

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Russell County, the undersigned Special Commissioner will offer for sale at public auction the following described real estate at the **Russell County Government Center Auditorium, 139 Highland Drive, Lebanon, Virginia 24266 on Tuesday, May 4, 2021 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.

No.	Property Owner(s)	Account Nos.	Description
1.	Michael Dale Tester	Tax Map No. 160R-II-2557 Parcel ID No. 9239 TACS No. 158520	47 Rocky Hollow Road, Dante; Castlewood Magisterial District
2.	Peggy M. Fields, et al	Tax Map No. 153L-1691 Parcel ID. 2773 TACS No. 158109	3303 Lower Copper Creek Road, Castlewood; Lebanon (formerly Copper Creek) Magisterial District
3.	Ella Bales, et al	Tax Map No. 107L-971A Parcel ID. 7306 TACS No. 467946	50 acres, more or less fronting on Roller Coaster Road, Honaker; Town of Honaker
4.	Coy Blankenship, et al	Tax Map No. 78L-3158B Parcel ID. 227637 TACS No. 466707	310 Hess Hollow Road, Lebanon; Lebanon Magisterial District
5.	N B. Sargent Payne Heirs, et al	Tax Map No. 37L-584A Parcel ID. 1226 TACS No. 158669	4.88 acres near US Highway 19, Lebanon; Lebanon Magisterial District
6.	Three-Way Construction Company, Inc.	Tax Map No. 80R-3526C Account No. 5502 TACS No. 159201	1.41 acres, more or less fronting on Elk Garden Road, Lebanon; Lebanon Magisterial District
7.	Three-Way Construction Company, Inc.	Tax Map No. 80R-3526C4 Account No. 229696 & 231740 TACS No. 159201	1.431 acres, more or less fronting on Creekside Drive, Lebanon; Lebanon Magisterial District
8.	Unknown Owners, et al	Tax Map No. 164R-37A Account No. 6111 TACS No. 158540	15 acres, more or less; Castlewood Magisterial District
9.	Ralph J. Childress, et al	Tax Map No. 69R-2940 Account No. 14281 TACS No. 158930	80 acres, more or less, with access from Pine Creek Road, Honaker; New Garden Magisterial District
10.	Brian Morgan, et al	Tax Map No. 64L-IE-67 Account No. 77066 TAC No. 158757	.517 acres, more or less, McFarlane Lane, Rosedale; Lebanon Magisterial District
11.	Brian Morgan, et al	Tax Map No. 64L-IE-68 Account No. 77067 TACS No. 158757	481 McFarlane Lane, Rosedale; Lebanon Magisterial District

12.	Jennifer A. Parks	Tax Map No. 115L-1 Account No. 14685 TACS No. 157774	6453 Cleveland Road, Honaker; Town of Honaker
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TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of Russell 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. Any unsold property will be offered for sale again at the next auction, whenever that may be.

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. It is not guaranteed that the property has a right-of-way or that it is not landlocked. The information shown on the GIS system, including maps, is derived from public records that are constantly undergoing change and do not replace a site survey or inspection. There is no warranty as to the accuracy of the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts.

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. Property will be conveyed free and clear of all liens, including the tax lien. Subsequent taxes will be prorated from the day of the auction, and the highest bidder will be responsible for taxes from that date forward.

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.

Please be advised that in order to qualify as a purchaser at this auction, you may not owe delinquent taxes to Russell 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) 506-3102, or by writing to the address below.

John A. Rife, Esq.
Taxing Authority Consulting Services, PC
RE: Russell 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 Tuesday, May 4, 2021 in the cause styled County of Russell 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 Russell, 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 Russell or if I am named as a Defendant in any delinquent tax suit filed by the County of Russell, 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 4th day of May, 2021, 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

1.	Michael Dale Tester	Tax Map No. 160R-II-2557 Parcel ID No. 9239 TACS No. 158520	47 Rocky Hollow Road, Dante; Castlewood Magisterial District
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Legal Description 1	SUBV. J
Legal Description 2	LOT 464
Legal Description 3	
Deed Book	0848
Deed Page	200
Acres	0
Improvement Value	\$25,300
Land Value	\$4,000



DISCLAIMER: The information contained on this page is NOT to be used as a LEGAL DOCUMENT. The map information displayed is believed to be accurate, but accuracy is not guaranteed.

2.	Peggy M. Fields, et al	Tax Map No. 153L-1691 Parcel ID. 2773 TACS No. 158109	3303 Lower Copper Creek Road, Castlewood; Lebanon (formerly Copper Creek) Magisterial District
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Legal Description 1 COPPER CREEK

Legal Description 2

Legal Description 3

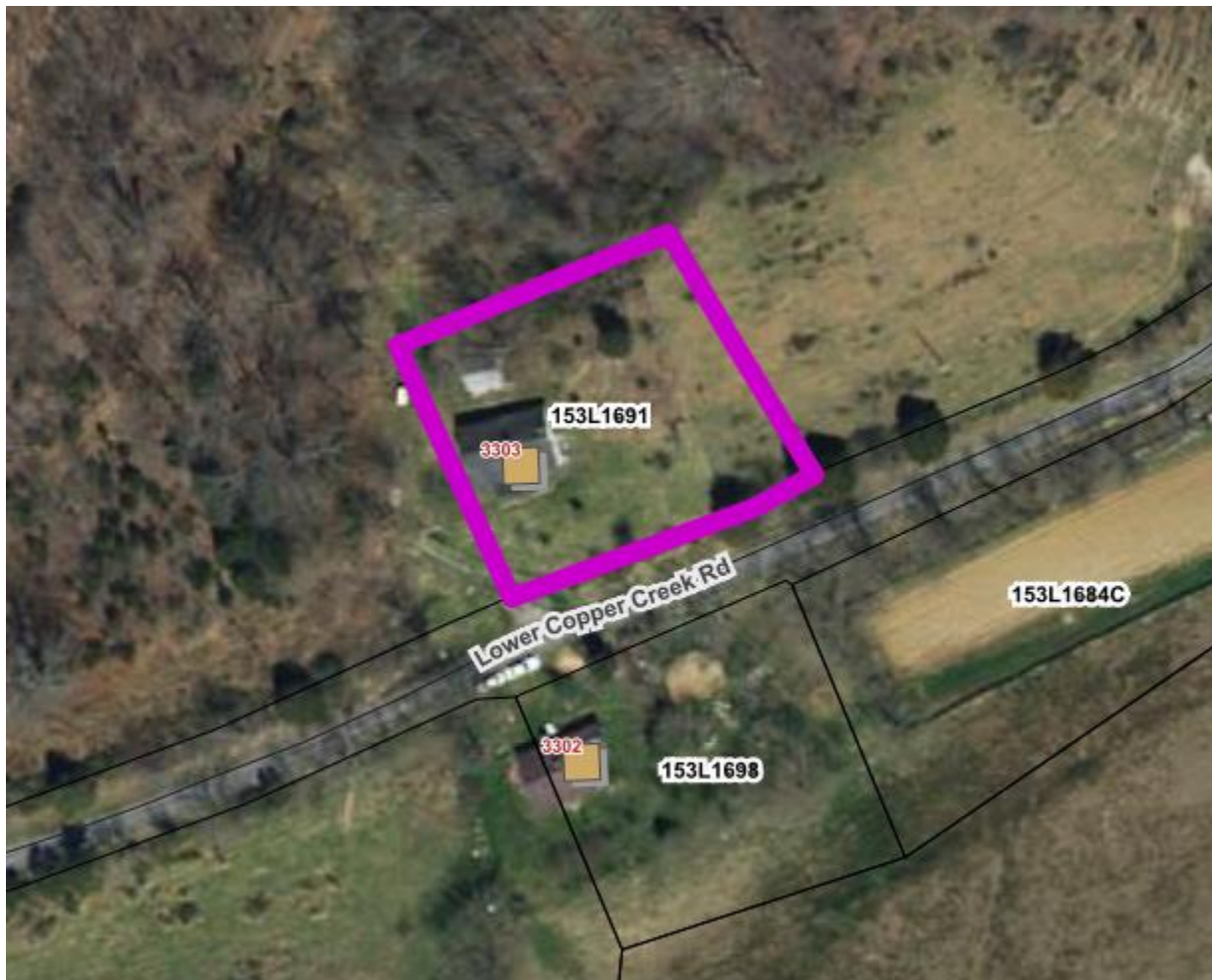
Deed Book 0229

Deed Page 519

Acres 0.5

Improvement Value \$33,100

Land Value \$4,500



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3.	Ella Bales, et al	Tax Map No. 107L-971A Parcel ID. 7306 TACS No. 467946	50 acres, more or less fronting on Roller Coaster Road, Honaker; Town of Honaker
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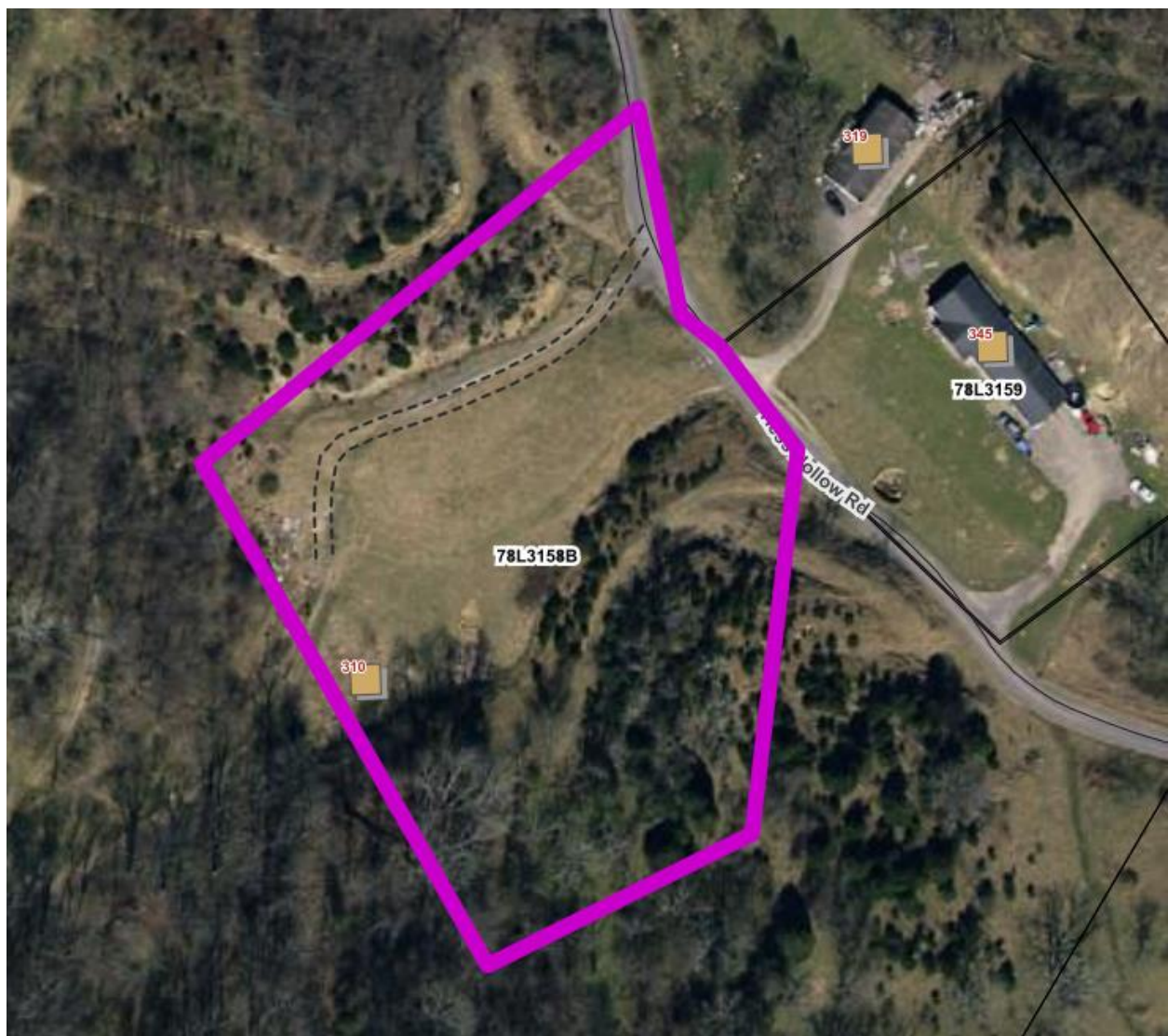
Legal Description 1 WEAVERS CREEK
 Legal Description 2
 Legal Description 3
 Deed Book 192
 Deed Page 472
 Acres 50
 Improvement Value \$0
 Land Value \$40,000



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4.	Coy Blankenship, et al	Tax Map No. 78L-3158B Parcel ID. 227637 TACS No. 466707	310 Hess Hollow Road, Lebanon; Lebanon Magisterial District
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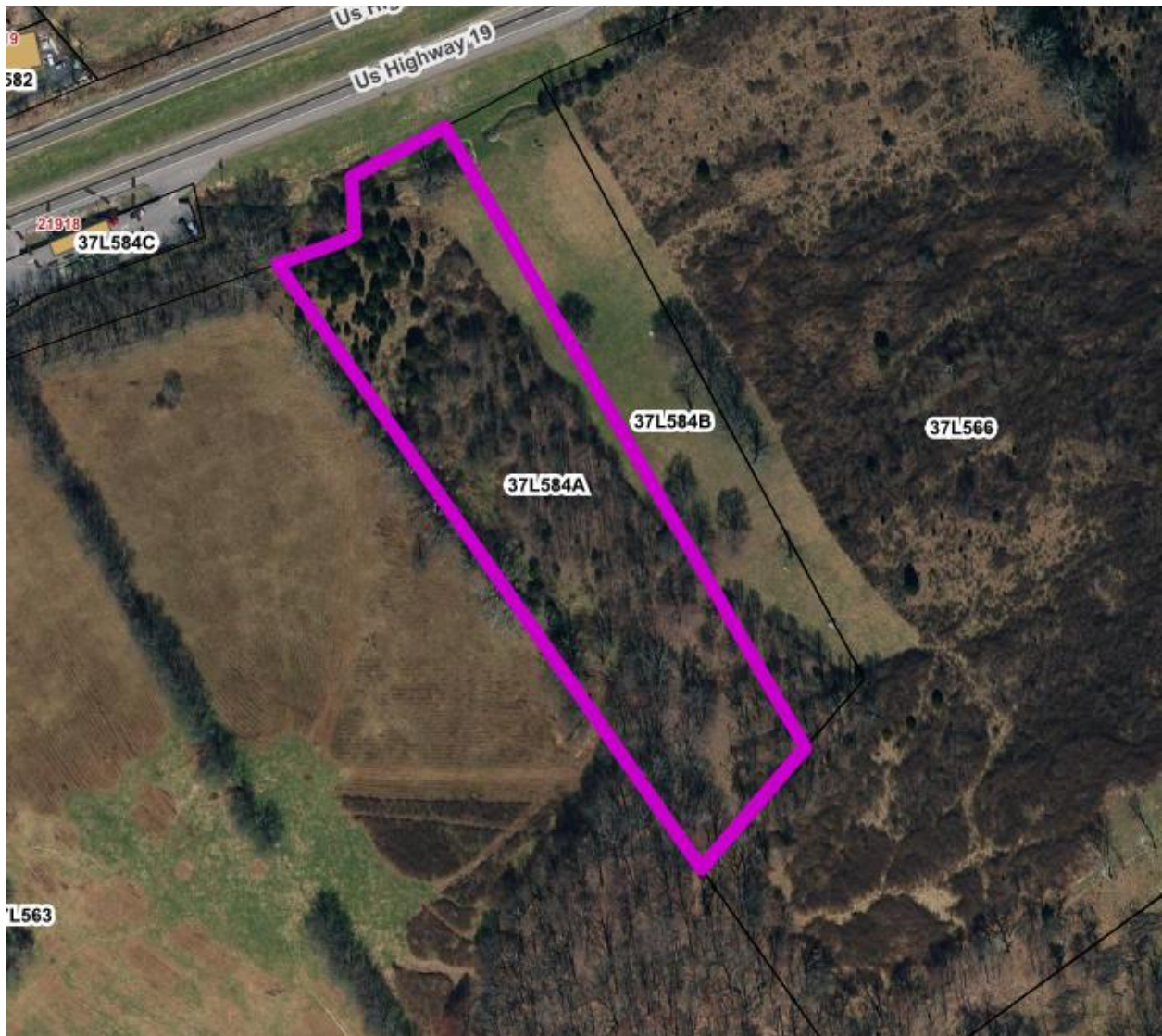
Legal Description 1 RIVER MTN
 Legal Description 2
 Legal Description 3
 Deed Book 0000
 Deed Page 0
 Acres 3.25
 Improvement Value \$0
 Land Value \$11,400



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5.	N B. Sargent Payne Heirs, et al	Tax Map No. 37L-584A Parcel ID. 1226 TACS No. 158669	4.88 acres near US Highway 19, Lebanon; Lebanon Magisterial District
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Legal Description 1 BELFAST
 Legal Description 2
 Legal Description 3
 Deed Book 0000
 Deed Page 9
 Acres 4.88
 Improvement Value \$0
 Land Value \$24,400



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6.	Three-Way Construction Company, Inc.	Tax Map No. 80R-3526C Account No. 5502 TACS No. 159201	1.41 acres, more or less fronting on Elk Garden Road, Lebanon; Lebanon Magisterial District
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Legal Description 1 HARRY STUART PROPERTY

Legal Description 2

Legal Description 3

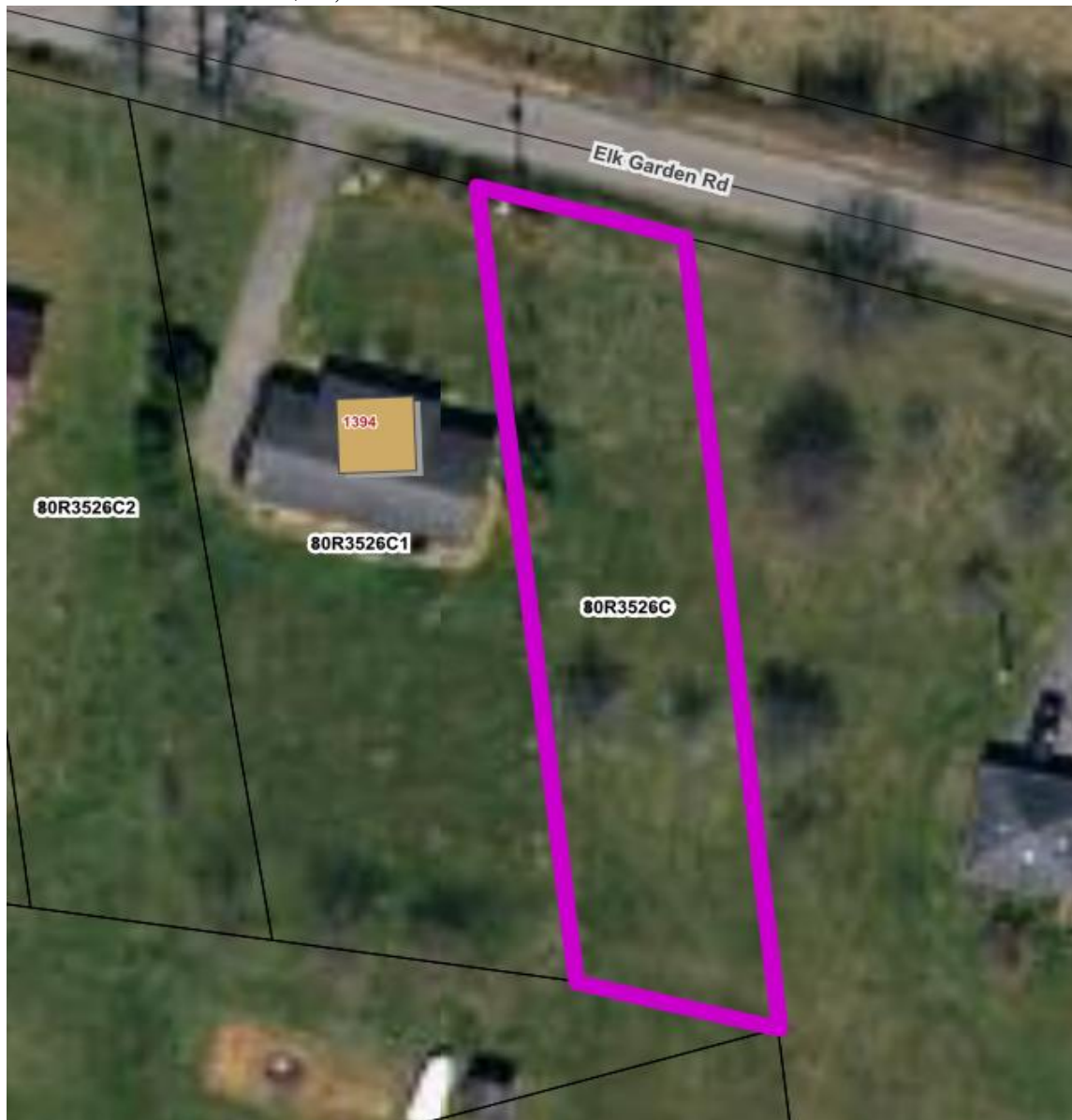
Deed Book 0497

Deed Page 739

Acres 1.41

Improvement Value \$0

Land Value \$21,600



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7.	Three-Way Construction Company, Inc.	Tax Map No. 80R-3526C4 Account No. 229696 & 231740 TACS No. 159201	1.431 acres, more or less fronting on Creekside Drive, Lebanon; Lebanon Magisterial District
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Legal Description 1 HARRY STUART PROPERTY
 Legal Description 2
 Legal Description 3
 Deed Book 497
 Deed Page 739
 Acres 1.431
 Improvement Value \$8,500
 Land Value \$21,700



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8.	Unknown Owners, et al	Tax Map No. 164R-37A Account No. 6111 TACS No. 158540	15 acres, more or less; Castlewood Magisterial District
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Name: UNKNOWN

Account No: 6111

Name 2:

Map No: 164R 37A

Address:

District: 02

Description:

Bill Date: 04/07/2020

Due Date: 11/30/2020

Land Value: \$21,000

Original Bill: \$66.15

Acres: 15.000

Last Date: 04/07/2020

PARCEL IS NOT MAPPED IN THE RUSSELL COUNTY GIS SYSTEM

9.	Ralph J. Childress, et al	Tax Map No. 69R-2940 Account No. 14281 TACS No. 158930	80 acres, more or less, with access from Pine Creek Road, Honaker; New Garden Magisterial District
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Legal Description 1 HORTON RIDGE

Legal Description 2

Legal Description 3

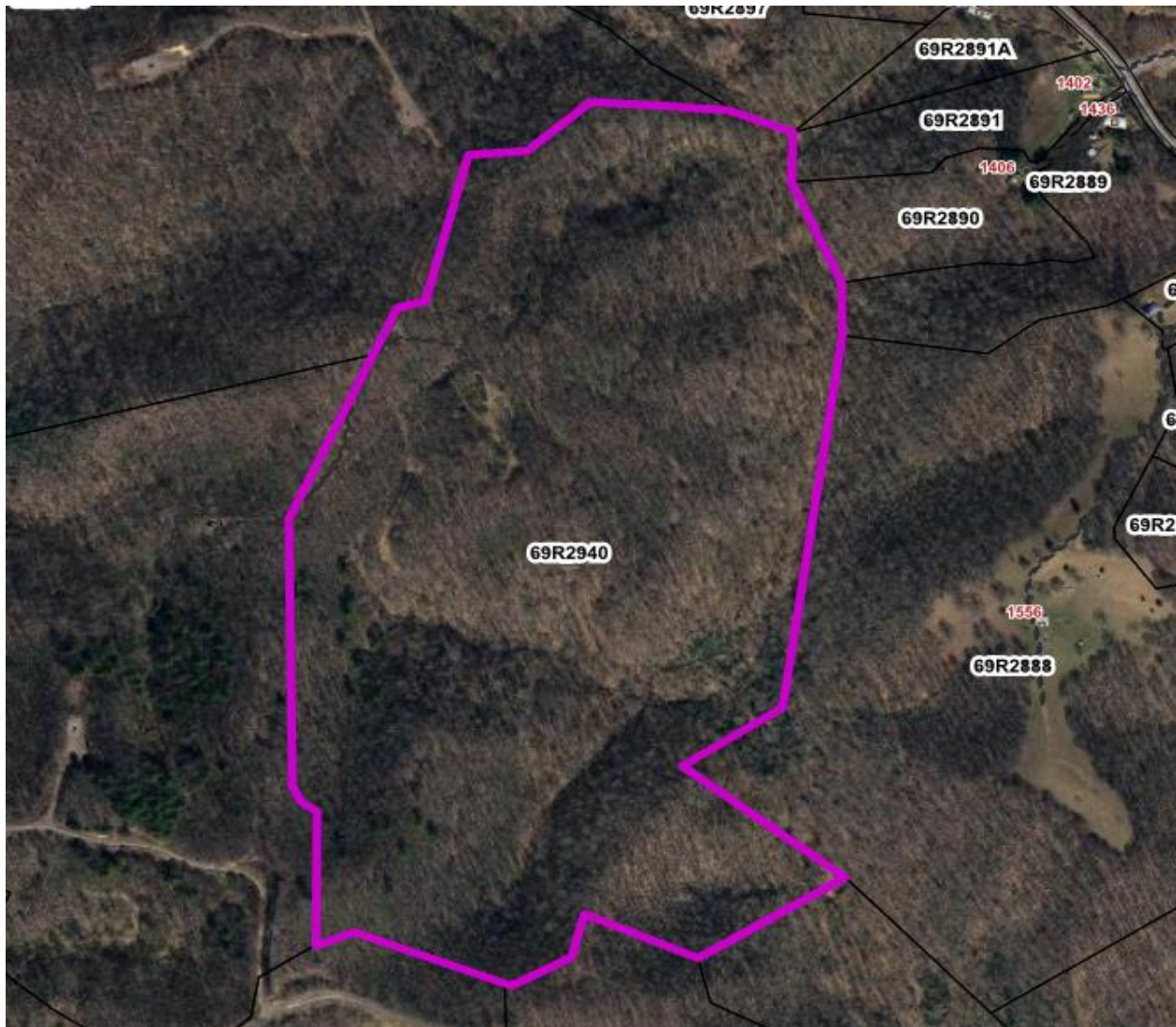
Deed Book 0516

Deed Page 375

Acres 80

Improvement Value \$0

Land Value \$40,000



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10.	Brian Morgan, et al	Tax Map No. 64L-IE-67 Account No. 77066 TAC No. 158757	.517 acres, more or less, McFarlane Lane, Rosedale; Lebanon Magisterial District
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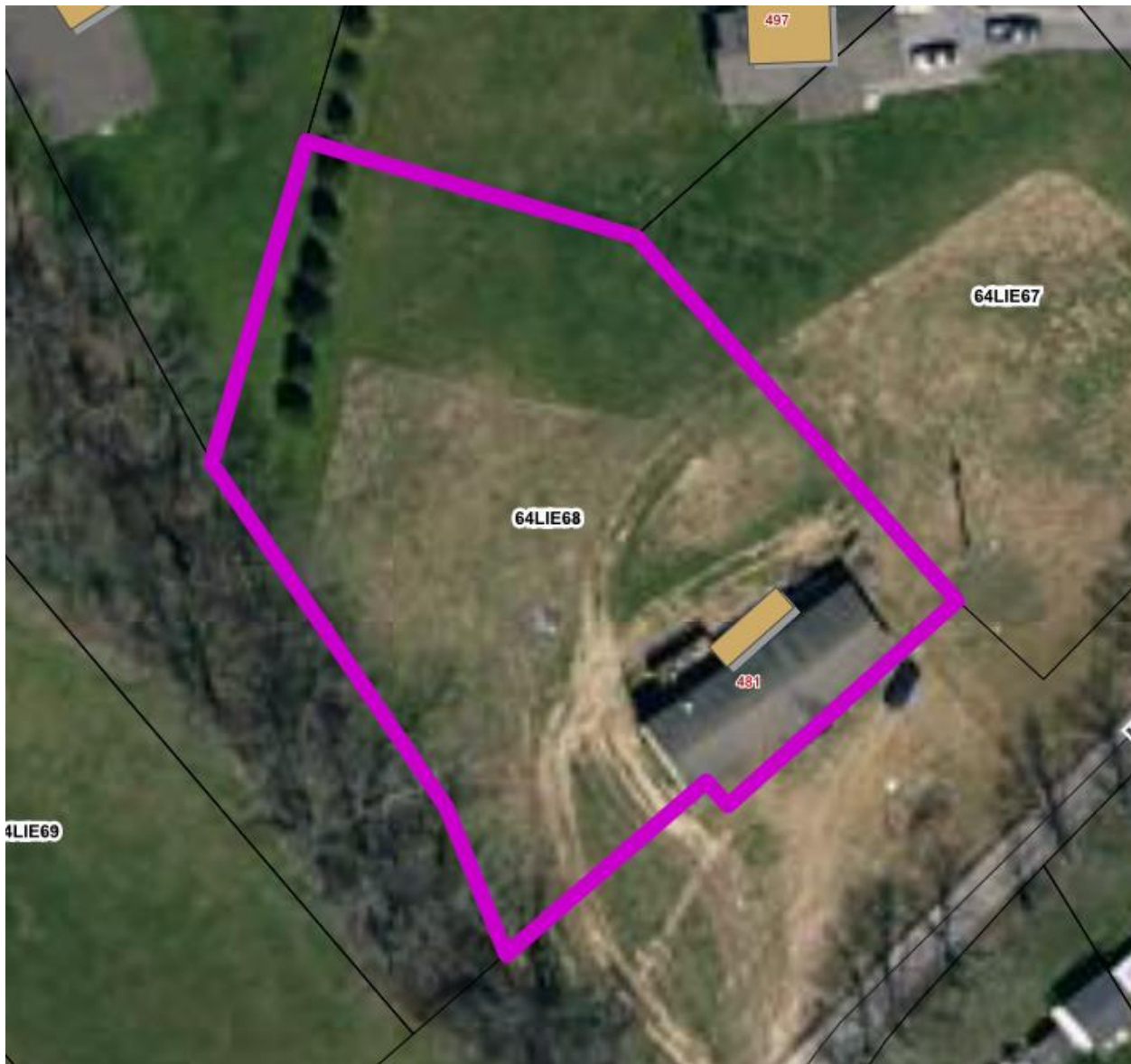
Legal Description 1	DALE SUBV
Legal Description 2	LOT 67
Legal Description 3	
Deed Book	717
Deed Page	737
Acres	0.517
Improvement Value	\$0
Land Value	\$13,000



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11.	Brian Morgan, et al	Tax Map No. 64L-IE-68 Account No. 77067 TACS No. 158757	481 McFarlane Lane, Rosedale; Lebanon Magisterial District
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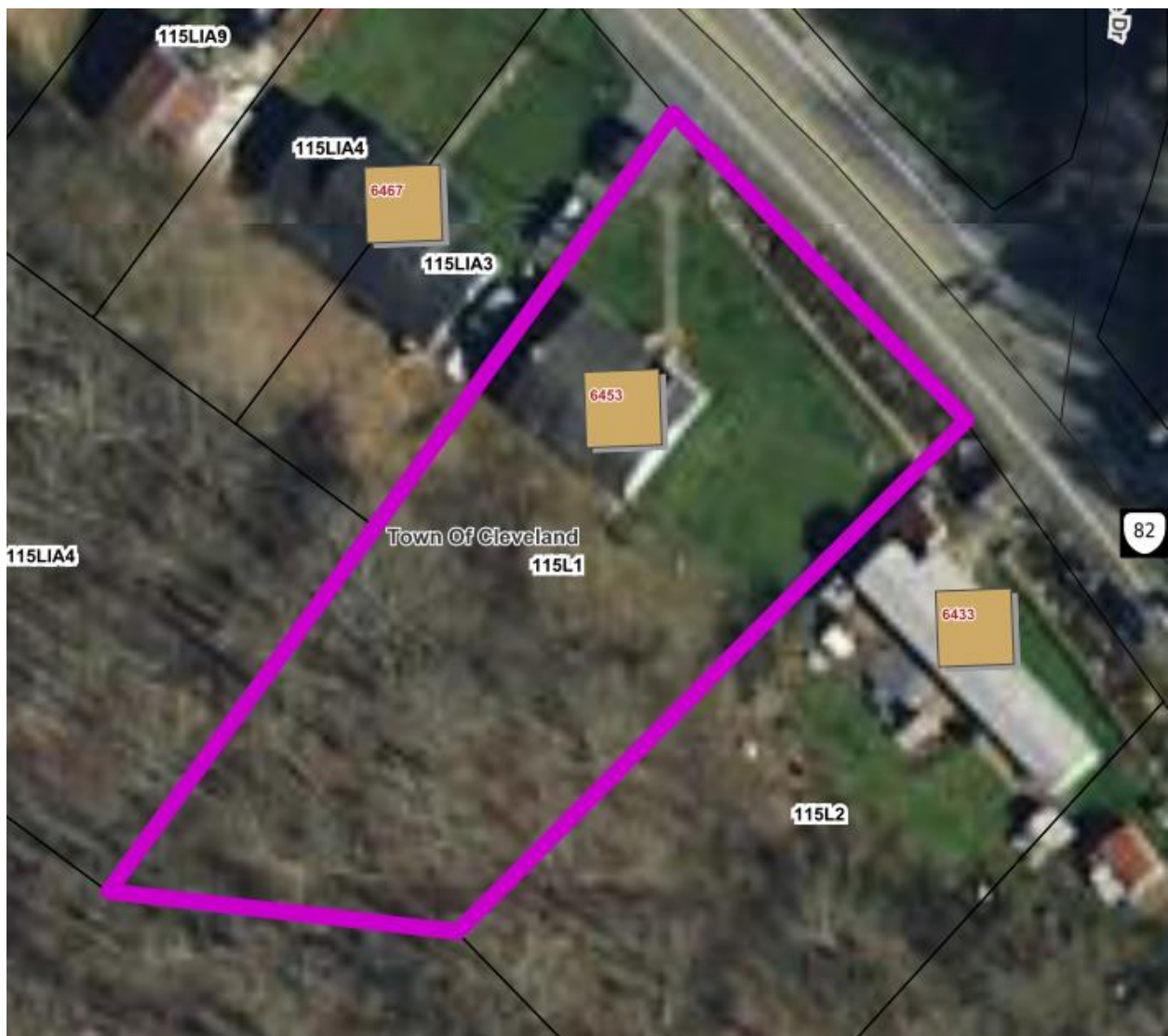
Legal Description 1	DALE SUBV
Legal Description 2	LOT 68
Legal Description 3	
Deed Book	611
Deed Page	932
Acres	0.719
Improvement Value	\$78,900
Land Value	\$15,800



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12.	Jennifer A. Parks	Tax Map No. 115L-1 Account No. 14685 TACS No. 157774	6453 Cleveland Road, Honaker; Town of Honaker
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Legal Description 1 CLEVELAND
 Legal Description 2 ENLG 2
 Legal Description 3
 Deed Book 0466
 Deed Page 654
 Acres 0
 Improvement Value \$23,200
 Land Value \$4,500



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Russell County
VIRGINIA
"The Heart of Far Southwest Virginia"

tacs

TAXING AUTHORITY
Consulting Services, PC