

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Wise, the undersigned Special Commissioner will offer for sale at a live public auction the following described real estate at **the Wise County School Board Office, Conference Room A, 628 Lake Street NE, on April 22, 2025 at 12:00 PM.**

The sale of such property is subject to the terms and conditions below, and any term or conditions which may be subsequently posted or announced by Wayne Mefford (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
J1	Ronald Dwayne Collins	038 () 075B	009872	945058	6325 Horizon Road, Wise 24293
J2	Ronald Dwayne Collins	038 () 075	009873	945058	6333 and 6331 Horizon Road, Wise 24293
J3	Ronald Dwayne Collins	038K (01) 002 001 -THRU 13	011007	945058	Vacant; Crest Drive, Wise 24293
J4	Charles C. Boggs, et al. and Yvonne Nesbitt Rasnick	011C (02) 011A -12A-13- 14	035688	762590	8118 Main Street, Pound 24279
J5	George Georgie Hall	104A5 (03) 014 013A -14	018458	94750	213 Railroad Avenue, Appalachia 24216
J6	Ralph Nelson Shuler, Jr., et als, and Laura Lane	076A2 (02) 194 017 -18A	001677	762644	2213 4th Avenue E, Big Stone Gap 24219
J7	James Aron Lowe	010 () 047C2	039943	508973	9906 Dewey Cemetery Road, Pound 24279

J8	Paul C. Reynolds and Carey A. Reynolds	036 () 188	009489	613273	5533 Brummitt Hollow Road, Norton 24273
J9	Fleming Banks Estate, et al. and Edna Banks	097A1 (02) 065 006 -7-8	004997	631095	313 8th Street NW, Coeburn 24230
J10	Dana D. Hughes	097A5 (01) 016 004	005678	146836	503 Kiser Avenue SE, Coeburn 24230
J11	Ricky G. Hampton and Deborah J. Hampton	011 () 009A2	036660	508939	11202 and 11203 Dusty Road, Pound 24279
J12	Burnie Hileman	071 () 040A	037021	613390	14722 Bull Run Road, Coeburn 24230
J13	Burnie Hileman	058 () 028A	007005	613390	Vacant; Russell Creek Road, St. Paul 24283
J14	Elva Plunkett	060B () 126 - 127	015481	838680	1407 and 1411 Lower Exeter Road, Appalachia 24216
J15	Jason Fox and Megan Fox	104A8 (01) 005 005	018137	363322	310 Bell Avenue, Appalachia 24216
J16	Ricky Lee Hayes and Dale G. Shelton, Jr.	042 () 094	006974	762546	14639, 14705, and 14637 Fairview Road, St. Paul 24283
J17	Delmar Underwood and Lona Underwood	028 () 013B	034012	146952	8032 Boggs Hill Road, Wise 24293
J18	Charles S. Mullins	054D (01) 023 003A and N.M. () 023 29 21	008142 and 008143	762543	4404 Mitchell Road, Coeburn 24230 ** 008143 is not mapped on GIS **

J19	Breanne Cress	075 () 057F	042484	613407	1442 Cameron Road, Big Stone Gap 24219
J20	Clyde D. Johnson and Mary T. Johnson	069 () 025A	035642	146842	12214 McElrath Lane, Coeburn 24230
J21	Margaret A. White	076F (01) TR 1-8 + L 7 THRU L25	017040	146966	Vacant; Wampler Hollow Road, Big Stone Gap 24219
J22	Margaret A. White	077 () 087 and 077 () 087A	017041 and 017042	146966	Vacant; East Stone Gap Road, Big Stone Gap 24219 **017042 not mapped on GIS **
J23	Margaret A. White	076A6 (05) 038 015 -16	002037	146966	220 East 1st Street N, Big Stone Gap 24219
J24	David W. Blevins, Life Estate and Lisa L. Blevins Life Estate, et al.	028 () 079E	035411	94828	7551 Duncan Gap Road, Wise 24293
J25	Hometown Legacy Enterprises, Inc.	011C (02) 001	017316	878207	8104 Main Street, Pound 24279

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court. The Special Commissioner 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.

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. Properties are offered for sale as-is, where-is, and if-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, at their own expense, prior to bidding on any of the properties to determine the suitability of the property for their purposes. It is not guaranteed that the property has a right-of-way or that it is not landlocked. Property is sold in gross and not by the acre. There is no warranty as to the accuracy of any information contained in the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts. We do not provide and do not assist with obtaining title insurance or title to personal property.

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.

PAYMENT TERMS: The highest bidder shall make a deposit in the amount of twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, **along with a 10% buyer's premium, subject to a minimum of \$150.00, added to the final bid.** 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) per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

The balance of the purchase price and recording costs for deed recordation shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

All payments must be made in the form of personal check, cashier's check or money order. **No cash will be accepted.**

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Wise and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the property subject to sale should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to (804) 612-0629, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales – Wise County
P.O. Box 31800
Henrico, Virginia 23294-1800

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

At that certain real estate tax sale which closed on Tuesday, April 22, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

Case Name: County of Wise v. _____ (**Case No.** _____)

Tax Map Number:

Account Number:

TACS Number:

Buyer's Premium: \$ _____

Bid Deposit: \$ _____

Credit Card Hold: \$(_____)

Total Due Now: \$ _____

I understand that the above-referenced "Total Due Now" is required to be deposited today with the Special Commissioner and that the balance of the high bid and the deed recordation cost will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Wise, Virginia. I understand that in the event my payment is returned or otherwise does not clear within twenty (20) days, this contract of sale may be voided, I may be responsible for damages or costs of resale, and the next highest bidder may be contacted to purchase the property.

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 Special Commissioner intends to ask the Court 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 (April 22, 2025). I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit filed by the above-named locality, that this contract shall be voidable 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 Acknowledgement and Contract of Sale, or if the balance of the purchase price is not paid in full within fifteen (15) days of

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

confirmation, I agree to forfeit all amounts paid and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

I understand that by bidding, I have entered into a legally binding contract and that I waive all rescission rights. I understand that my bid was immediately binding, irrevocable, and enforceable.

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	Street Address
Name (please print)	City, State, Zip
Telephone	Email Address

Title will be taken in the name of:

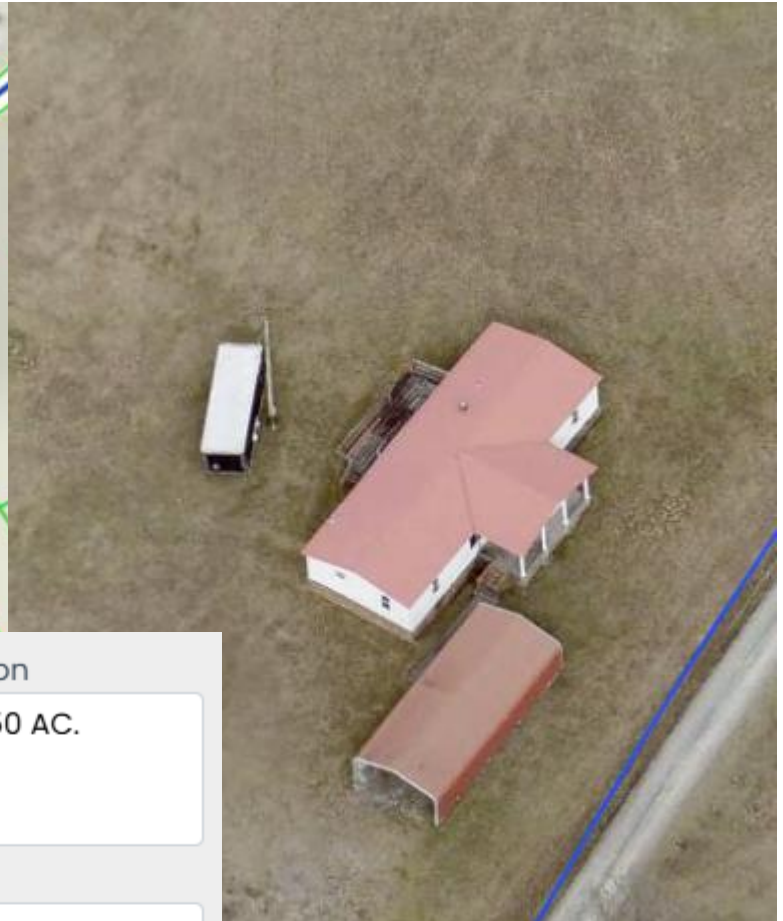
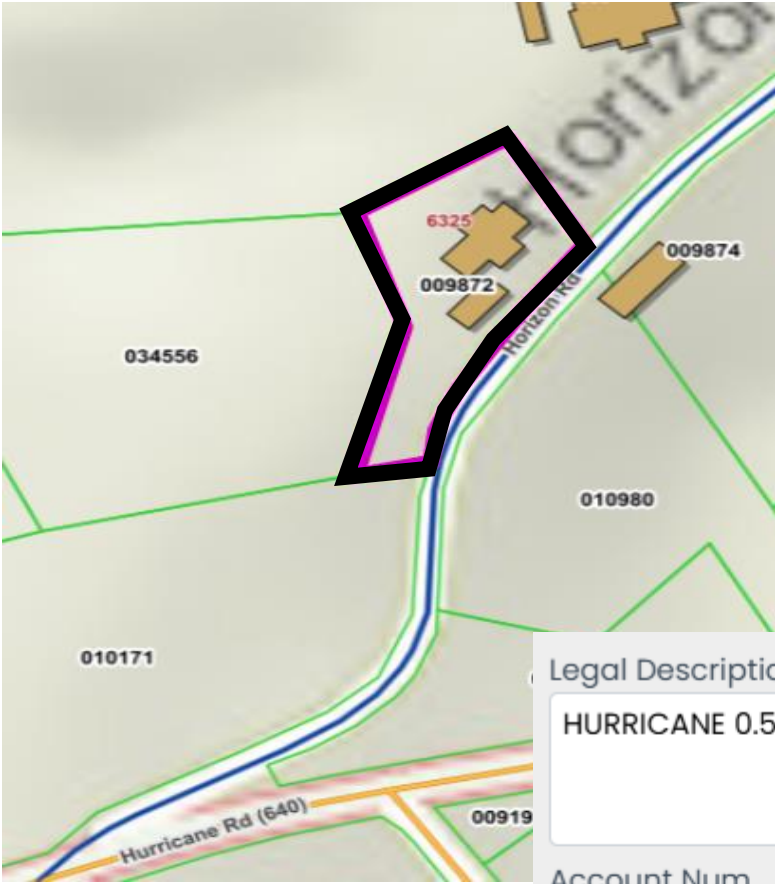
Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 22nd day of April 2025, 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 J1
Ronald Dwayne Collins



Legal Description

HURRICANE 0.50 AC.

Account Num

R009872

Map Number

038 () 075B

Latest Deed

120000246

Acres

0.5

Zoning

Agricultural-Rural Resident

Parcel ID

009872

Owner Name

COLLINS RONALD DWAYNE

Owner Address

1062 MORNING STAR RD
CHURCH HILL, TN 37642-
8100

Land Value

\$9,000

Building Value

\$12,600

Total Value

\$21,600

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Property J2
Ronald Dwayne Collins



Parcel ID

009873

Owner Name

COLLINS RONALD DWAYNE

Owner Address

1062 MORNING STAR RD
CHURCH HILL, TN 37642-
8100

Legal Description

E.F. BEVERLY LD. ABT. 5.50
AC.

Account Num

R009873

Map Number

038 () 075

Latest Deed

120000246

Acres

5.5

Zoning

Agricultural-Rural Resident



Land Value

\$75,000

Building Value

\$201,700

Total Value

\$276,700

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Property J3
Ronald Dwayne Collins



Land Value
\$25,000

Building Value
\$0

Total Value
\$25,000

Parcel ID
011007

Owner Name
COLLINS RONALD DWAYNE

Owner Address
1062 MORNING STAR RD
CHURCH HILL, TN 37642-8100

Legal Description
L 1 THRU 13 BK. 2
GREENBRIAR ACRES

Account Num
R011007

Map Number
038K (01) 002 001 -THRU 13

Latest Deed
120000246

Acres

Zoning
Single-Family Residential

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Property J4

Charles C. Boggs, et al. and Yvonne Nesbitt Rasnick



Legal Description

.108AC PT L11-12 ALL L13-14
WRIGHT

Account Num

R035688

Map Number

011C (02) 011A -12A-13-14

Latest Deed

Acres

0.108

Zoning

Residential District

Parcel ID

035688

Owner Name

BOGGS CHARLES C ETAL
RASNICK NESBITT YVONNE

Owner Address

146 RICKS LANE
CLINTWOOD, VA 24228

Land Value

\$11,300

Building Value

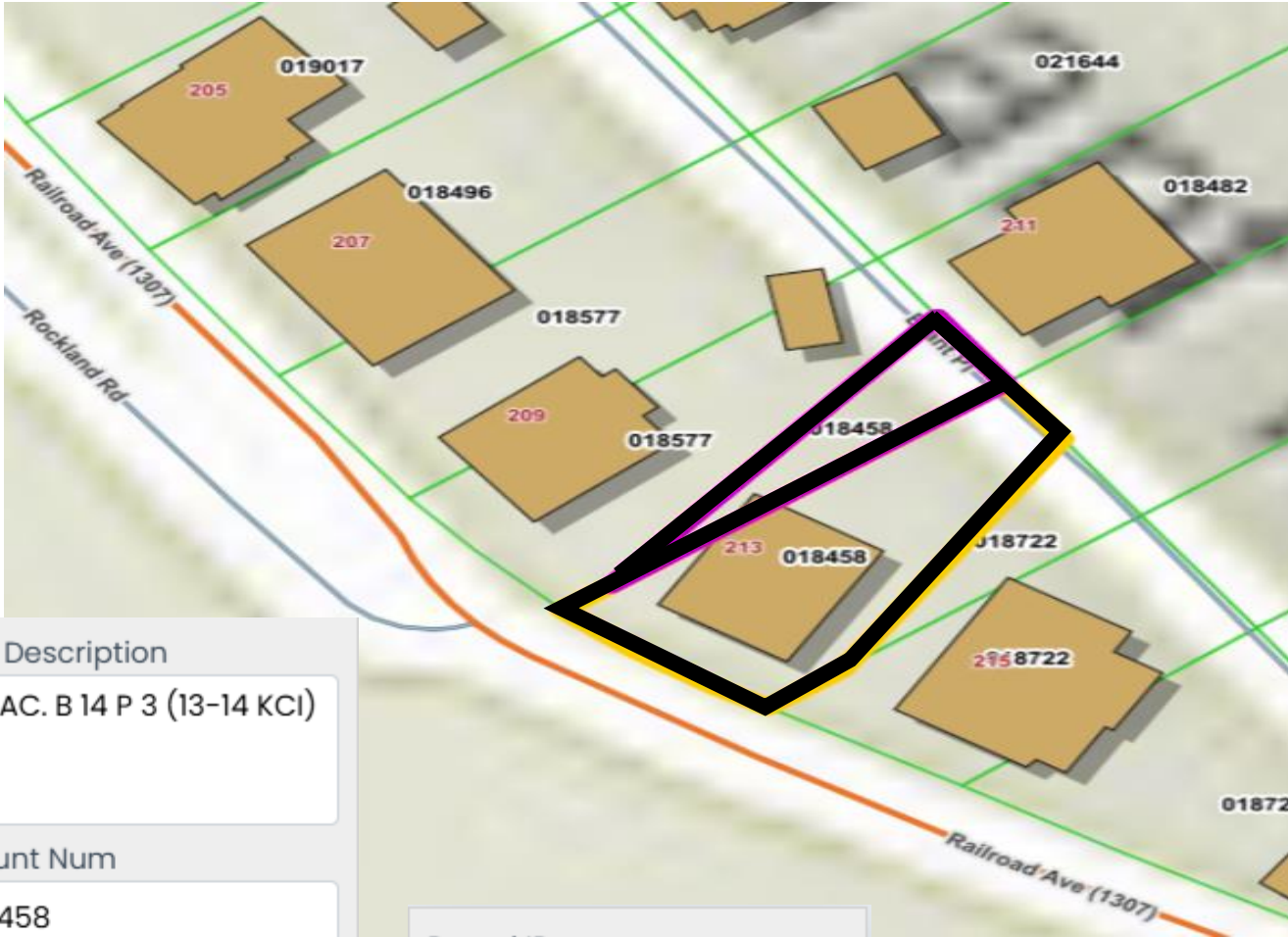
\$17,800

Total Value

\$29,100

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Property J5
George Georgie Hall



Legal Description
0.117 AC. B 14 P 3 (13-14 KCI)

Account Num
R018458

Map Number
104A5 (03) 014 013A -14

Latest Deed

Acres
0.117

Zoning
Single Family Residential

Parcel ID
018458

Owner Name
HALL GEORGE GEORGIE

Owner Address
213 RAILROAD AVE
APPALACHIA, VA 24216

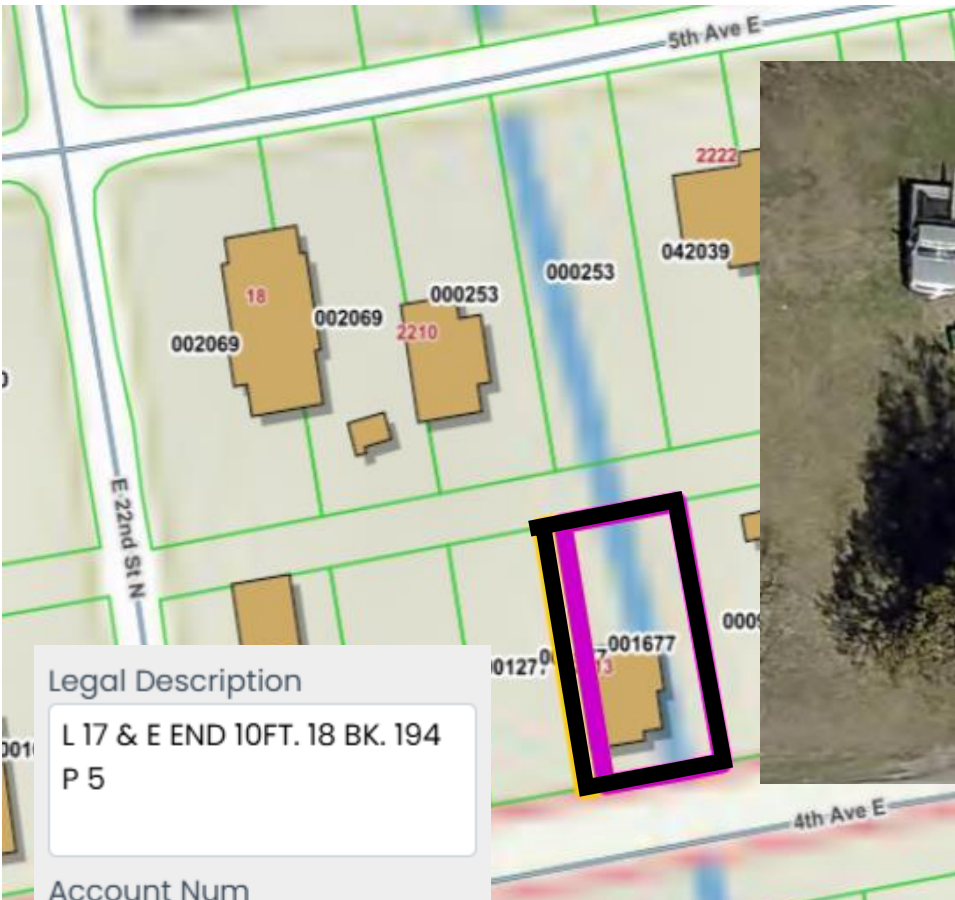
Land Value
\$3,000

Building Value
\$25,400

Total Value
\$28,400

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Property J6
Ralph Nelson Shuler Jr., et als, and Laura Lane



Legal Description
 L 17 & E END 10FT. 18 BK. 194
 P 5

Account Num
 R001677

Map Number
 076A2 (02) 194 017 -18A

Latest Deed
 202101416

Acres

Zoning
 Residential

Parcel ID
 001677

Owner Name
 SHULER RALPH NELSON JR
 ETALS
 LANE LAURA

Owner Address
 C/O JUDY ANN LANE
 PO BOX 264
 EAST STONE GAP, VA

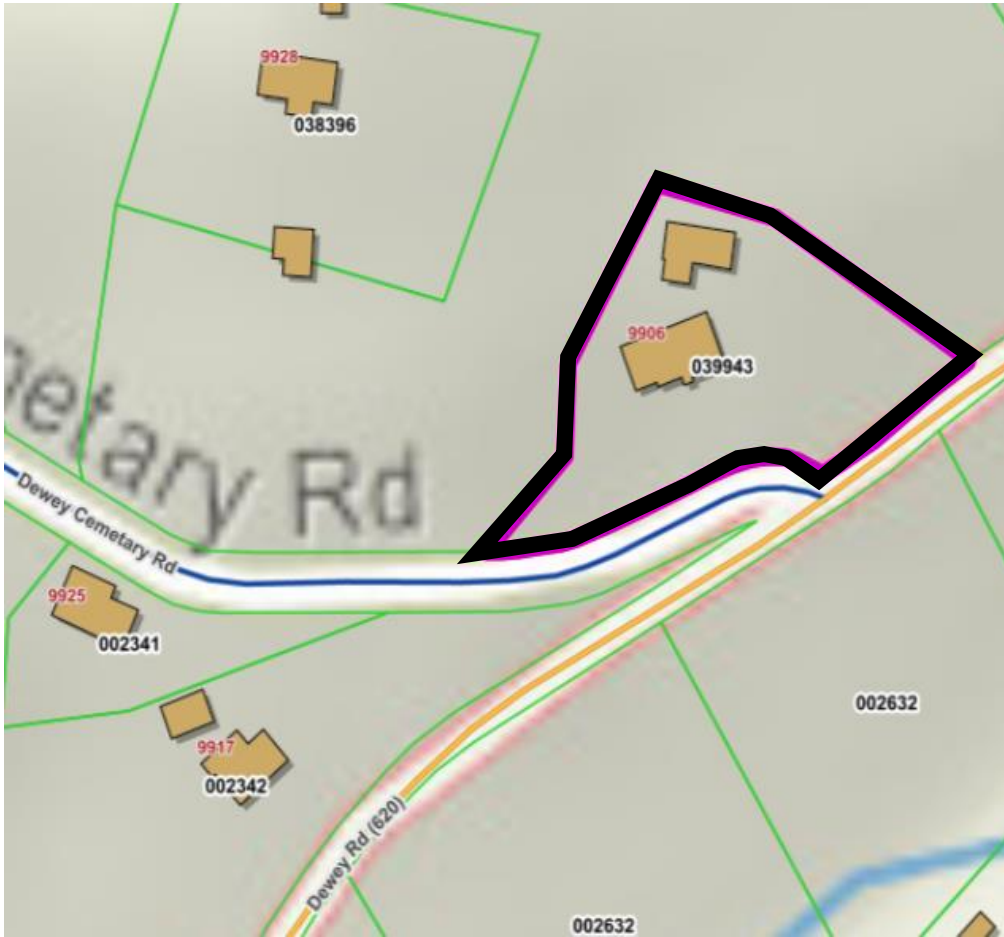
Land Value
 \$12,000

Building Value
 \$37,900

Total Value
 \$49,900

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Property J7
James Aron Lowe



Legal Description

1.00 AC SURVEY SOUTH
FORK

Account Num

R039943

Map Number

010 () 047C2

Latest Deed

201200927

Acres

1

Zoning

Agricultural-Rural Resident

Land Value

\$6,000

Building Value

\$78,700

Total Value

\$84,700

Parcel ID

039943

Owner Name

LOWE JAMES ARON

Owner Address

9906 DEWEY CEMETERY RD
POUND, VA 24279-2942

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Property J9

Fleming Banks Estate, et al. and Edna Banks



Legal Description

L 6-7-8 BK 65 C.H. CO.

Account Num

R004997

Map Number

097A1 (02) 065 006 -7-8

Latest Deed

Acres

Zoning

Parcel ID

004997

Owner Name

BANKS FLEMING ESTATE
ETAL
BANKS EDNA

Owner Address

C/O VERA CRAWFORD
1154 INDIAN CT
PETERSBURG, VA 23805

Land Value

\$12,000

Building Value

\$17,000

Total Value

\$29,000

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Property J10
Dana D. Hughes



Land Value	\$14,800
Building Value	\$2,300
Total Value	\$17,100

Parcel ID

005678

Owner Name

HUGHES DANA D

Owner Address

210 KAISER CT SE
PALM BAY, FL 32909-8819

Legal Description

LOT 0.483 AC S. COEBURN

Account Num

R005678

Map Number

097A5 (01) 016 004

Latest Deed

200604844

Acres

Zoning

Residential

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Property J11

Ricky G. Hampton and Deborah J. Hampton



Legal Description

.091AC TR1 & .223AC TR2

Account Num

R036660

Map Number

011 () 009A2

Latest Deed

Acres

0.314

Zoning

Parcel ID

036660

Owner Name

HAMPTON RICKY G
HAMPTON DEBORAH
J

Owner Address

C/O VICTORIA HOYT
506 MARION AVE
INTERLACHEN, FL 32148

Land Value

\$6,000

Building Value

\$6,800

Total Value

\$12,800

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Property J12
Burnie Hileman



Legal Description

.688 AC BULL RUN

Account Num

R037021

Map Number

071 () 040A

Latest Deed

200401533

Acres

0.688

Zoning

Agricultural-Rural Resident

Parcel ID

037021

Owner Name

HILEMAN BURNIE

Owner Address

118 RAINBOW AVE
CHILHOWIE, VA 24319

Land Value

\$8,300

Building Value

\$27,600

Total Value

\$35,900

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Property J13
Burnie Hileman

Legal Description
RUSSELL CREEK ABT 1 AC

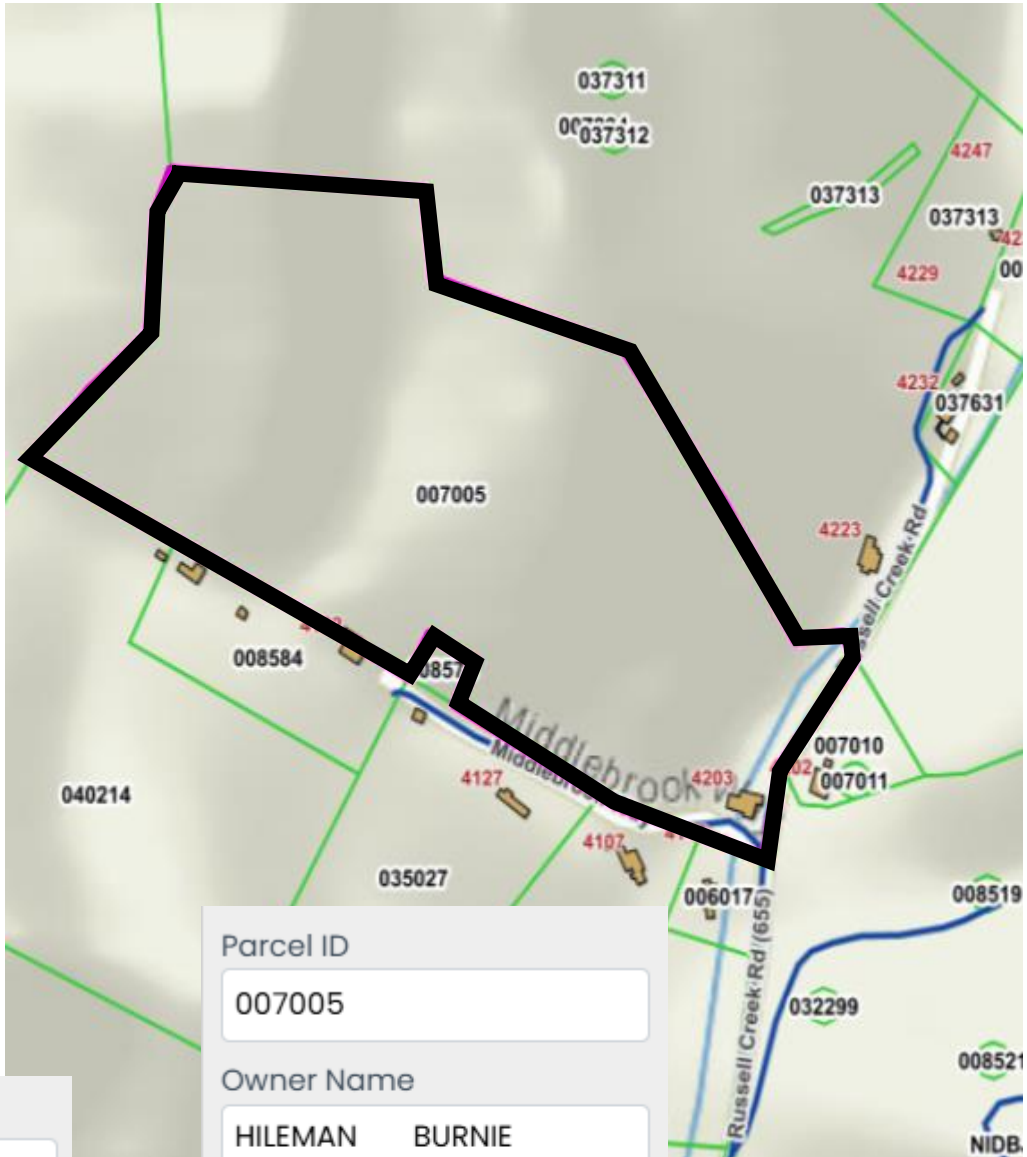
Account Num
R007005

Map Number
058 () 028A

Latest Deed

Acres
1

Zoning
Agricultural-Rural Resident



Parcel ID
007005

Owner Name
HILEMAN BURNIE

Owner Address
118 RAINBOW AVE
CHILHOWIE, VA 24319

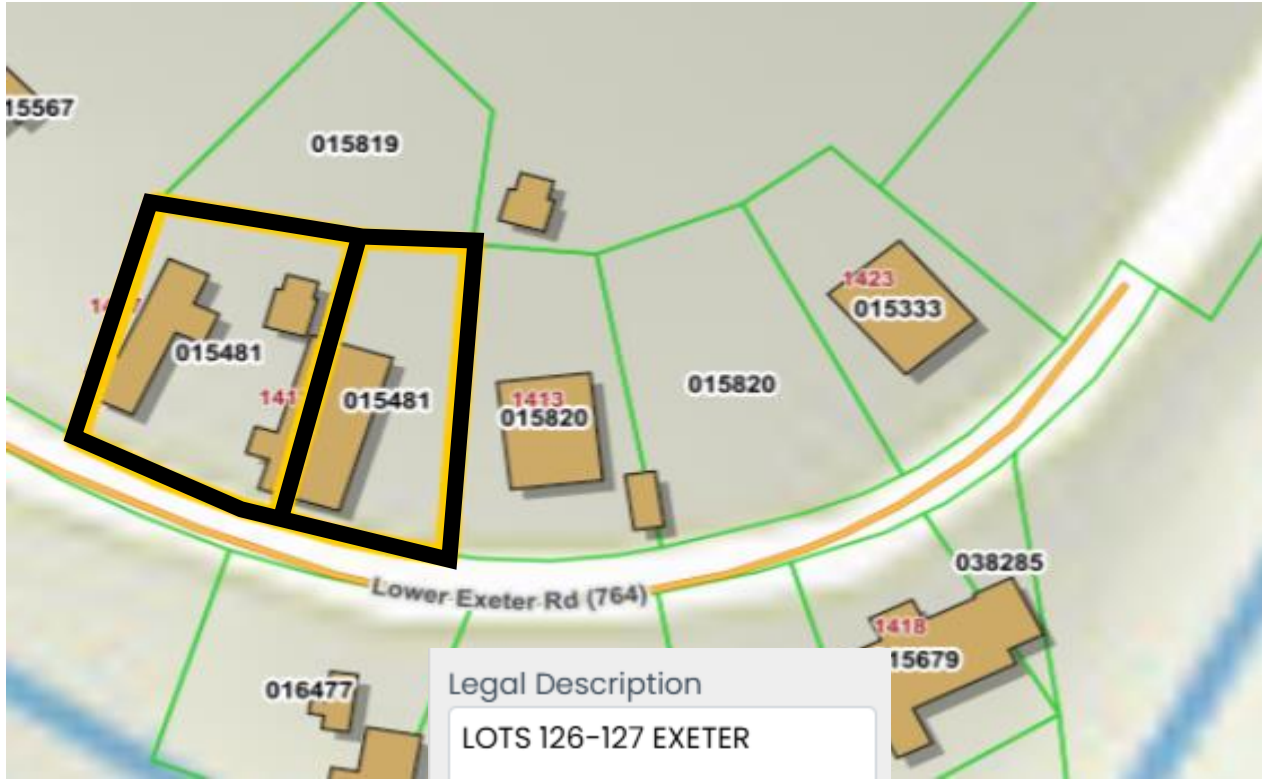
Land Value
\$7,200

Building Value
\$4,500

Total Value
\$11,700

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Property J14
Elva Plunkett



Legal Description

LOTS 126-127 EXETER

Parcel ID

015481

Owner Name

PLUNKETT ELVA

Owner Address

1411 LOWER EXETER RD
APPALACHIA, VA 24216

Account Num

R015481

Map Number

060B () 126 -127

Latest Deed

200305179

Acres

Zoning

Agricultural-Rural Resident

Land Value

\$3,000

Building Value

\$44,800

Total Value

\$47,800

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Property J15
Jason Fox and Megan Fox



Legal Description

5 BK. 5 SRC

Account Num

R018137

Map Number

104A8 (01) 005 005

Latest Deed

Acres

Zoning

Single Family Residential

Parcel ID

018137

Owner Name

FOX JASON
FOX MEGAN

Owner Address

2332 PEYTON CT APT 7
CHARLOTTESVILLE, VA 22901

Land Value

\$3,500

Building Value

\$26,300

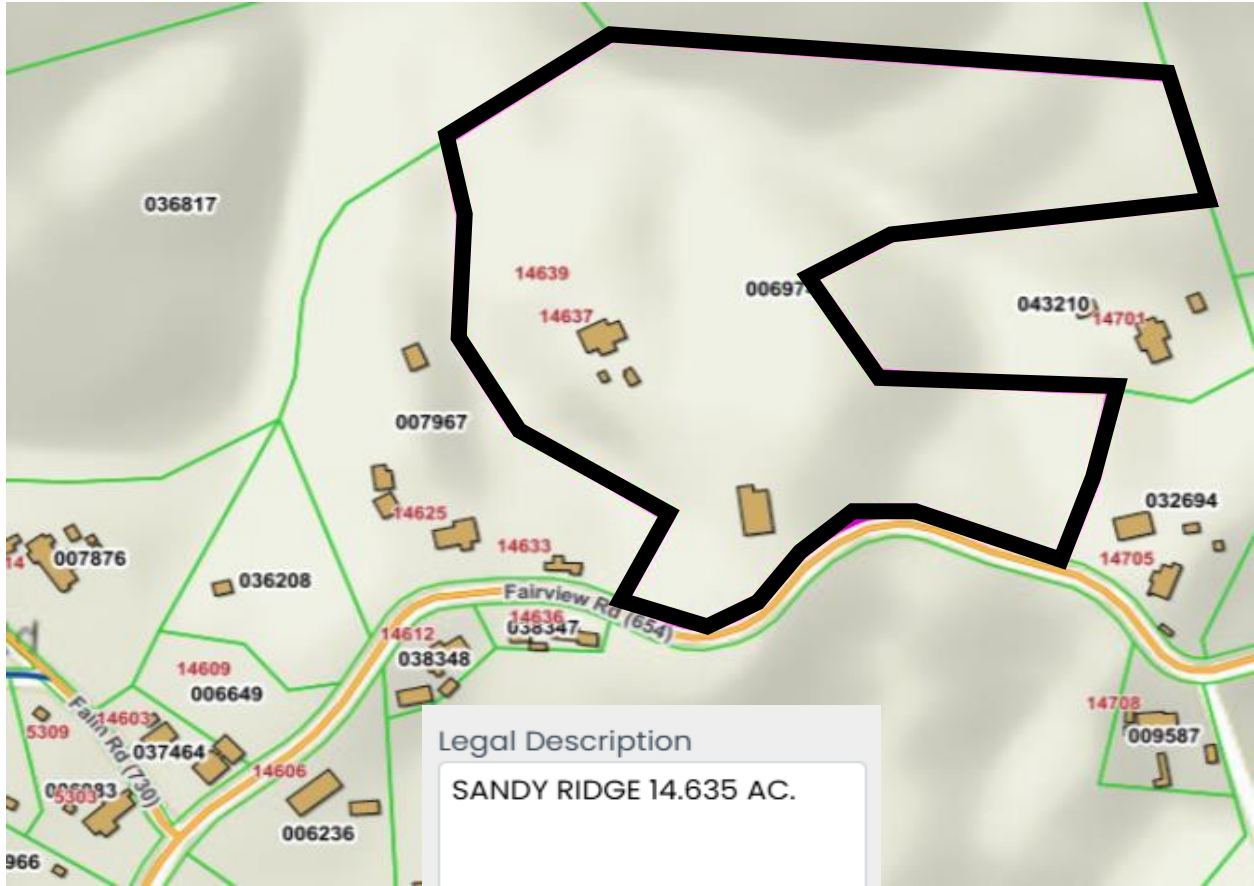
Total Value

\$29,800

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Property J16

Ricky Lee Hayes and Dale G. Shelton, Jr.



Legal Description

SANDY RIDGE 14.635 AC.

Parcel ID

006974

Owner Name

HAYES RICKY LEE
SHELTON DALE JR G

Owner Address

14707 FAIRVIEW RD
SAINT PAUL, VA 24283

Account Num

R006974

Map Number

042 () 094

Latest Deed

202204936

Acres

14.635

Zoning

Agricultural-Rural Resident

Land Value

\$18,600

Building Value

\$70,200

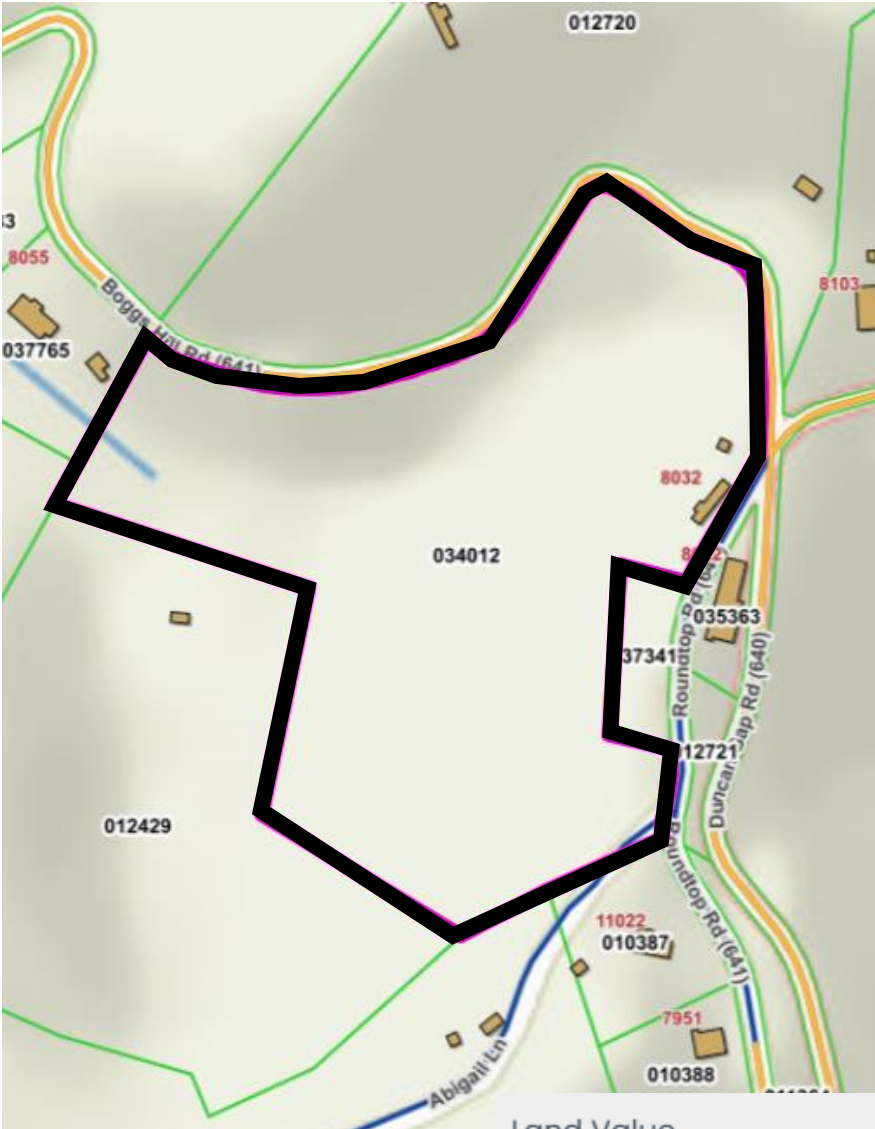
Total Value

\$88,800

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Property J17

Delmar Underwood and Lona Underwood



Legal Description

DUNCAN GAP 11.696 AC

Account Num

R034012

Map Number

028 () 013B

Latest Deed

Acres

11.696

Zoning

Agricultural-Rural Resident

Parcel ID

034012

Owner Name

UNDERWOOD DELMAR
UNDERWOOD LONA

Owner Address

PO BOX 3011
WISE, VA 24293-3011

Land Value

\$15,800

Building Value

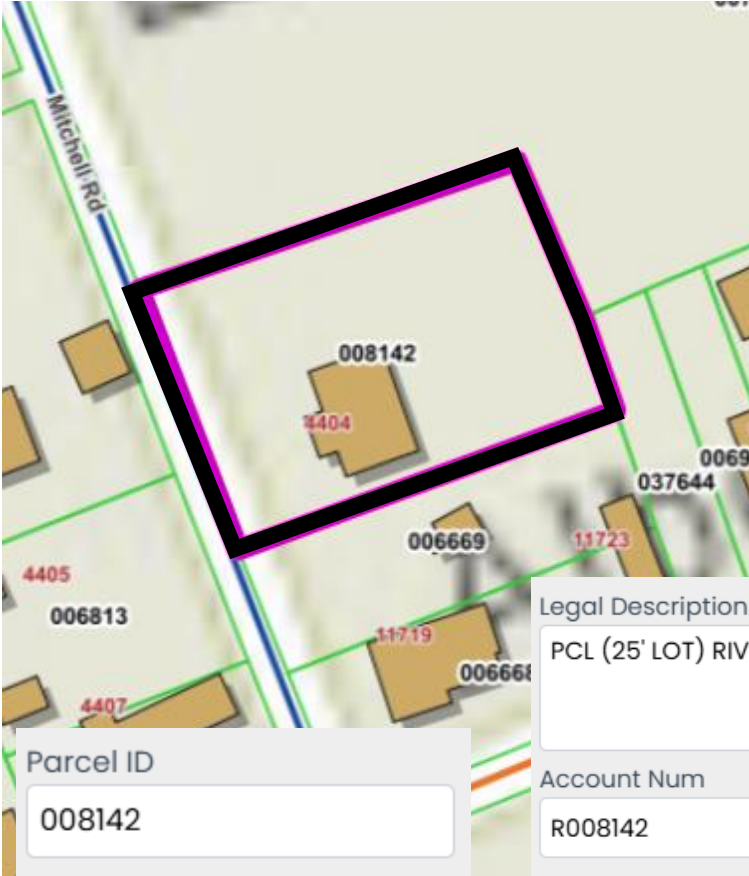
\$4,500

Total Value

\$20,300

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Property J18
Charles S. Mullins



Legal Description
 PCL (25' LOT) RIVERVIEW

Account Num
 R008142

Map Number
 054D (01) 023 003A

Latest Deed
 201002773

Acres

Zoning
 General Residential

Parcel ID
 008142

Owner Name
 MULLINS CHARLES S

Owner Address
 C/O REBECCA BULLION
 PO BOX 492
 COEBURN, VA 24230-4003

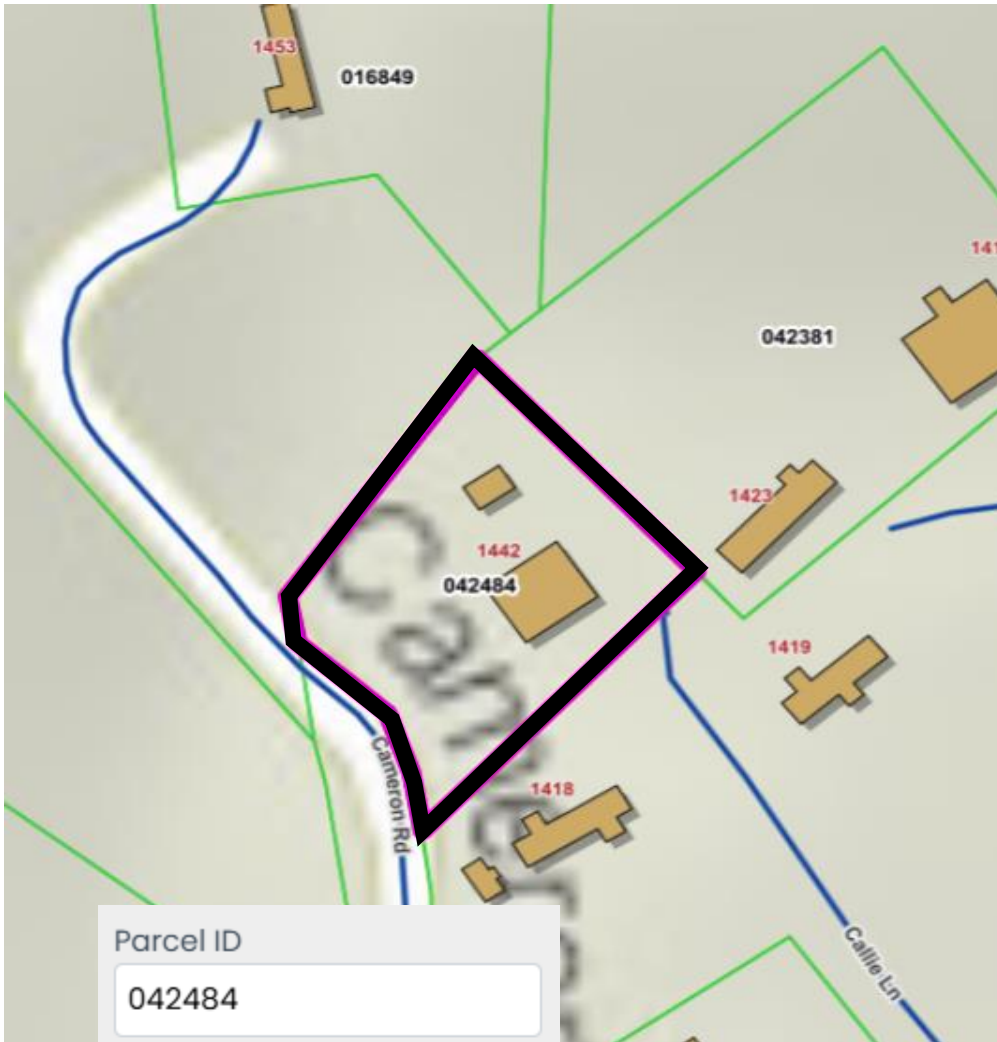
Land Value
 \$5,000

Building Value
 \$37,800

Total Value
 \$42,800

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Property J19
Breanne Cress



Legal Description
PCL 151.51X150.66X170X95'
(ABT .45AC) POWELL RIVER
NR BSG

Account Num
R042484

Map Number
075 () 057F

Latest Deed
201400877

Acres
0.45

Zoning
Single-Family Residential

Parcel ID
042484

Owner Name
CRESS BREANNE

Owner Address
1442 CAMERON RD
BIG STONE GAP, VA 24219

Land Value
\$4,200

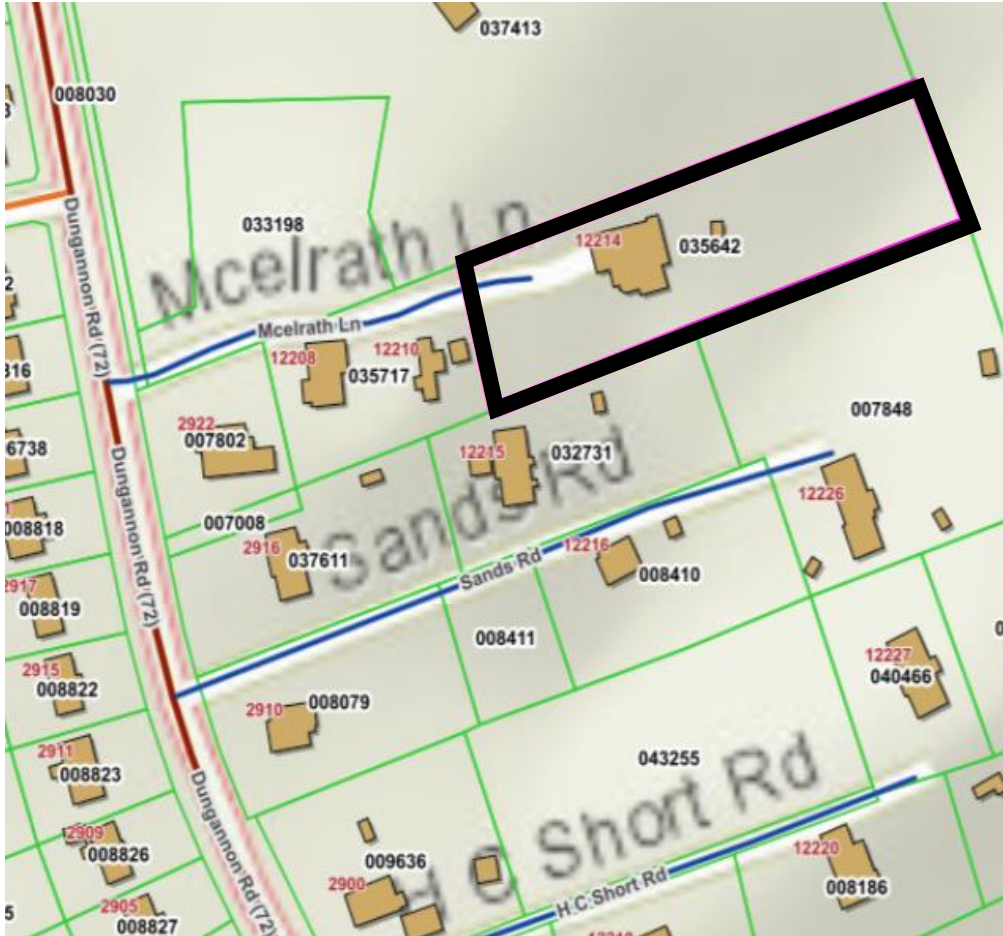
Building Value
\$38,100

Total Value
\$42,300

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Property J20

Clyde D. Johnson and Mary T. Johnson



Legal Description

1.684 AC-COEBURN-
DUNGANNON RD

Account Num

R035642

Map Number

069 () 025A

Latest Deed

970003562

Acres

1.684

Zoning

Agricultural-Rural Resident

Parcel ID

035642

Owner Name

JOHNSON CLYDE D
JOHNSON MARY T

Owner Address

12214 MCEL RATH LANE
COEBURN, VA 24230

Land Value

\$13,400

Building Value

\$144,500

Total Value

\$157,900

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Property J22
Margaret A. White

Parcel ID
017041

Owner Name
WHITE MARGARET A

Owner Address
1750 ANGLIQUE DRIVE
DECATUR, GA 30033

Legal Description
NR. ESG (3 TRS 89.812 AC.)
27.39AC.

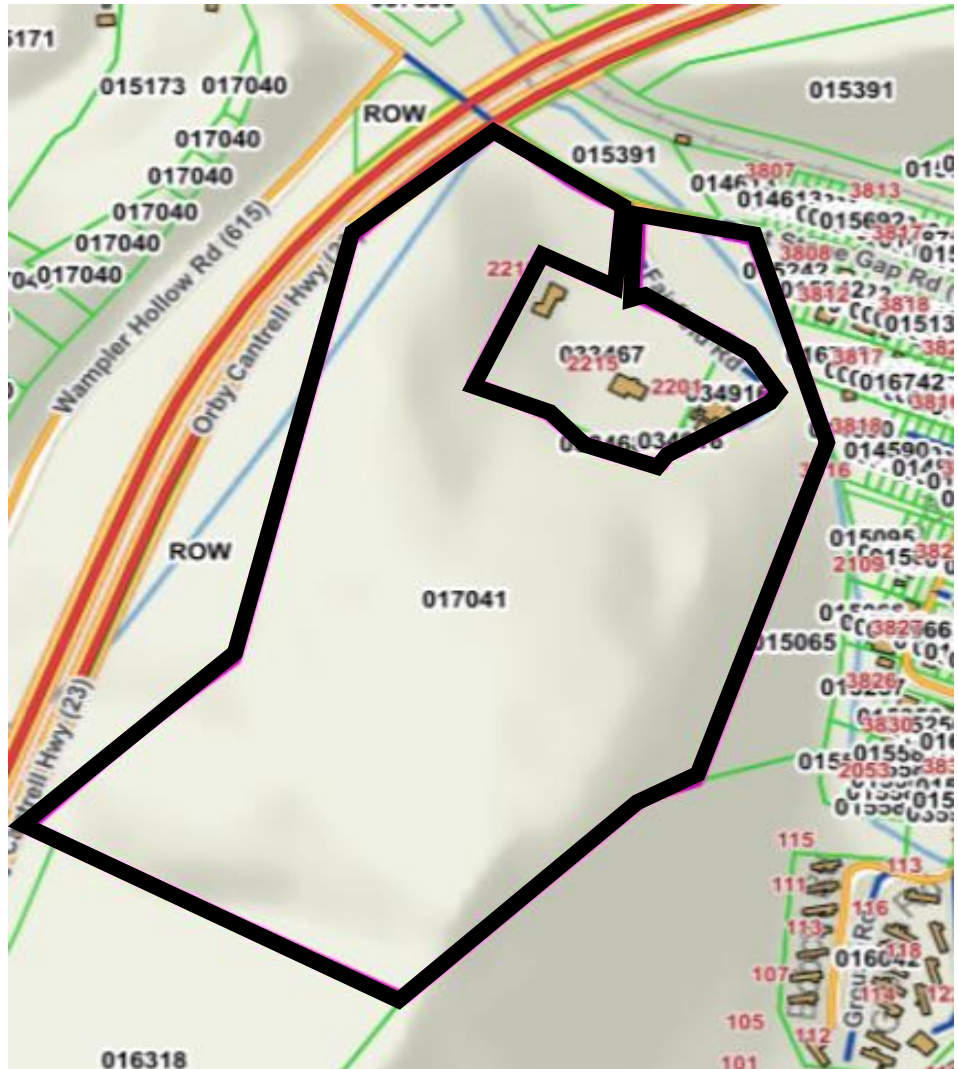
Account Num
R017041

Map Number
077 () 087

Latest Deed

Acres
27.39

Zoning
Agricultural-Rural Resident



Land Value
\$24,700

Building Value
\$0

Total Value
\$24,700

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Property J23
Margaret A. White



Parcel ID
002037

Owner Name
WHITE MARGARET A

Owner Address
1750 ANGLIQUE DRIVE
DECATUR, GA 30033

Land Value
\$20,000

Building Value
\$130,500

Total Value
\$150,500

Legal Description
15-16 BK 38 P 1

Account Num
R002037

Map Number
076A6 (05) 038 015 -16

Latest Deed

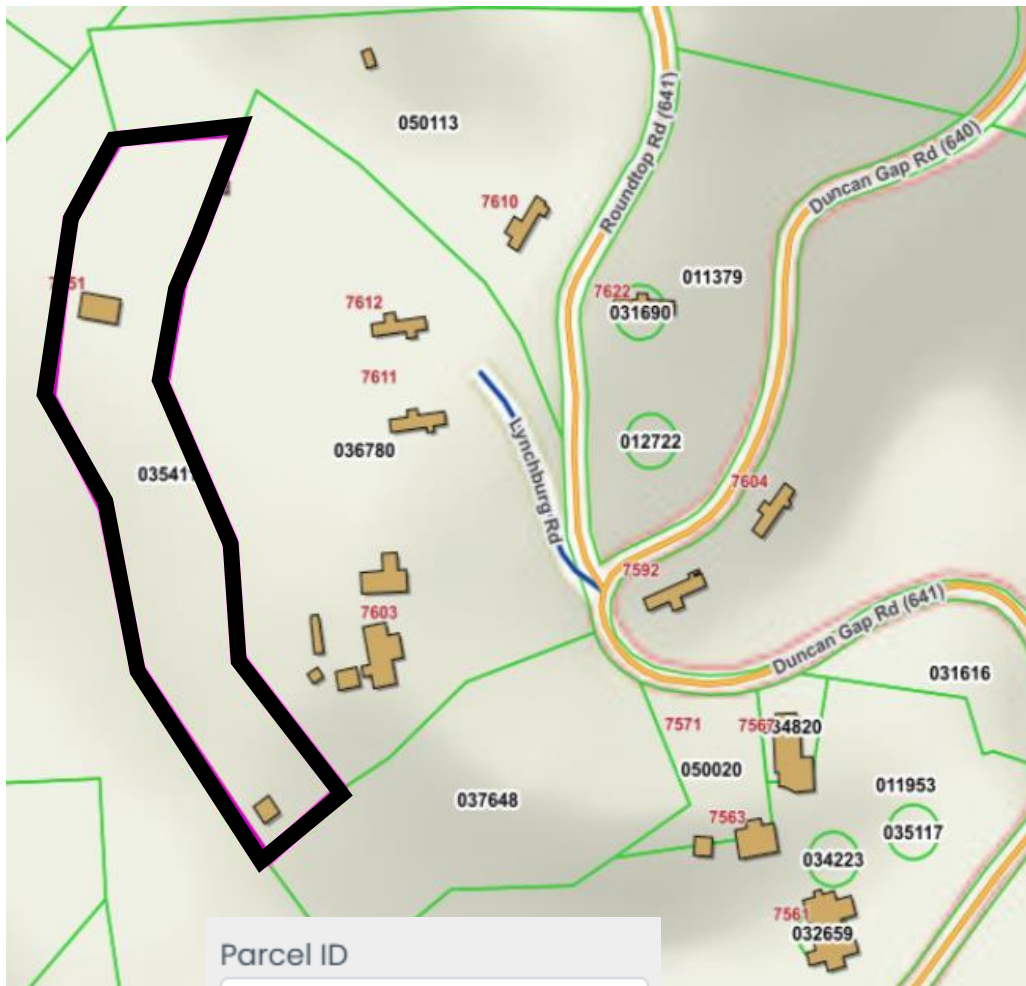
Acres

Zoning
Residential

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Property J24

David W. Blevins, Life Estate and Lisa L. Blevins, Life Estate



Parcel ID

035411

Owner Name

BLEVINS DAVID W LIFE
ESTATE

BLEVINS LISA L LIFE ESTATE

Owner Address

C/O BLEVINS LISA
2525 BAY MEADOWS WAY
SEVIERVILLE, TN 37876-7971

Land Value

\$10,600

Building Value

\$43,900

Total Value

\$54,500

Legal Description

2.815AC.HURRICANE
BRANCH

Account Num

R035411

Map Number

028 () 079E

Latest Deed

200204555

Acres

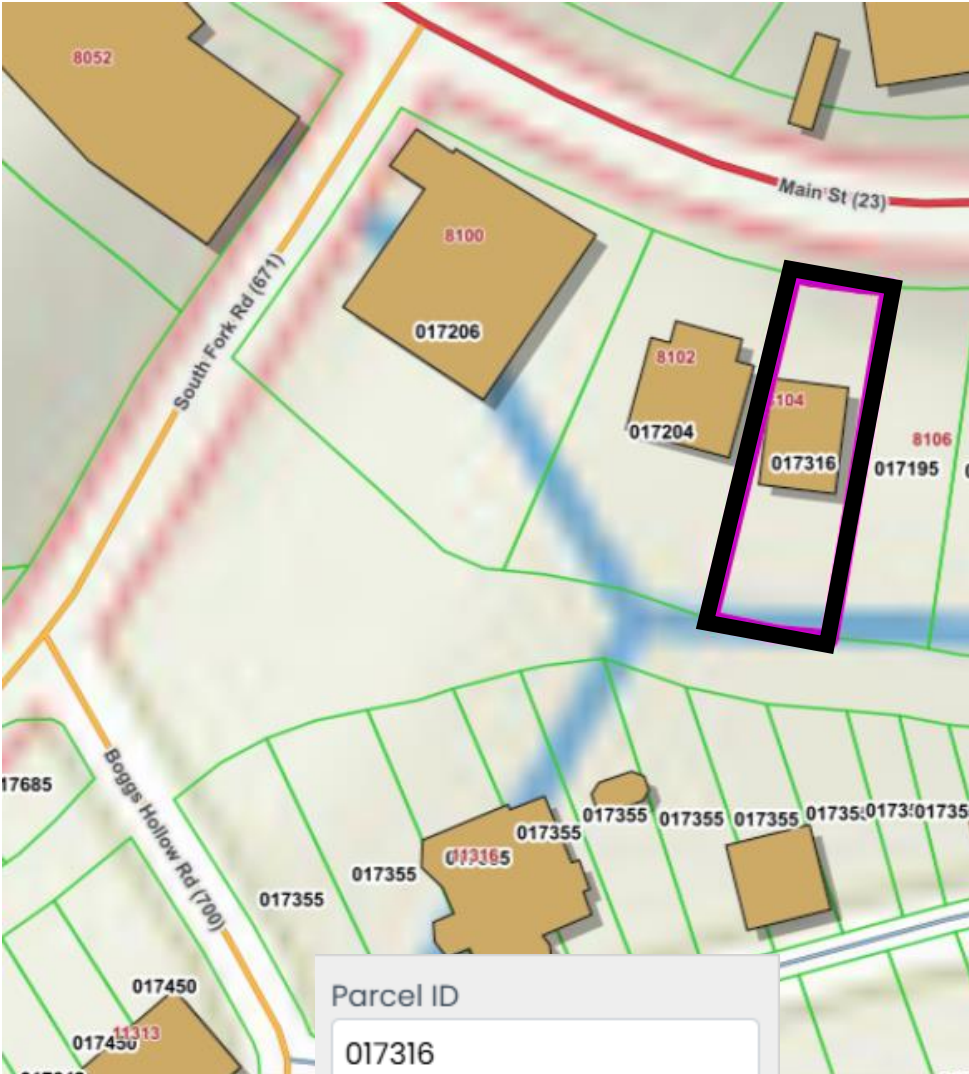
2.815

Zoning

Agricultural-Rural Resident

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Property J25
Hometown Legacy Enterprises, Inc.



Legal Description

1 J.M. WRIGHT TO CUMB.
CITY

Account Num

R017316

Map Number

011C (02) 001

Latest Deed

Acres

Zoning

Residential District

Parcel ID

017316

Owner Name

HOMETOWN LEGACY
ENTERPRISES INC

Owner Address

278 KNOB HILL RD
CLINTWOOD, VA 24228

Land Value

\$10,000

Building Value

\$6,200

Total Value

\$16,200

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