

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
DICKENSON COUNTY, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a public auction to be held at the **Upstairs Conference Room** of the **Higher Education Center**, located at **818 Happy Valley Drive, Clintwood, Virginia 24228**, on **Thursday, May 23, 2019 at 11:00am**, or as soon thereafter as may be effected. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

| <u>PROPERTY OWNER</u> | <u>ACCOUNT NO.</u> | <u>PROPERTY DESCRIPTION</u> |
|-------------------------------|---|---|
| 1. Frank T. Fleming, et al | Tax Map No. 10693 Account No. 3862 TACS No. 216496 | Remines Add 1LOT; Town of Clintwood |
| 2. Vance Enterprises, LLC | Tax Map No. 17287 Account No. 4109 TACS No. 396556 | Lick Creek 1.94 AC +/-; Ervinton Magisterial District |
| 3. Stacy and Donald Perseghin | Tax Map No. 21275 Account No. 1828575 TACS No. 429281 | Wolf Pen Tract; Willis Magisterial District |
| 4. Terry Hall, et al | Tax Map No. 13192 Account No. 4743 TACS No. 396428 | Jenshell Drive; Skaggs Branch 1.0 AC +/-; Willis Magisterial District |
| 5. Cleta Henry | Tax Map No. 17492 Account No. 4976 TACS No. 366080 | Trammel Lot 95; Kenady Magisterial District |
| 6. Willie Carson Stanley | Tax Map No. 13139 Account No. 12063 TACS No. 396354 | Jacobs Branch 20000 SQ FT; Sandlick Magisterial District |
| 7. Curtis A. Hamilton | Tax Map No. 22318 Account No. 1829637 TACS No. 524971 | Brush Creek 1.046 AC +/-; Willis Magisterial District |

TERMS OF SALE: The highest bidder shall deposit payment in full at the time of the auction. 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 Treasurer has the right to reject any bids determined to be unreasonable in relation to estimated value of the Property. Properties are conveyed by Treasurer's 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% or \$100 minimum buyer's premium, whichever is greater, added to final bid to determine final contract price which must also be paid in full the day of the auction.** Recording costs for

deed recordation will be the responsibility of the successful bidder and will be due the day of the auction.

Properties are offered for sale as-is, where 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 Dickenson County, Virginia. Questions concerning the property 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) 506-3102.

Taxing Authority Consulting Services, PC
re: Dickenson County Nonjudicial Auction
P.O. Box 31800
Henrico, Virginia 23294-1800



**PURCHASER'S ACKNOWLEDGEMENT AND
CONTRACT OF SALE**

At that certain real estate tax sale held on Thursday, May 23, 2019, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Property Owner: _____

Tax Map Number: _____

Account Number: _____

I understand that payment in full for my bid, stated above, a 10% buyer's premium in the amount of \$_____ (10% or \$100, whichever is greater), and recordation costs in the amount of \$_____ are to be paid today. I understand that in the event my payment is returned or is otherwise not made within twenty (20) days, the contract of sale may be voided and the next highest bidder will be contacted to purchase the property.

I understand that this property is being sold without the benefit of a title search and is subject to any liens, 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 these limitations. 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 a Treasurer's Deed will be prepared within fifteen (15) days of payment clearance and that the same will be forwarded to the County of Dickenson Circuit Court Clerk's Office for recordation. I understand that I will receive the entered Deed as soon as the same is made available.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (auction date). I further understand that in the event I owe delinquent taxes to County of Dickenson, including being named as a Defendant in any delinquent tax suit filed by County of Dickenson, Virginia, that this contract will be made null and void 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 Acknowledgment and Contract of Sale, that the bid amount and buyer's premium paid hereunder will be forfeited, and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

Name (please print)

Signature

Address

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 23rd day of May, 2019, 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 – Tax Map No. 10693

Frank T. Fleming, et al
Remines Add 1 Lot; Town of Clintwood

Map ID: 00000000010693

Acct No: 3862-1

Legal Description: REMINES ADD 1 LOT
208X-262

Plat Book/Page: 0000 / No Page

Deed Book/Page: 0268 / 629

Will Book/Page: 31 / 387

Instrument: 00 00

Occupancy: VACANT AO

Dwelling Type: LAND

Use/Class: SINGLE/FAM RES URBAN Acreage: 0.000

Year Assessed: 2018

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 06 TOWN OF CLINTWOOD

Year Effective:

Total Land: 5000

MH/Type:

On Site Date: 09/14/2017 Total Improvements:

Condition:

Review Date:

Total Value: \$5,000

| Improvement Description | | |
|-------------------------|----------|-------------------|
| Exterior | Interior | Site |
| | | STREET-PAVED |
| | | UTILITY-PUB SEWER |
| | | UTILITY-PUB WATER |

| Land Valuation | | | | | | | |
|------------------|---------|---|------|------|---------|--------|-------|
| M Cls | Desc | G | Size | Dpth | Rate | FV/Pct | Value |
| L 301 | PART OF | Y | | 1 | 5000.00 | | 5000 |
| Total Land Value | | | | | | | 5000 |

Comments
208X (A) 262. CORP E5. LOWER VALUE DUE TO THE WAY THE LOT LAYS.
MOVED MH HOOKUPS TO CARD #10692 MAY 7, 2001, AFTER AYERS FLEMING JR CAME IN AND STATED THAT THE TRAILERS WERE ON CARD #10692 RATHER THAN 10693. ALSO REDUCED VALUE OF LAND FROM 10,000 TO 6,000 BECAUSE ACCORDING TO MR. FLEMING THIS LOT IS VACANT.
IN WB 31 PG 387 AYERS FLEMING JR LIST OF HEIRS: FRANK T FLEMING. RECORDED 03/13/03.
2018 REAS-RETURNED NOTICE. MAILED SECOND NOTICE.

| Total Property Value | | 5000 | Sec | Type | Str | Description | Area |
|------------------------|--|------|-------------------|------|------------|-------------|-------|
| | | | Total Square Feet | | | | |
| | | | | | Cur. Value | Prev. Value | #Inc. |
| Land | | | | | 5000 | 5000 | |
| Improvements | | | | | | | |
| Total | | | | | 5000 | 5000 | |
| Average Price Per Acre | | | | | | | |

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Property 2 – Tax Map No. 17287

Vance Enterprises, LLC
 Lick Creek 1.94 AC +/-; Ervington Magisterial District

Map ID: 00000000017287
 Acct No: 4109-1
 Legal Description: LICK CREEK 1.94 AC
 147D-1537A

Plat Book/Page: 390 / 192
 Deed Book/Page: 429 / 441
 Instrument: 00 00

Occupancy: VACANT
 Dwelling Type: LAND

| | | |
|----------------------------------|--------------------------|----------------------|
| Use/Class: SINGLE/FAM RES SUBURB | Acreage: 0.000 | Land Use: 0 |
| Year Assessed: 2018 | Year Built: | Total Mineral: |
| Zoning: | Year Remodeled: | Total Land: 4000 |
| District: 02 ERVINTON | Year Effective: | Total Improvements: |
| MH/Type: | On Site Date: 03/16/2017 | Total Value: \$4,000 |
| Condition: | Review Date: | |

| Land Valuation | | | | | | |
|------------------|------|---|------|------|------|--------------|
| M Cls | Desc | G | Size | Dpth | Rate | FV/Pct Value |
| V | | | | | | 4000 4000 |
| Total Land Value | | | | | | 4000 |

| Comments |
|---|
| -30 TOPO & ACCESS. 147D (A) 1537 A. TRANSFERED FROM WILLARD FLETCHER TO JASON & REGINA BARTON IN DB 390 PG 192 ON 08/11/03. THE CONSIDER- ATION FOR THIS TRANSFER WAS \$4,000. TRANSFERED FROM JASON & REGINA BARTON TO VANCE ENTERPRISES LLC IN DB 429 PG 441 ON 09/13/06. THE CONSIDERATION WAS \$4,000.-DBS. |

| | |
|----------------------|------|
| Total Property Value | 4000 |
|----------------------|------|

| Sec | Type | Str | Description | Area |
|------------------------|------|-----|-------------|-------------|
| Total Square Feet | | | | |
| | | | Cur. Value | Prev. Value |
| Land | | | 4000 | 4000 |
| Improvements | | | | |
| Total | | | 4000 | 4000 |
| Average Price Per Acre | | | | |
| Sale Date/Amount | | | 9/13/2006 | 4000 |

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Property 3- Tax Map No. 21275

Stacy and Donald Perseghin

Wolf Pen Tract; Willis Magisterial District

Map ID: 00000000021275

Acct No: 1828575-1

Legal Description: WOLF PEN TRACT

187D-1940A

Deed Book/Page: 375 / 257

Occupancy: VACANT

Dwelling Type: LAND

Use/Class: SINGLE/FAM RES SUBURB

Acreage: 0.000

Year Assessed: 2018

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 05 WILLIS

Year Effective:

Total Land: 800

MH/Type:

On Site Date: 04/20/2017 Total Improvements:

Condition:

Review Date:

Total Value: \$800

| Land Valuation | | | | | | | | |
|------------------|------|---|------|------|------|--------|-------|--|
| M Cls | Desc | G | Size | Dpth | Rate | FV/Pct | Value | |
| V | | | | | | 800 | 800 | |
| Total Land Value | | | | | | | 800 | |

Comments

IN DB 375 PG 257 LARRY SMITH (CARD #10102)
 CONVEYED UNTO STACY & DONALD PERSEGHIN A TRACT OF
 LAND. THE AMOUNT OF AC TO BE TRANSFERRED WAS NOT
 SPECIFIED THEREFORE I JUST TRANSFERRED A TRACT.
 THIS TRANSFER TOOK PLACE 5-8-02 AND THE
 CONSIDERATION WAS \$0.00 - DEED OF GIFT. LARRY
 SMITH RETAINED A LIFE ESTATE IN DB 375 PG 257.

Total Property Value 800

| Sec | Type | Str | Description | Area |
|------------------------|--------------|------------|-------------|-------|
| Total Square Feet | | | | |
| | | Cur. Value | Prev. Value | ±Inc. |
| | Land | 800 | 800 | |
| | Improvements | | | |
| | Total | 800 | 800 | |
| Average Price Per Acre | | | | |

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Property 4 – Tax Map No. 13192

Terry Hall, et al

Jenn Shell Drive; Skagg Branch 1.0 ac +/-; Willis Magisterial District

Map ID: 00000000013192

Acct No: 4743-1

Legal Description: SKAGGS BRANCH 1.0 AC
179D-1143

Deed Book/Page: 205 / 325

Instrument: 00 00

Occupancy: VACANT

Dwelling Type: LAND

Use/Class: SINGLE/FAM RES SUBURB

Acreage: 1.000

Year Assessed: 2018

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 05 WILLIS

Year Effective:

Total Land: 1000

MH/Type:

On Site Date: 03/14/2017 Total Improvements: \$800

Condition:

Review Date:

Total Value: \$1,800

| ----- Other Improvements Valuation ----- | | | | | | | | |
|--|----------|-------|------|-------|---------|--------|-------|------|
| Desc | Length | Width | Size | Grade | Rate | FV/Pct | Value | |
| CARPORT | | | | | | | | 800 |
| Total Imp Value | | | | | | | | 800 |
| ----- Land Valuation ----- | | | | | | | | |
| M Cls | Desc | G | Size | Dpth | Rate | FV/Pct | Value | |
| A 800 | WOODLAND | F | 1.00 | | 1000.00 | | | 1000 |
| Total Land Value | | | | | | | | 1000 |
| ----- Comments ----- | | | | | | | | |
| SKAGGS BRANCH | | | | | | | | |
| Total Property Value | | | | | | | | 1800 |

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Property 5 – Tax Map No. 17492

Cleta Henry

Trammel Lot 95; Kenady Magisterial District

Map ID: 00000000017492

Acct No: 4976-1

Legal Description: TRAMMEL LOT 95
151D-1521I

Deed Book/Page: 238 / 629

Instrument: 00 00

Occupancy: VACANT

Dwelling Type: LAND

| | | |
|----------------------------------|--------------------------|-----------------------------|
| Use/Class: SINGLE/FAM RES SUBURB | Acreage: 0.000 | Land Use: 0 |
| Year Assessed: 2018 | Year Built: | Total Mineral: |
| Zoning: | Year Remodeled: | Total Land: 3000 |
| District: 03 KENADY | Year Effective: | Total Improvements: \$1,300 |
| MH/Type: | On Site Date: 02/16/2017 | Total Value: \$4,300 |
| Condition: | Review Date: | |

| | | |
|-------------------------------------|----------|-------------------|
| ----- Improvement Description ----- | | |
| Exterior | Interior | Site |
| | | STREET-PAVED |
| | | UTILITY-PUB SEWER |
| | | UTILITY-PUB WATER |

| | |
|--------------------------------|----------------|
| ----- Dwelling Valuation ----- | |
| Total Bldg. Value | -- Fair Valued |

| | | | | | | |
|--|--------|-------|------|-------|------|--------------|
| ----- Other Improvements Valuation ----- | | | | | | |
| Desc | Length | Width | Size | Grade | Rate | FV/Pct Value |
| BLD FRAME | 16.0 | 16.0 | 256 | | 5.00 | 1300 |
| Total Imp Value | | | | | | 1300 |

| | | | | | | |
|----------------------------|------|---|------|------|------|--------------|
| ----- Land Valuation ----- | | | | | | |
| M Cls | Desc | G | Size | Dpth | Rate | FV/Pct Value |
| V | | | | | | 3000 3000 |
| Total Land Value | | | | | | 3000 |

| | |
|----------------------|------|
| ----- Comments ----- | |
| 151D (A) 1521 | |
| HOUSE TORE DOWN. | |
| ----- | |
| Total Property Value | 4300 |

| | | | | |
|------------------------|--------------|------------|-------------|-------|
| Sec | Type | Str | Description | Area |
| ----- | | | | |
| Total Square Feet | | | | |
| | | Cur. Value | Prev. Value | #Inc. |
| | Land | 3000 | 3000 | |
| | Improvements | 1300 | | |
| | Total | 4300 | 3000 | |
| Average Price Per Acre | | | | |

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Property 6 – Tax Map No. 13139

Willie Caron Stanley

Jacobs Branch 20000 SQ. FT. ; Sandlick Magisterial District

Map ID: 00000000013139

Acct No: 12063-1

Legal Description: JACOBS BRANCH 20000 SQ. FT.
144D-1899

Deed Book/Page: 205 / 456

Instrument: 00 00

Occupancy: VACANT

Dwelling Type: LAND

Use/Class: SINGLE/FAM RES SUBURB Acreage: 0.460

Year Assessed: 2018

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 04 SANDLICK

Year Effective:

Total Land: 400

MH/Type:

On Site Date: 04/06/2017 Total Improvements:

Condition:

Review Date:

Total Value: \$400

```

|----- Improvement Description -----|
      Exterior      Interior      Site
                                UTILITY-PUB WATER
                                UTILITY-SEPTIC SYS

|----- Land Valuation -----|
M Cls Desc G Size Dpth Rate FV/Pct Value
A 800 WOODLAND D .46 800.00 500 368
Total Land Value .460 400

|----- Comments -----|
.46 AC. 144D (A) 1899.
VACANT
LAND LOCKED, NO ACCESS (PER 2012 REASSESSMENT).
2018 REAS-RETURNED NOTICE. MAILED SECOND NOTICE.

|-----|
Total Property Value 400
    
```

| Sec | Type | Str | Description | Area |
|-------------------|------|-----|------------------------|-------------------|
| Total Square Feet | | | | |
| | | | Cur. Value | Prev. Value %Inc. |
| | | | 400 | 500 () |
| | | | Improvements | |
| | | | Total | 400 500 () |
| | | | Average Price Per Acre | 800 |

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Property 7 – Tax Map No. 22318

Curtis A. Hamilton

180 John Dane Lane; Brush Creek 1.046 AC+/-; Willis Magisterial District

Map ID: 00000000022318

Acct No: 1829637-1

Legal Description: BRUSH CREEK 1.046 AC
209A-527A

Deed Book/Page: 419 / 774

Occupancy: VACANT AO

Dwelling Type: LAND

Use/Class: SINGLE/FAM RES SUBURB

Acreage: 1.050

Year Assessed: 2018

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 05 WILLIS

Year Effective:

Total Land: 2100

MH/Type:

On Site Date: 06/28/2017 Total Improvements:

Condition:

Review Date:

Total Value: \$2,100

| Land Valuation | | | | | | | |
|------------------|----------|---|-------|------|---------|--------|-------|
| M Cls | Desc | G | Size | Dpth | Rate | FV/Pct | Value |
| A 300 | RESIDUAL | P | 1.05 | | 2000.00 | | 2100 |
| Total Land Value | | | 1.050 | | | | 2100 |

| Comments |
|---|
| 1.046 AC TRANSFERED FROM JESSIE C & SHIRLEY STANLEY (CARD #10204) TO CURTIS A & ELLEN RENEE HAMILTON IN DB 419 PG 774 ON 11/09/05. THE CONSIDERATION WAS \$500.-DBS-PL. EXCEPTED ALL COAL, OIL, GAS AND MINERALS. |

| | |
|----------------------|------|
| Total Property Value | 2100 |
|----------------------|------|

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