1,170 sq. ft. residence
Assessed Value \$146,800.00
Appraised Value \$157,000.00

PARCEL 14

County of Franklin vs. Gary Lynn Russell, II (#24-6112)
On Truman Hill Road
Instrument Number 120007210; Plat at Deed Book 748, page 686 (Lot 3)
Approximately 0.953 acre, more or less
Tax Map No. 011 00-061 03
Unimproved
Assessed Value \$20,000.00

PARCEL 15

County of Franklin vs. Gregory R. Shelton (#25-6374)
535 Henry Road
Instrument No. 220001798; Plat at Deed Book 1180, page 1362
Approximately 0.844 acre, more or less
Tax Map No. 094 00-126 00
Improved – 1,250 sq. ft. residence
Assessed Value \$171,400.00
Appraised Value \$100,000.00

PARCEL 16

County of Franklin vs. George Wayne Tyree (#24-6110)
2996 Colonial Turnpike
Deed Book 290, page 447 and Deed Book 549, page 919
Plat at Deed Book 290, page 449 and Deed Book 308, page 572
Approximately 2.94 acres, more or less
Tax Map No. 084 00-027 00
Improved – 1,075 sq. ft. residence
Assessed Value \$219,400.00
Appraised Value \$215,000.00

PARCEL 17

County of Franklin vs. James Herman Tyree (#22-6114)
360 Patterson Avenue; Town of Rocky Mount
Deed Book 269, page 10
Tax Map No. 210 00-371 00
Unimproved
Assessed Value \$27,500.00

Additional information is available from my office by consulting the legal section of The Franklin News Post on the following dates: 10/01/25; 10/08/25; 10/15/25.

The purchasers of parcels sold as a non-judicial sale take title subject to all prior liens, judgments and taxes owed to any locality except the County of Franklin.

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 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. There is no guarantee that there is a right-of-way to the property. There is no warranty as to the accuracy of the records of the Assessor, Treasurer, GIS system, or the information contained herein. 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