

TERMS AND CONDITIONS

Tax Delinquent Property Auctions

Thank you for your interest in Taxing Authority Consulting Services, P.C.'s upcoming delinquent tax auction. Please familiarize yourself with the Terms and Conditions of the Sale and these Special Conditions to govern those appearing in-person for the auction.

SPECIAL TERMS & CONDITIONS

- **REGISTRATION, IF POSSIBLE, SHOULD BE DONE IN ADVANCE; BRING A PHOTO ID TO CONFIRM**
- **IN PERSON CHECK IN MAY REQUIRE YOU TO LEAVE YOUR ID WITH THE AUCTIONEER WHILE CHECK IN IS COMPLETED**
- **ALL PERSONS MUST WEAR A MASK – NO EXCEPTIONS!**
- **TO PROVIDE MAXIMUM SOCIAL DISTANCING WE REQUEST BIDDERS TO REFRAIN FROM BRINGING GUESTS**
- **SOCIAL DISTANCING WILL BE ENFORCED IN THE BUILDING**
- **SPACE MAY BE LIMITED – BIDDERS WILL BE ADMITTED ON A FIRST COME, FIRST SERVED BASIS**
- **AT THE CONCLUSION OF THE SALE, WE WILL DISTRIBUTE THE PURCHASE CONTRACTS PLEASE STAY SEATED**
- **HIGH BIDDERS WILL BE ASKED TO WRITE OUT THEIR CHECKS/PAYMENT IN ADVANCE (PAYABLE TO THE LOCALITY) AND COMPLETE THE PURCHASER INFORMATION**
- **ONCE YOU ARE DONE WITH THE CONTRACT AND FORM OF PAYMENT, PLEASE RAISE YOUR HAND AND A STAFF MEMBER WILL ASSIST YOU TO COMPLETE THE TRANSACTION**

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of the County of Wise, the undersigned Special Commissioner will offer for sale at public auction the following described real estate at the **Wise County School Board Office, 628 Lake Street NE, Conference Room A, Wise, Virginia 24293 on November 16, 2020, at 2:00 p.m.** or as soon thereafter as may be affected. 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>Identification</u>	<u>Description</u>
1.	Peggy A. Lawson	Tax Map No. 046B () 006 Acct No. 036714 TACS No. 94841	1911 Derby Road, Appalachia; ±0.21 acre.
2.	Rubel E. Hill & Kristi Cochrane	Tax Map No. 025 () 035C Acct No. 010695 TACS No. 508946	7421 Guest River Road, Norton; ±2.463 acres.
3.	James Robert Johnson Grandchild's Trust & Maude Dorton	Tax Map No. 025 () 012 Acct No. 010150 TACS No. 94586	Vacant; Guest River, Sally Ridge, Wise; ±68 acres.
4.	Robert B. Stuart	Tax Map No. 104A5 (06) 033 005-6-7-8 Acct No. 018303 TACS No. 509051	410 Callahan Avenue, Appalachia; ±0.3 acre.
5.	Shelia & William Hopkins	Tax Map No. 011A (10) 004-5-6A Acct No. 017457 TACS No. 327266	8336 N. River Road, Pound; ±0.138 acres.
6.	Randy Deel	Tax Map No. 027 () 116-117 Acct No. 011947 TACS No. 363288	6819 Big Ben Way, Wise; ±5.5 acres.
7.	Sylvan Green Estate	Tax Map No. N.M. () 19 33 Acct No. 032104 TACS No. 94806	Duncan Gap, Gladeville; ±14 acres.
8.	Randy Baker & Myrtle Rose	Tax Map No. 005 () 017 Acct No. 017247 TACS No. 146251	7719 Old North Fork Road, Pound; ±2.7 acres.

	<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
9.	David Qualls	Tax Map No. 076A5 (02) 005 001 Acct No. 001484 TACS No. 363218	334 Hamblen Street S., Big Stone Gap; ±0.3 acre.
10.	Elige & Hazel Branham	Tax Map No. 018 () 037 Acct No. 003903 TACS No. 508894	9458 Pen Hollow Road, Pound; ±10 acres.
11.	Charles Ray Miles	Tax Map No. 104A4 (07) 004 001 Acct No. 018659 TACS No. 508988	302 Wise Street, Appalachia; ±0.3 acre.
12.	Greg & Deborah Wade	Tax Map No. 104A4 (09) 007 004 Acct No. 018757 TACS No. 509066	310 King Street, Appalachia; ±0.1 acre.
13.	Lloyd H. Donelson	Tax Map No. 076A8 (02) 008 005-6 Acct No. 000498 TACS No. 94421	Vacant, 2 nd Avenue W., Big Stone Gap; ±0.2 acre.
14.	Harvey & Carol Flanary	Tax Map No. 061C () 223 Acct No. 015246 TACS No. 94661	2960 Imboden Road, Appalachia; ±0.1 acre.
15.	Bernice M. Fannon Heirs	Tax Map No. 097A3 (01) 058 008 Acct No. 006007 TACS No. 363247	110 5 th Street NW, Coeburn; ±0.2 acre.
16.	Brook & Kimberly Glover	Tax Map No. 097A5 (03) 001-2-3 Acct No. 005583 TACS No. 363243	514 Central Street, Coeburn; ±0.3 acre.
17.	Nina E. Mullins	Tax Map No. 076A1 (02) 022-25 Acct No. 000595 TACS No. 146883	114 E. South Street S., Big Stone Gap; ±0.3 acre.
18.	Terrance Anderson	Tax Map No. 076A10 () 001 001-2 Acct No. 000033 TACS No. 363211	611 W. 15 th Street N., Big Stone Gap; ±0.2 acre.
19.	Charles Daniel Riner	Tax Map No. 028 () 084-84A Acct No. 035446 TACS No. 509024	Vacant; Duncan Gap Road, Wise; ±51 acres.
20.	Kim Cox	Tax Map No. 012 () 034A Acct No. 002338 TACS No. 363224	9444 McFall Fork Road, Pound; ±0.263 acre.

	<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
21.	Tamara Wheeler	Tax Map No. 011 () 085 Acct No. 017592 TACS No. 146302	11003 Old Indian Creek Road, Pound; ±3.56 acres.
22.	Randy & Kathy Roberts	Tax Map No. 036A () 025-26 Acct No. 037024 TACS No. 509026	Vacant, Truman Road, Norton; ±0.3 acre.
23.	Randy & Kathy Roberts	Tax Map No. 036A () 031-32 Acct No. 012106 TACS No. 509026	7514 Truman Road, Norton; ±0.4 acre.

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of Wise 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 Wise 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) 545-2500 or (804) 612-9041, or by writing to the address below.

John A. Rife, Esq.
Taxing Authority Consulting Services, PC
RE: Wise County Auction
P.O. Box 31800
Henrico, Virginia 23294-1800

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

At that certain Special Commissioner's sale held on November 16, 2020 in the cause styled County of Wise v. _____ (Case No. _____), the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____, and a buyer's premium of \$ _____.

Tax Map No. _____

Account No. _____

I understand that a deposit of \$ _____ (25% of the purchase price or \$1,000.00, whichever is more, or the entire purchase price if less than \$1,000.00, or \$20,000.00 if purchase price is more than \$80,000.00) is required to be deposited today with the Special Commissioner and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Wise, Virginia. Further, I understand that a buyer's premium is required in this auction and have agreed to pay \$ _____ as a buyer's premium.

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 Court intends 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 (auction date). I further understand that in the event I owe delinquent taxes to the County of Wise or if I am named as a Defendant in any delinquent tax suit filed by the County of Wise, Virginia, that this contract may 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.

If the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit the deposit and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount. I further understand that if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, that this real estate may be resold and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

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

Print Name:

Address:

Phone:

Email:

Title will be taken in the name of:

Type of Interest: ☐ Tenants in Common ☐ Tenants by Entirety with ROS ☐ Joint Tenants ☐ None

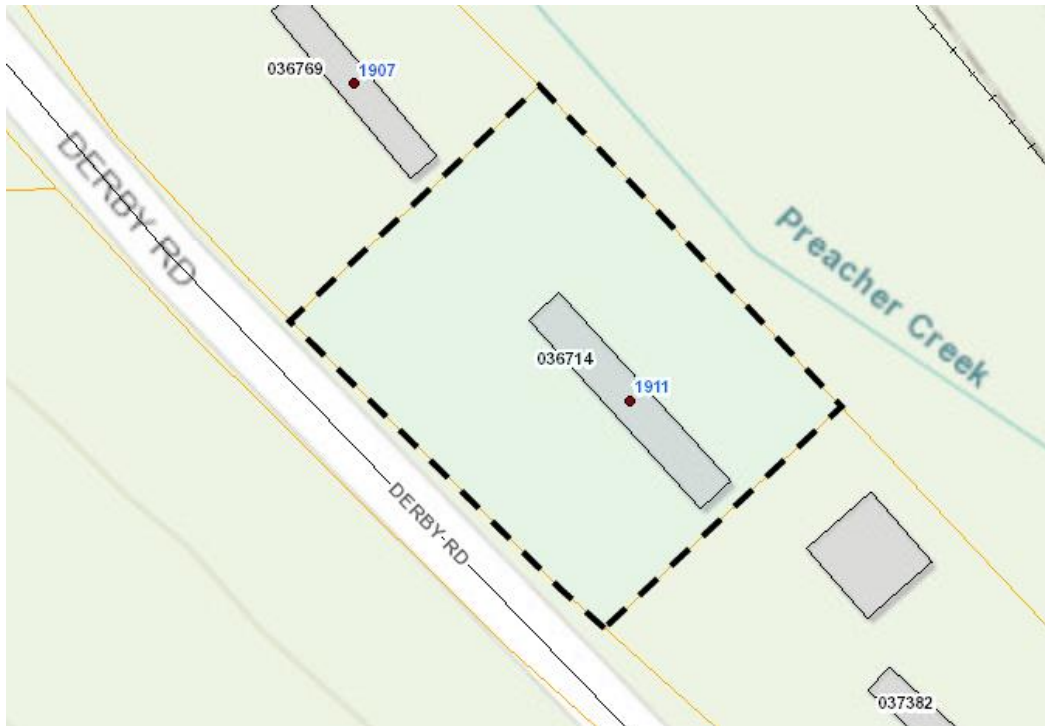
CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 16th day of November 2020, 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 purchaser and are true and correct to the best of my knowledge.

Taxing Authority Consulting Services, PC

Lot 1
Peggy A. Lawson

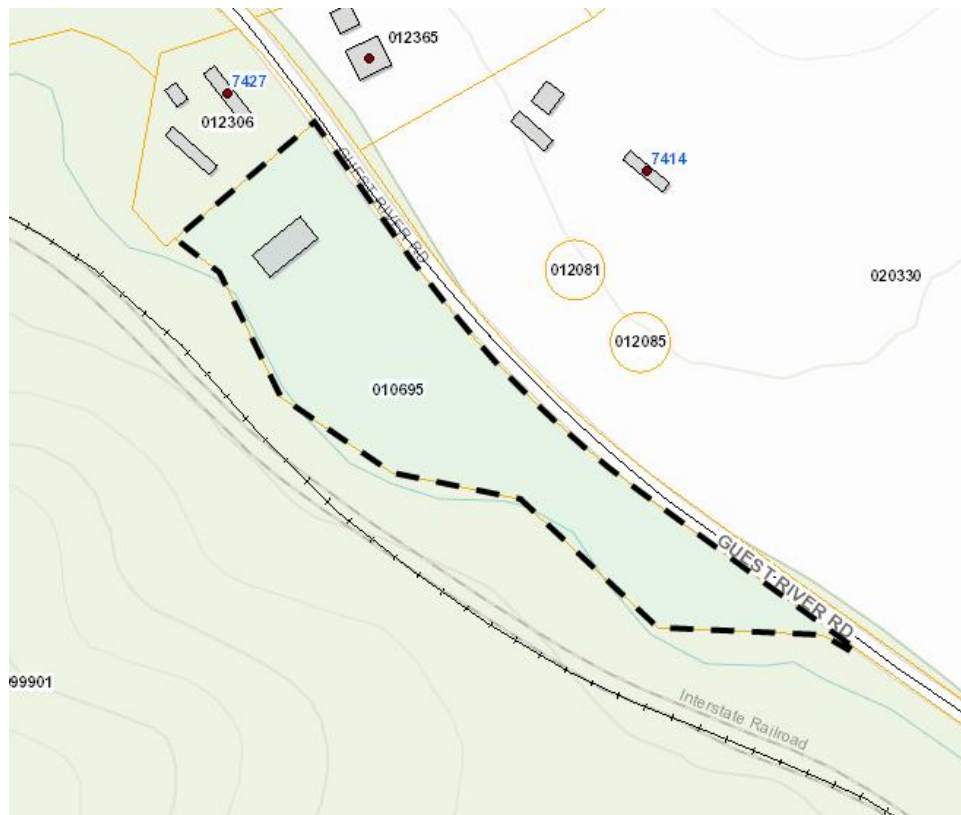
Tax Map No. 046B () 006
Account No. 036714
TACS No. 94841
Property Description: 1911 Derby Road,
Appalachia
Acreage: +/- 0.21
Total Assessed: \$8,000.00



This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

Lot 2
Rubel E. Hill & Kristi Cochrane

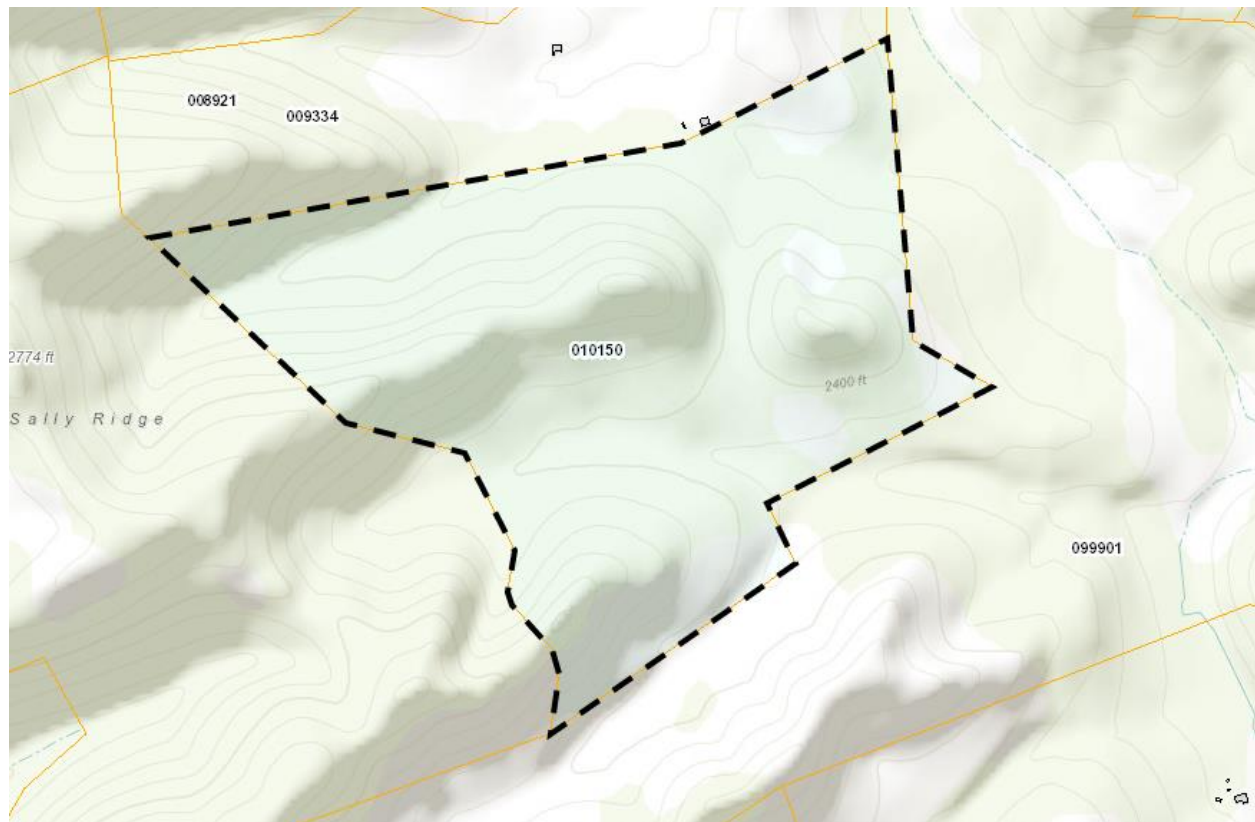
Tax Map No. 025 () 035C
Account No. 010695
TACS No. 508946
Property Description: 7421 Guest River Road,
Norton
Acreage: +/- 2.463
Total Assessed: \$17,900.00



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Lot 3
James Robert Johnson Grandchild's Trust & Maude Dorton

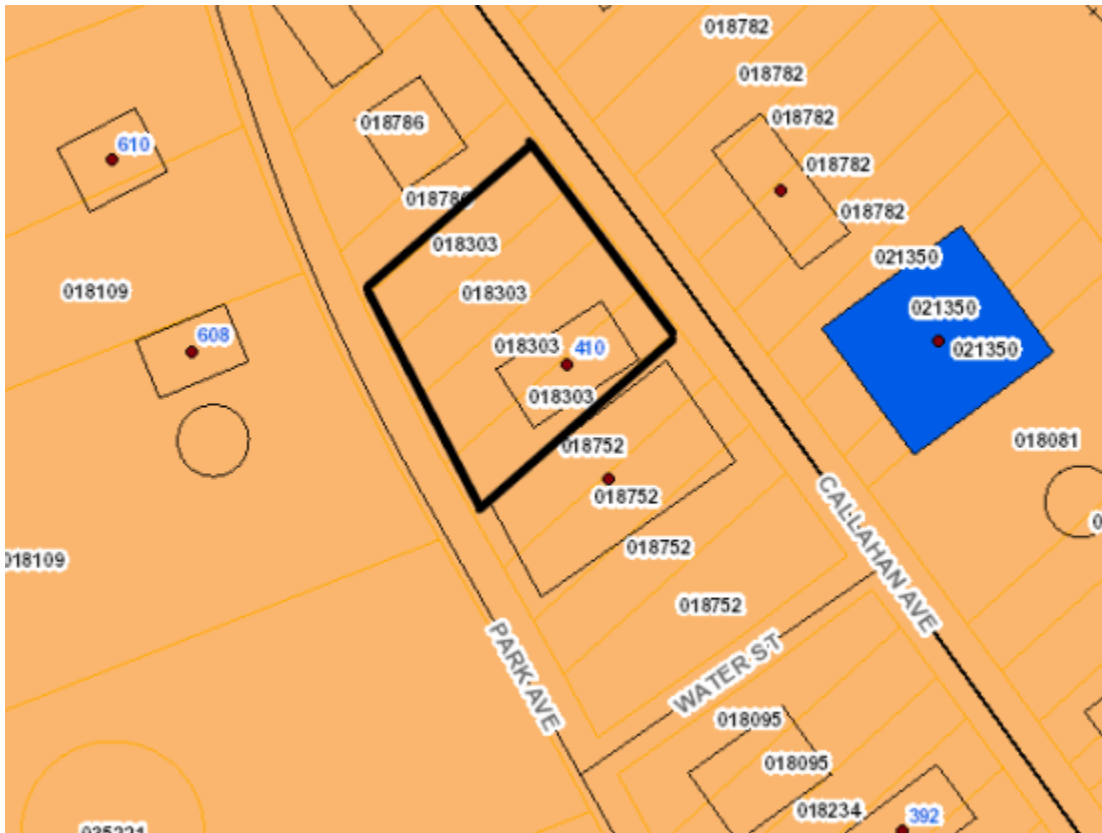
Tax Map No. 025 () 012
Account No. 010150
TACS No. 94586
Property Description: Vacant; Guest River, Sally Ridge, Wise
Acreage: +/- 68
Total Assessed: \$27,200



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Lot 4
Robert B. Stuart

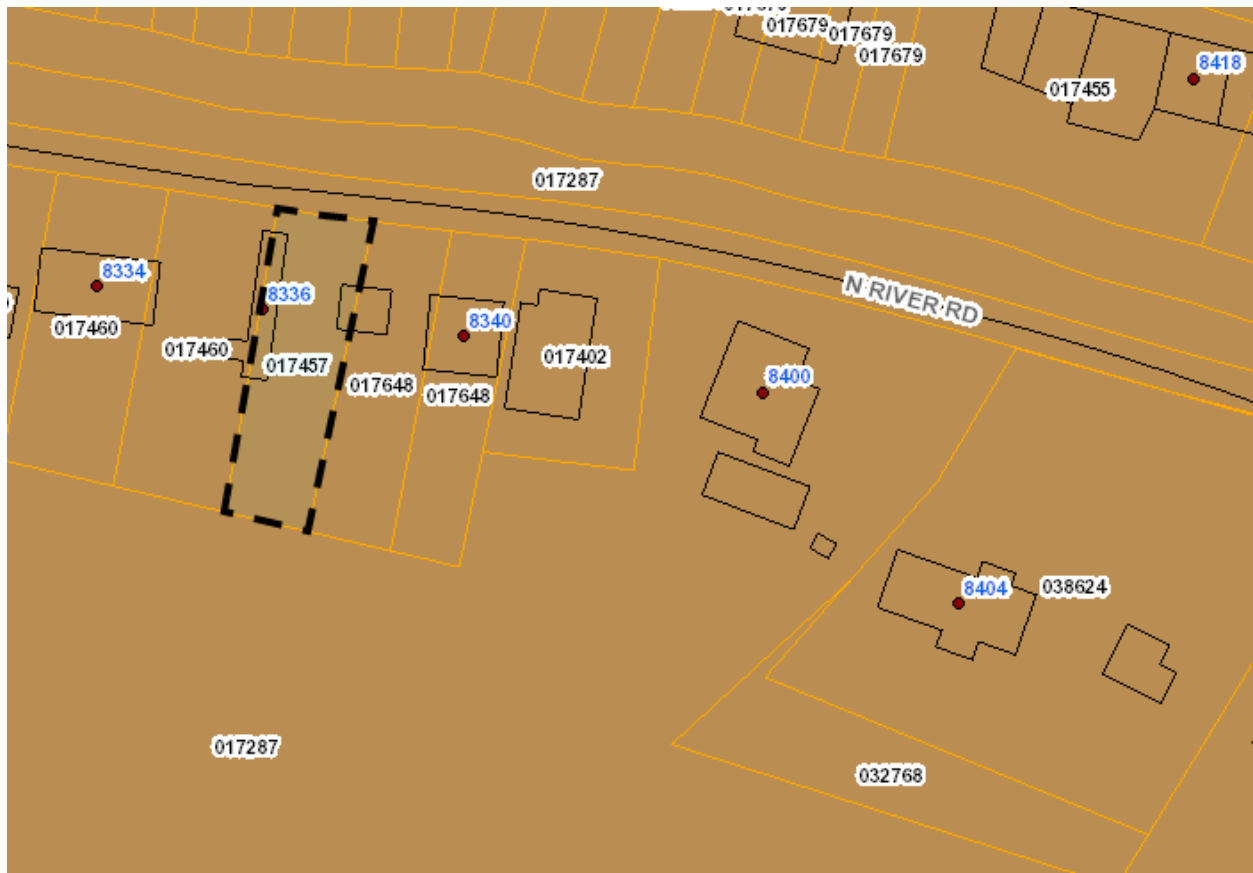
Tax Map No. 104A5 (06) 033 005-6-7-8
Account No. 018303
TACS No. 509051
Property Description: 410 Callahan Avenue,
Appalachia
Acreage: +/- 0.3
Total Assessed: \$54,100.00



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Lot 5
Shelia & William Hopkins

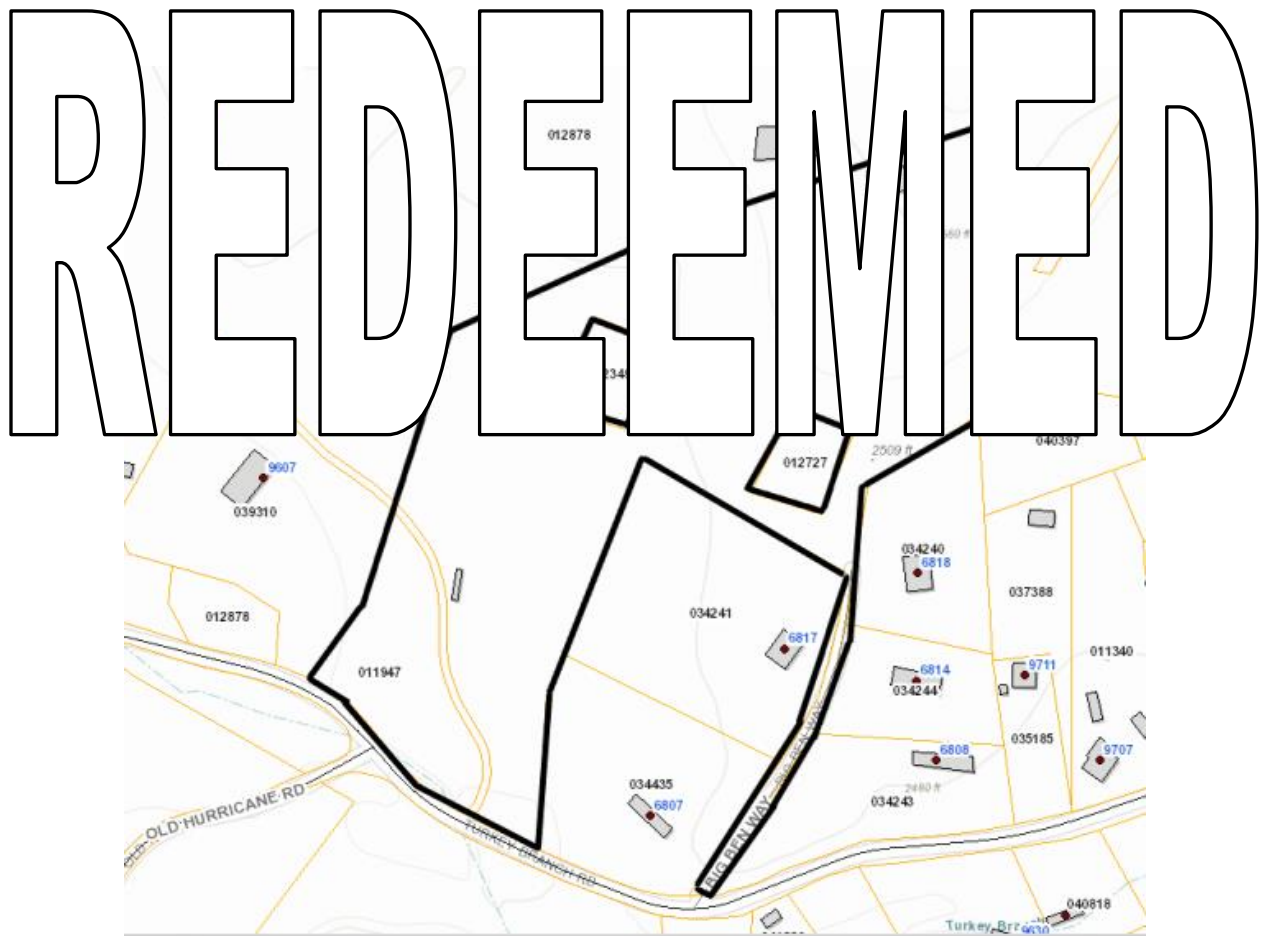
Tax Map No. 011A (10) 004-5-6A
Account No. 017457
TACS No. 327266
Property Description: 8336 N. River Road, Pound
Acreage: +/- 0.138
Total Assessed: \$63.200.00



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Lot 6
Randy Deel

Tax Map No. 027 () 116-117
Account No. 011947
TACS No. 363288
Property Description: 6819 Big Ben Way, Wise
Acreage: +/- 5.5
Total Assessed: \$87,300.00



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Lot 7
Sylvan Green Estate

Tax Map No. N.M. () 19 33
Account No. 032104
TACS No. 94806
Property Description: Duncan Gap, Gladeville
Acreage: +/- 14
Total Assessed: \$7,000.00

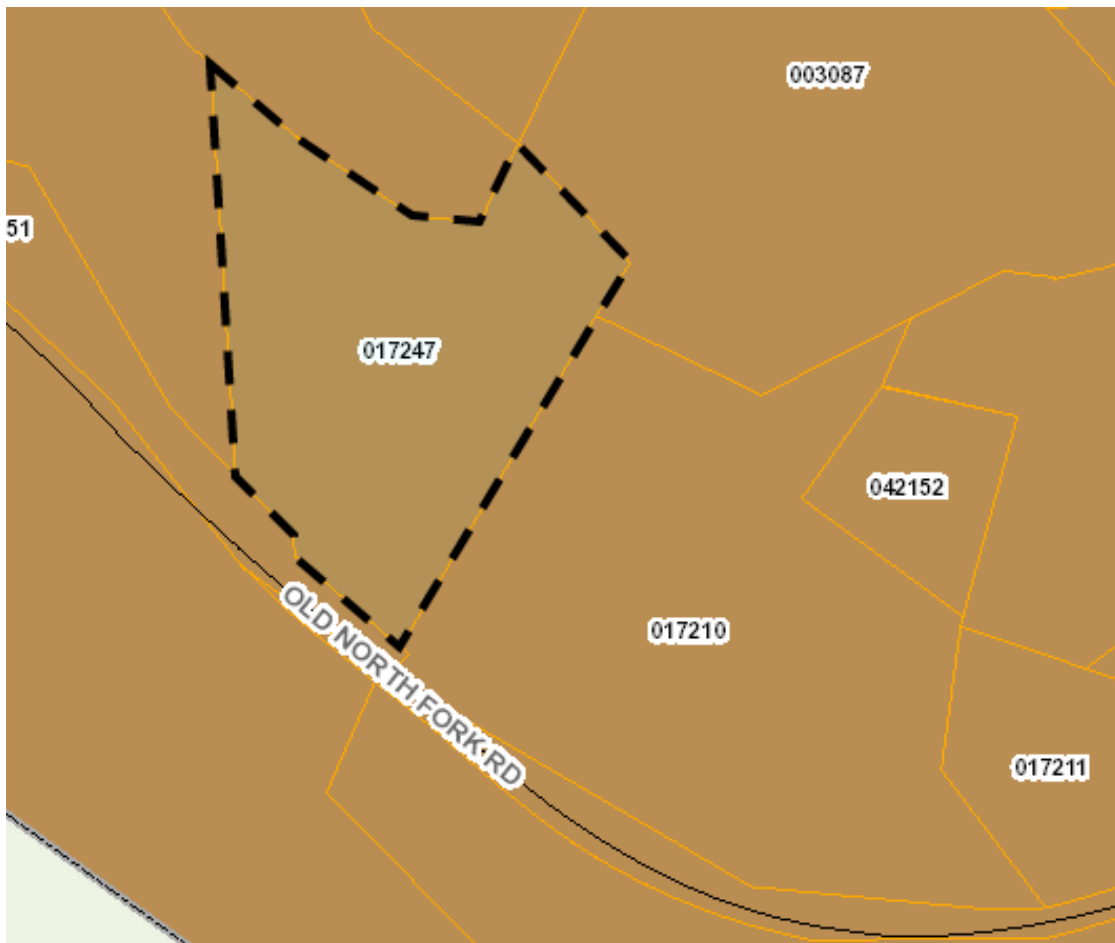


NOT MAPPED IN COUNTY GIS

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Lot 8
Randy Baker & Myrtle Rose

Tax Map No. 005 () 017
Account No. 017247
TACS No. 146251
Property Description: 7719 Old North Fork
Road, Pound
Acreage: +/- 2.7
Total Assessed: \$9,700.00



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Lot 9 David Qualls

Tax Map No. 076A5 (02) 005 001

Account No. 001484

TACS No. 363218

Property Description: 334 Hamblen Street S., Big Stone Gap

Acreage: +/- 0.3

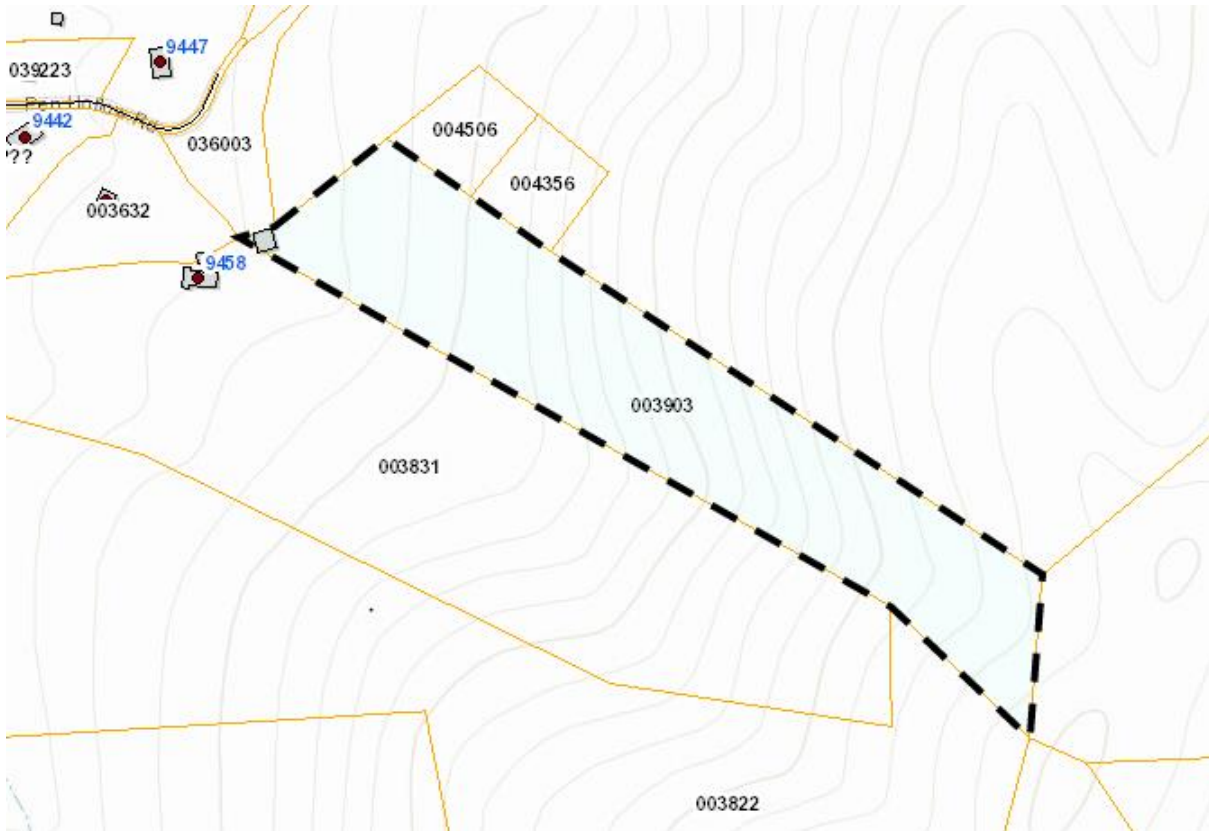
Total Assessed: \$21,100.00



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Lot 10 Elige & Hazel Branham

Tax Map No. 018 () 037
Account No. 003903
TACS No. 508894
Property Description: 9458 Pen Hollow Road,
Pound
Acreage: +/- 10
Total Assessed: \$35,900.00



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Lot 11

Charles Ray Miles

Tax Map No. 104A4 (07) 004 001

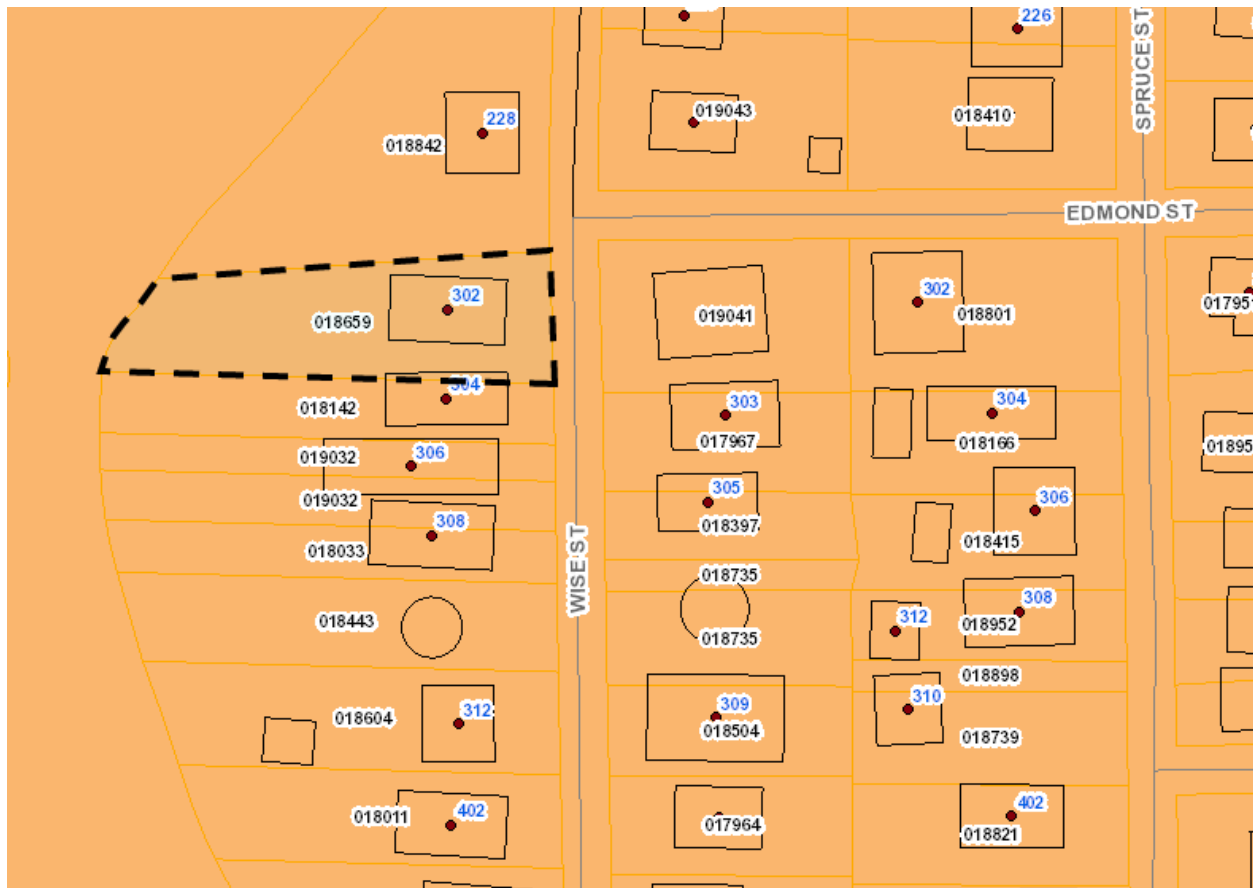
Account No. 018659

TACS No. 508988

Property Description: 302 Wise Street, Appalachia

Acreage: +/- 0.3

Total Assessed: \$56,900.00



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Lot 12
Greg & Deborah Wade

Tax Map No. 104A4 (09) 007 004

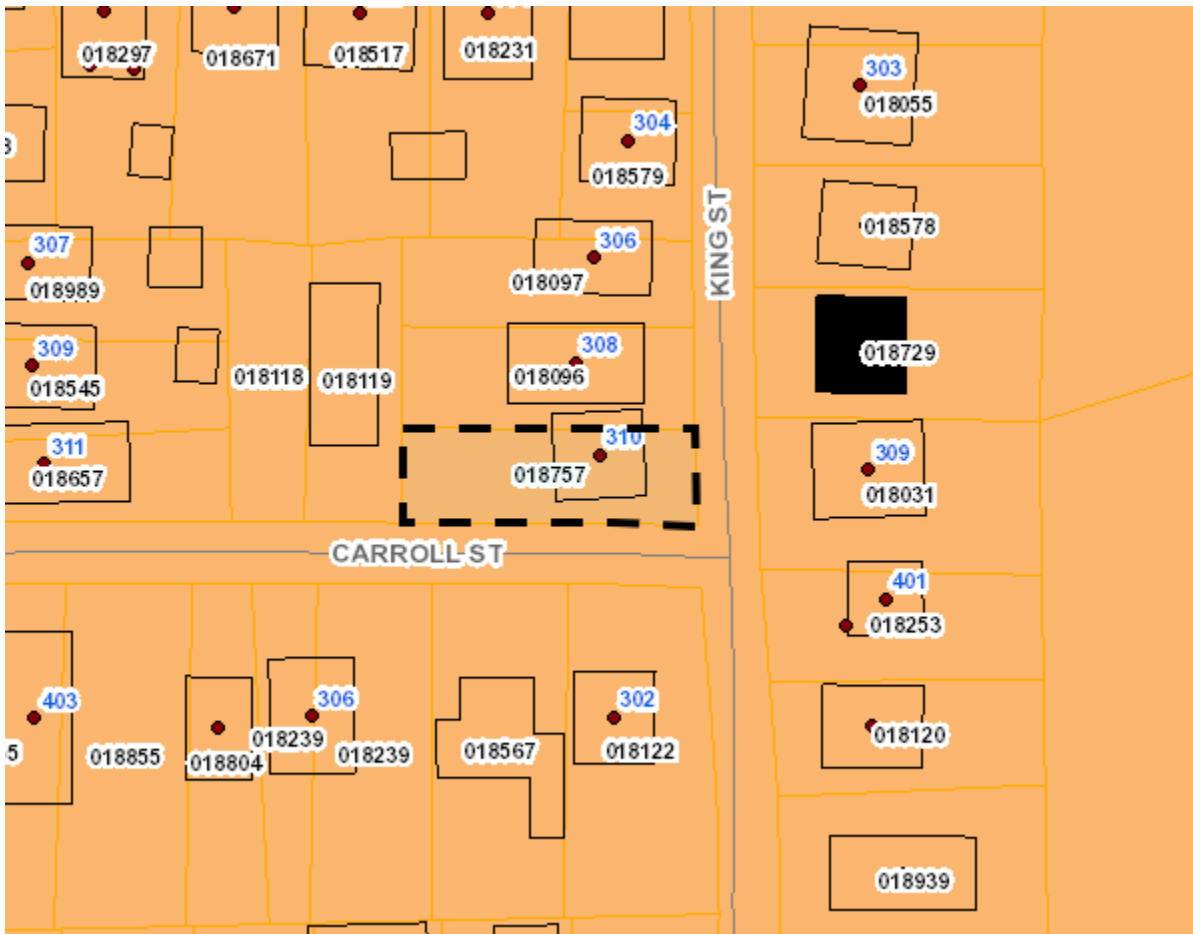
Account No. 018757

TACS No. 509066

Property Description: 310 King Street, Appalachia

Acreage: +/- 0.1

Total Assessed: \$64,800.00



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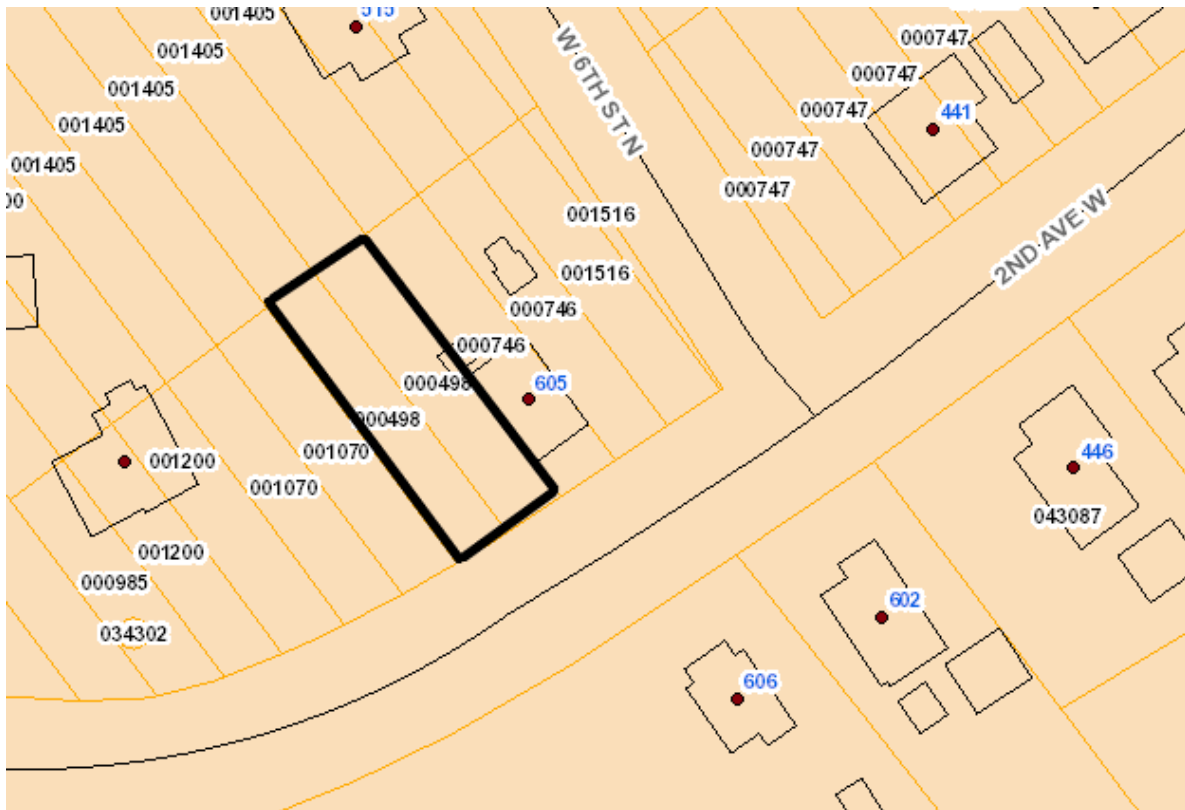
Lot 13
Lloyd H. Donelson

Tax Map No. 076A8 (02) 008 005-6**Account No.** 000498**TACS No. 94421**

Property Description: Vacant, 2nd Avenue W., Big Stone Gap;

Acreage: +/- 0.2

Total Assessed: \$7,200.00



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Lot 14 Harvey & Carol Flanary

Tax Map No. 061C () 223
Account No. 015246
TACS No. 94661
Property Description: 2960 Imboden Road,
Appalachia
Acreage: +/- 0.1
Total Assessed: \$12,500.00



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Lot 15
Bernice M. Fannon Heirs

Tax Map No. 097A3 (01) 058 008

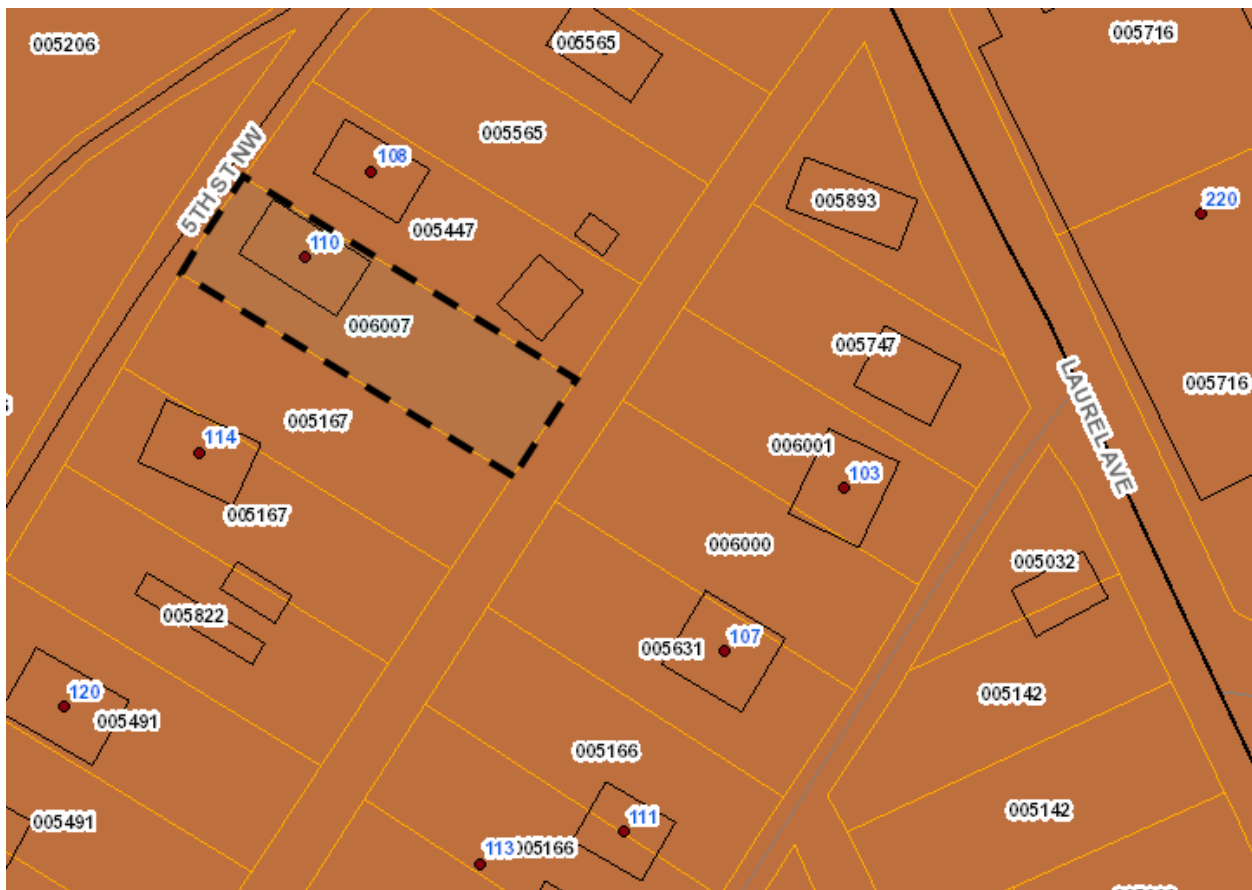
Account No. 006007

TACS No. 363247

Property Description: 110 5th Street NW, Coeburn

Acreage: +/- 0.2

Total Assessed: \$27,000.00



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Lot 16
Brock & Kimberly Glover

Tax Map No. 097A5 (03) 001-2-3

Account No. 005583

TACS No. 363243

Property Description: 514 Central Street, Coeburn

Acreage: +/- 0.3

Total Assessed: \$50,400.00



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Lot 17
Nina E. Mullins

Tax Map No. 076A1 (02) 022-25

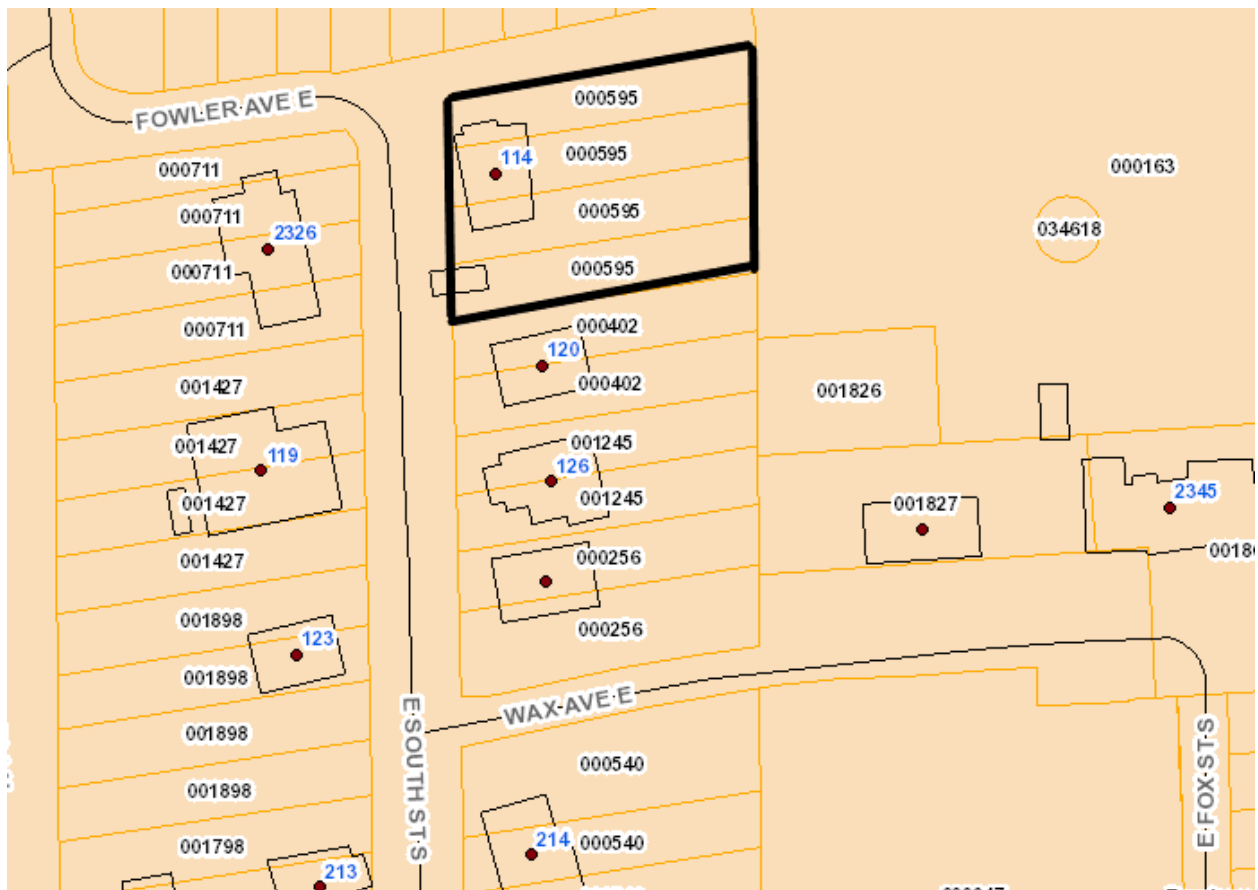
Account No. 000595

TACS No. 146883

Property Description: 114 E. South Street S., Big
Stone Gap

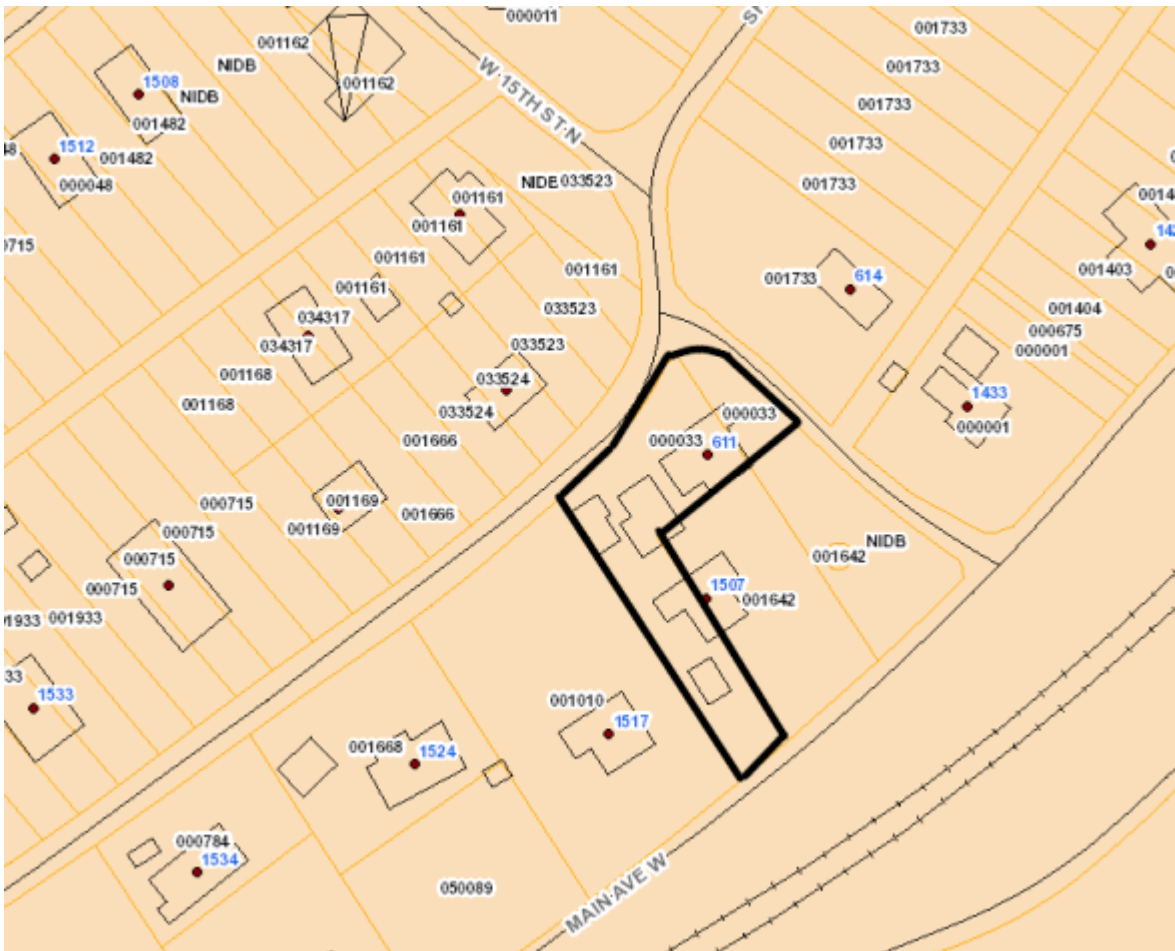
Acreage: +/- 0.3

Total Assessed: \$59,700.00



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Tax Map No. 076A10 () 001 001-2
Account No. 000033
TACS No. 363211
Property Description: 611 W. 15th Street N., Big Stone Gap
Acreage: +/- 0.2
Total Assessed: \$34,700.00



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Lot 19

Charles Daniel Riner

Tax Map No. 028 () 084-84A

Account No. 035446

TACS No. 509024

Property Description: Vacant; Duncan Gap Road,
Wise

Acreage: +/- 51

Total Assessed: \$61,200.00



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Lot 20
Kim Cox

Tax Map No. 012 () 034A

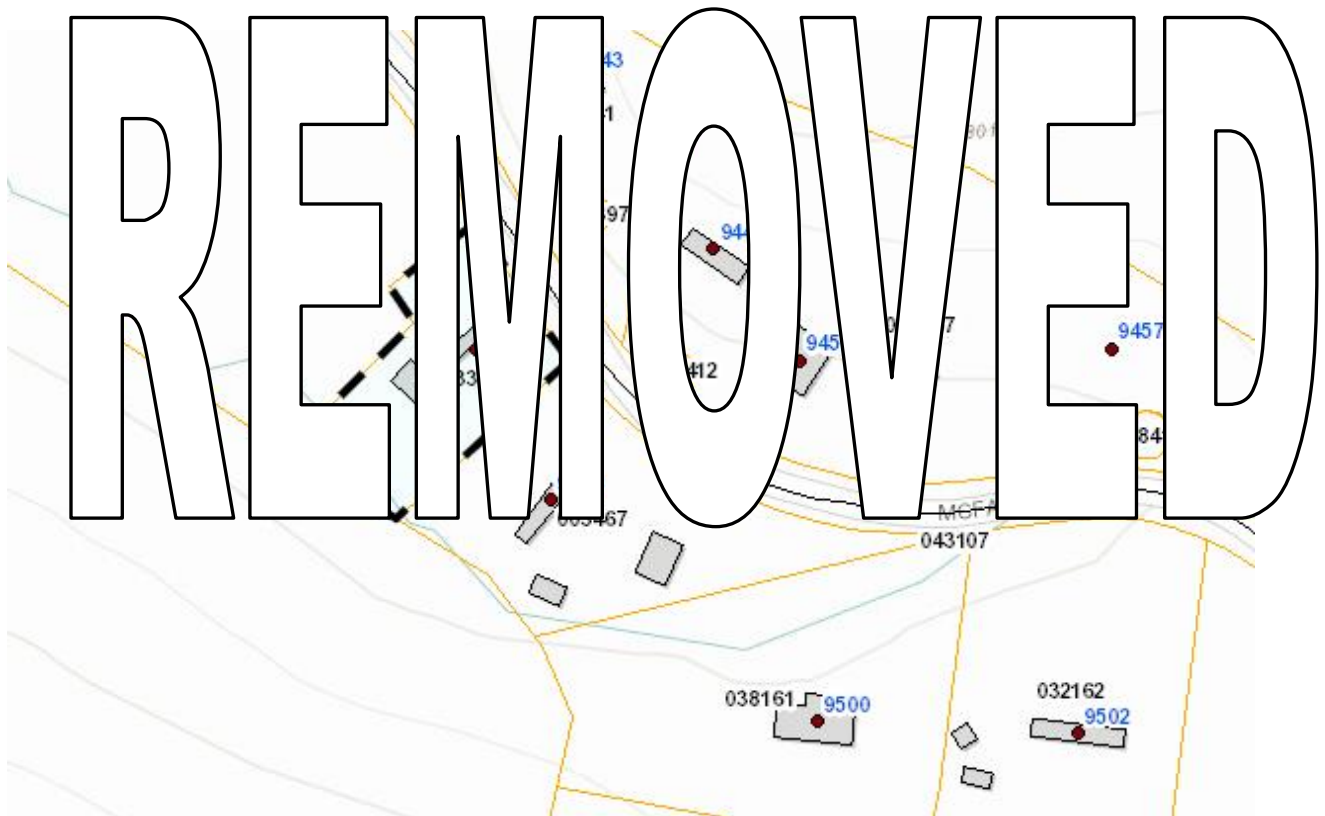
Account No. 002338

TACS No. 363224

Property Description: 9444 McFall Fork Road,
Pound

Acreage: +/- 0.263

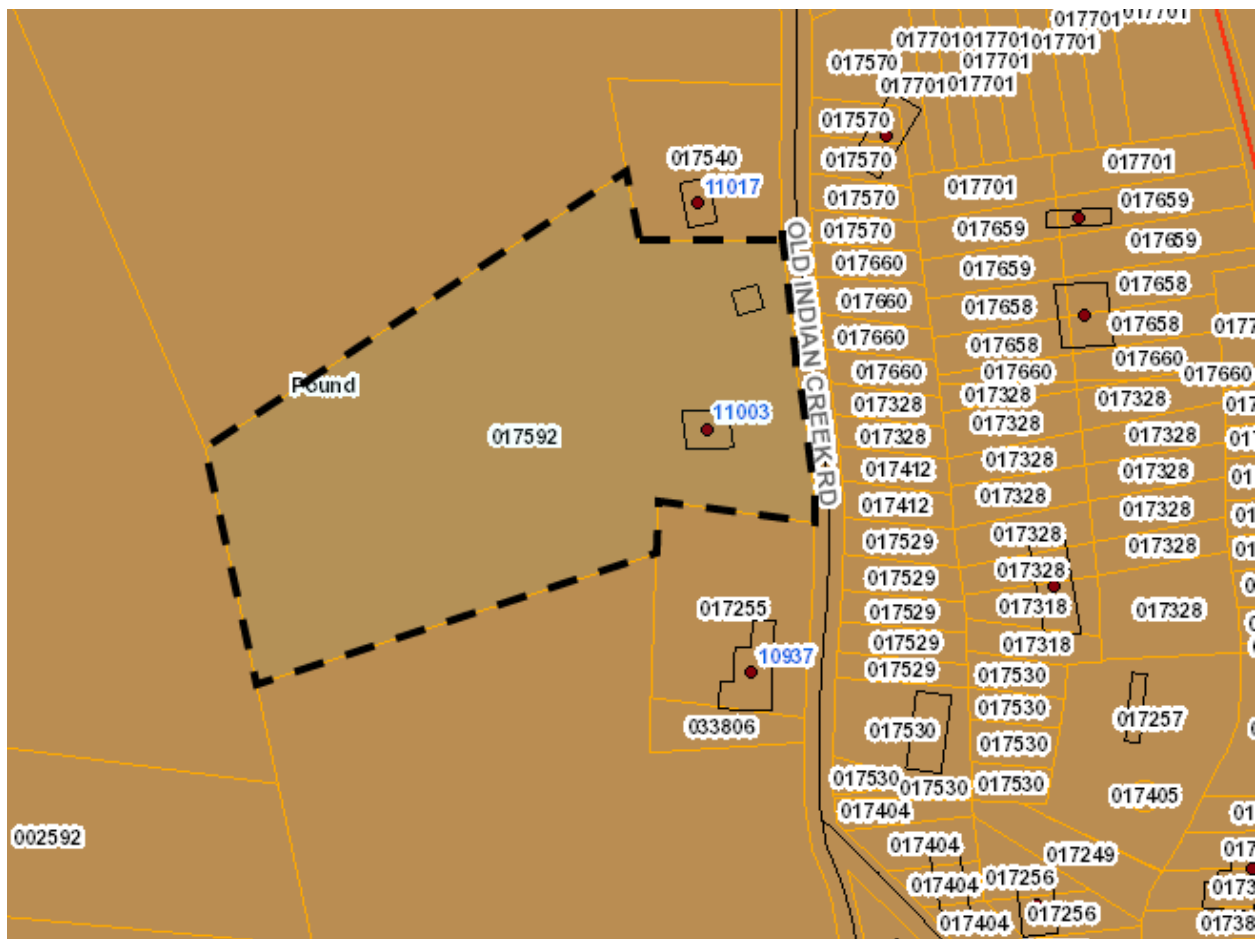
Total Assessed: \$8,100.00



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Lot 21
Tamara Wheeler

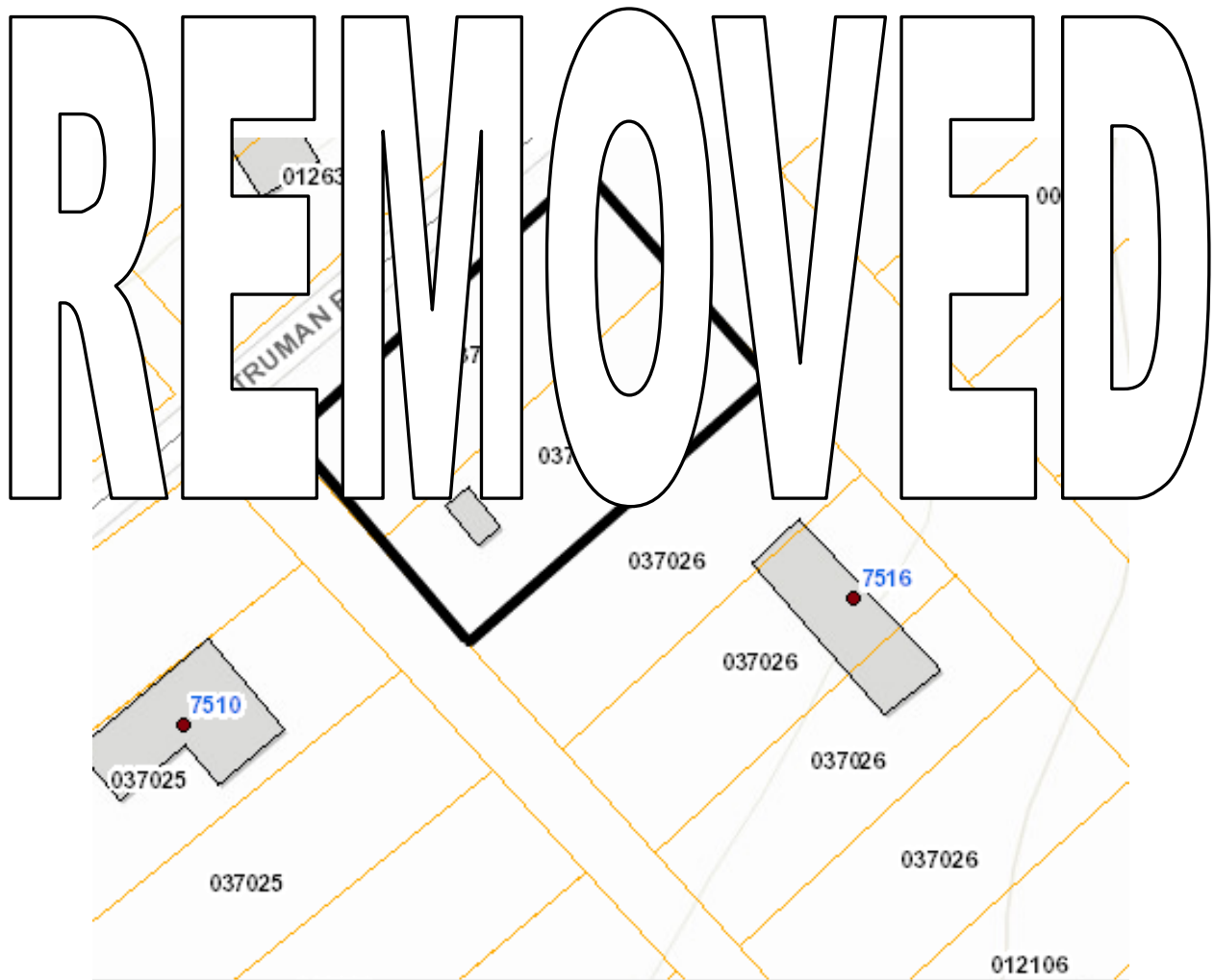
Tax Map No. 011 () 085
Account No. 017592
TACS No. 146302
Property Description: 11003 Old Indian Creek
 Road, Pound
Acreage: +/- 3.56
Total Assessed: \$81,700.00



This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

Lot 22
Randy & Kathy Roberts

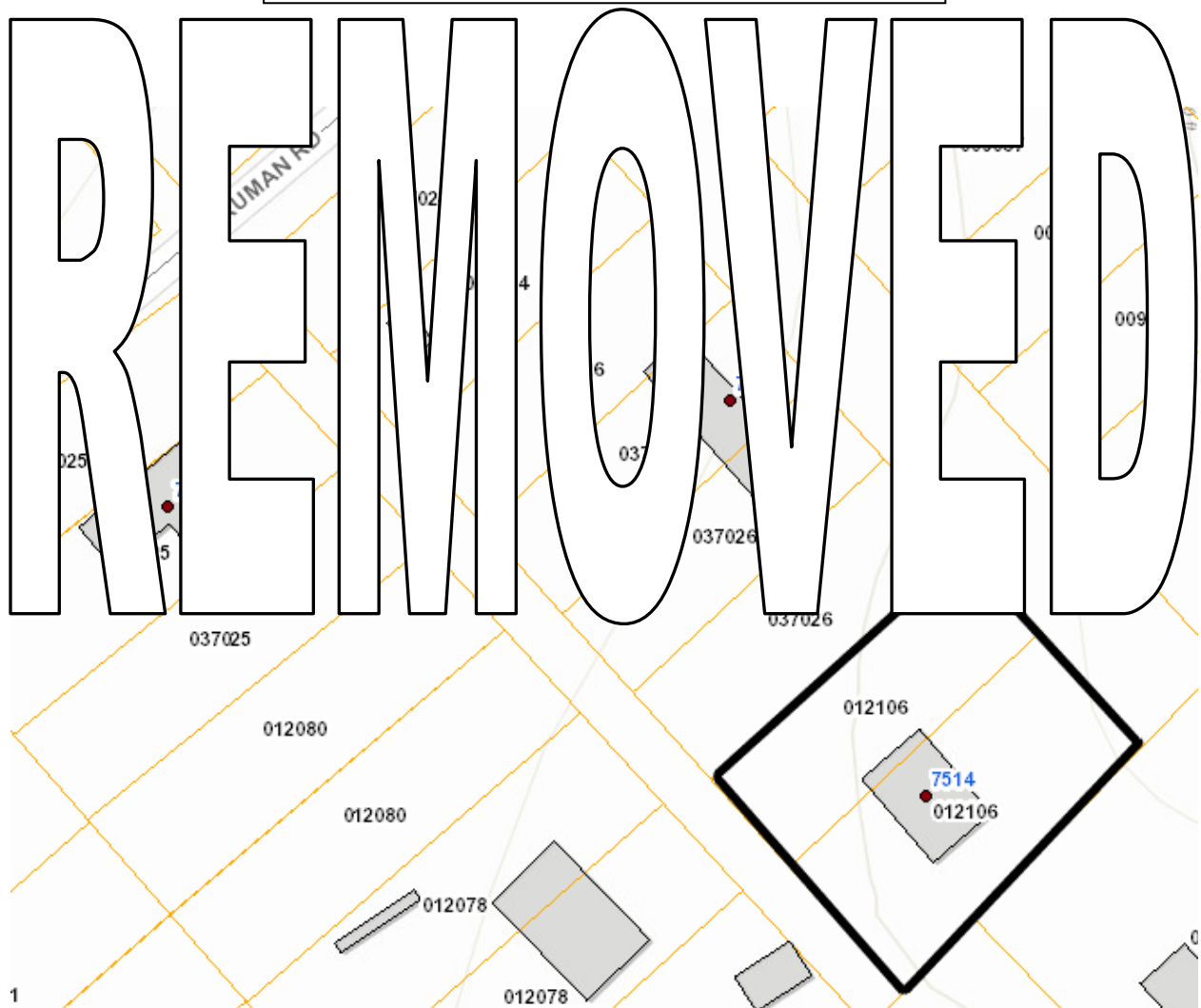
Tax Map No. 036A () 025-26
Account No. 037024
TACS No. 509026
Property Description: Vacant, Truman Road,
Norton
Acreage: +/- 0.3
Total Assessed: \$12,000.00



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Lot 23
Randy & Kathy Roberts

Tax Map No. 036A () 031-32
Account No. 012106
TACS No. 509026
Property Description: 7514 Truman Road, Norton
Acreage: +/- 0.4
Total Assessed: \$121,900.00



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