

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Dickenson, the undersigned Special Commissioner will offer for sale at a live public auction the following described real estate at **the meeting room outside of the Treasurer's Office, 818 Happy Valley Road, Clintwood, Virginia 24225**, on **June 12, 2025 at 10:00am**.

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 Auctions ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS"). Subsequent announcements take precedence over any prior written or verbal terms of sale.

| | <u>Property Owner(s)</u> | <u>Tax Map No.</u> | <u>TACS No.</u> | <u>Property Description</u> |
|-----|--|--------------------|-----------------|---|
| J1 | Paula Baker | 4193 | 769052 | 11700 Lyons Fork Rd; Lyons Fork 0.25+/- AC 205A-111; Kenady Magisterial District |
| J2 | Gladys Faye Cooper | 17256 | 441935 | Longs Fork 1.3+/- AC; 208D-349A; Clintwood Magisterial District |
| J3 | Dallas W. Carihfield & Danielle S. | 2653 | 490334 | Clinchco Lot 89, 177C-139; Town of Clinchco |
| J4 | Earl W. Gilmore | 2536 | 493870 | Clinchco Lot 27; 177C-174; Town of Clinchco |
| J5 | Raymond Hamilton | 4693 | 580121 | Caney Creek 11.25+/- AC; 192C-1068; Kenady Magisterial District |
| J6 | REDEEMED | REDEEMED | REDEEMED | REDEEMED |
| J7 | Eugene M. Miller | 2936 | 769081 | Priest Fork 51.0+/- AC & 61 Poles; 123C-1667; Ervinton Magisterial District |
| J8 | Mitchell Rasnick | 3584 | 463163 | Flat Spur 2.04+/- AC; 152A-1904; Ervinton Magisterial District |
| J9 | Paul Rogers & Barbara | 20847 | 407555 | Russell Fork 1.8383+/- AC; 144C-1609A; Willis Magisterial District; (Land Only) *unmapped on GIS* |
| J10 | Allie Silcox | 3749 | 580114 | 122 Matthews Stuart Cir; Clincho Lot 161, 177C-50; Town of Clinchco |
| J11 | Carie T Sutherland George W. Sutherland | 6209 | 396358 | Sandy Ridge 8.5+/- AC, 126C-1814; Ervinton Magisterial District |

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 Dickenson 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 804-548-4424, or by writing to the address below.

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

SAMPLE CONTRACT

At that certain real estate tax sale which closed on Thursday, June 12, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

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

Tax Map Number:

Account Number:

TACS Number:

Buyer's Premium: \$ _____

Bid Deposit: \$ _____

Credit Card Hold: \$(_____)

Total Due Now: \$ _____

SAMPLE CONTRACT

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 Dickenson, 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 (June 12, 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 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 21st day of November, 2024, 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

J1- Paula Baker
Tax Map # 4193 TACS # 769052

Property Address
11700 LYONS FORK RD

Owner Name/Address
BAKER PAULA
11690 LYONS FORK RD
COEBURN VA 24230

Map ID: 00000000004193
Acct No: 538-1

Legal Description: LYONS FORK .25AC
205A-1111

Deed Book/Page: 101 / 375
Instrument: 00 00

Occupancy: DWELLING
Dwelling Type: CONV

Use/Class: SINGLE/FAM RES SUBURB
Year Assessed: 2024

Acreage: 0.250
Year Built: 1952

Land Use:
Total Mineral: \$0
Total Land: \$3,000
Total Improvements: \$48,300
Total Value: \$51,300

Zoning:
District: 03 KENADY
MH/Type:
Condition: AVERAGE

Year Remodeled:
Year Effective: 1950
On Site Date: 08/15/2023
Review Date:



DISCLAIMER: The information 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.

J2- Gladys Faye Cooper
Tax Map # 17256 TACS # 441935

Property Address

Owner Name/Address

COOPER GLADYS FAYE
3842 DC CANEY RIDGE RD
CLINTWOOD VA 24228

Map ID: 00000000017256

Acct No: 3282-1

Legal Description: LONGS FORK 1.3 AC
208D-349A

Plat Book/Page: 238 / 576

Deed Book/Page: 359 / 692

Instrument: 00 00

Occupancy: MISC

Dwelling Type: STORAGE

Use/Class: SINGLE/FAM RES SUBURB

Acreage: 1.300

Year Assessed: 2024

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 01 CLINTWOOD

Year Effective:

Total Land: \$5,200

MH/Type:

On Site Date: 04/28/2023 **Total Improvements:** \$4,900

Condition:

Review Date:

Total Value: \$10,100



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**J3- Dallas W. Carihfield & Danielle S.
Tax Map # 2653 TACS # 490334**

Property Address

Owner Name/Address

CRIHFIELD DALLAS W & DANIELLE S
P O BOX 222
CLINCHCO VA 24226

Map ID: 00000000002653

Acct No: 5356-1

Legal Description: CLINCHCO LOTS 89

177C-139

Plat Book/Page: 461 / 415

Deed Book/Page: 471 / 412

Will Book/Page: 31 / 45

Instrument: 00 00

Occupancy: VACANT AO

Dwelling Type: LAND

Use/Class: SINGLE/FAM RES URBAN

Acreage: 0.000

Year Assessed: 2024

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 11 TOWN OF CLINCHCO

Year Effective:

Total Land: \$4,000

MH/Type:

On Site Date: 04/05/2023

Total Improvements: \$1,900

Condition:

Review Date:

Total Value: \$5,900



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J4- Earl W. Gilmore
Tax Map # 2536 TACS # 493870

Property Address

Owner Name/Address

GILMORE EARL W
C/O HELENA MARTIN-GOODE
5919 WARWICK RD

Map ID: 00000000002536 RICHMOND VA 23224

Acct No: 4520-1

Legal Description: CLINCHCO LOT 27
177C-174

Deed Book/Page: 188 / 339

Instrument: 00 00

Occupancy: DWELLING

Dwelling Type: CONV

Use/Class: SINGLE/FAM RES URBAN

Acreage: 0.000

Year Assessed: 2024

Year Built: 1920

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 11 TOWN OF CLINCHCO

Year Effective: 1920

Total Land: \$6,000

MH/Type:

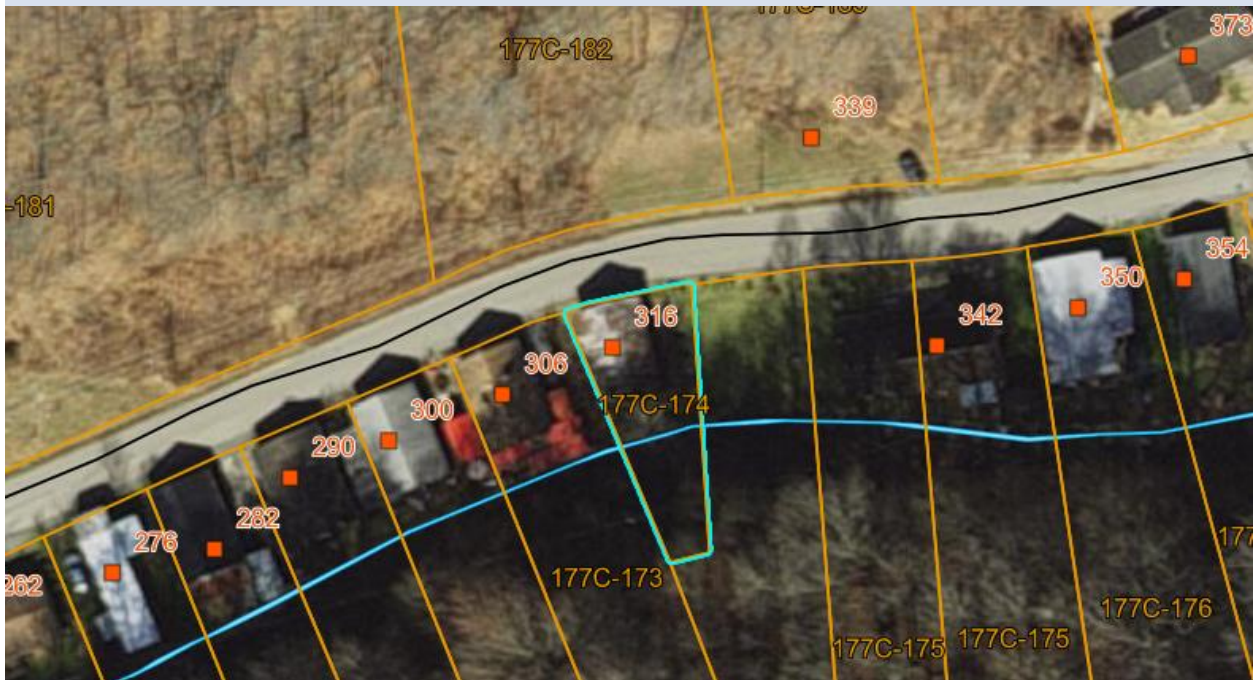
On Site Date: 04/10/2023

Total Improvements: \$10,600

Condition: POOR

Review Date:

Total Value: \$16,600



J5- Raymond Hamilton
Tax Map # 4693 TACS # 580121

Property Address

Owner Name/Address

HAMILTON RAYMOND & LORETTA
719 PAUL STANLEY RD
COEBURN VA 24230

Map ID: 00000000004693

Acct No: 4781-1

Legal Description: CANEY CREEK 11.25AC
192C-1068

Deed Book/Page: 146 / 295

Instrument: 00 00

Occupancy: DWELLING

Dwelling Type: CONV

Use/Class: SINGLE/FAM RES SUBURB

Acreage: 11.250

Year Assessed: 2024

Year Built: 1970

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 03 KENADY

Year Effective: 1972

Total Land: \$18,600

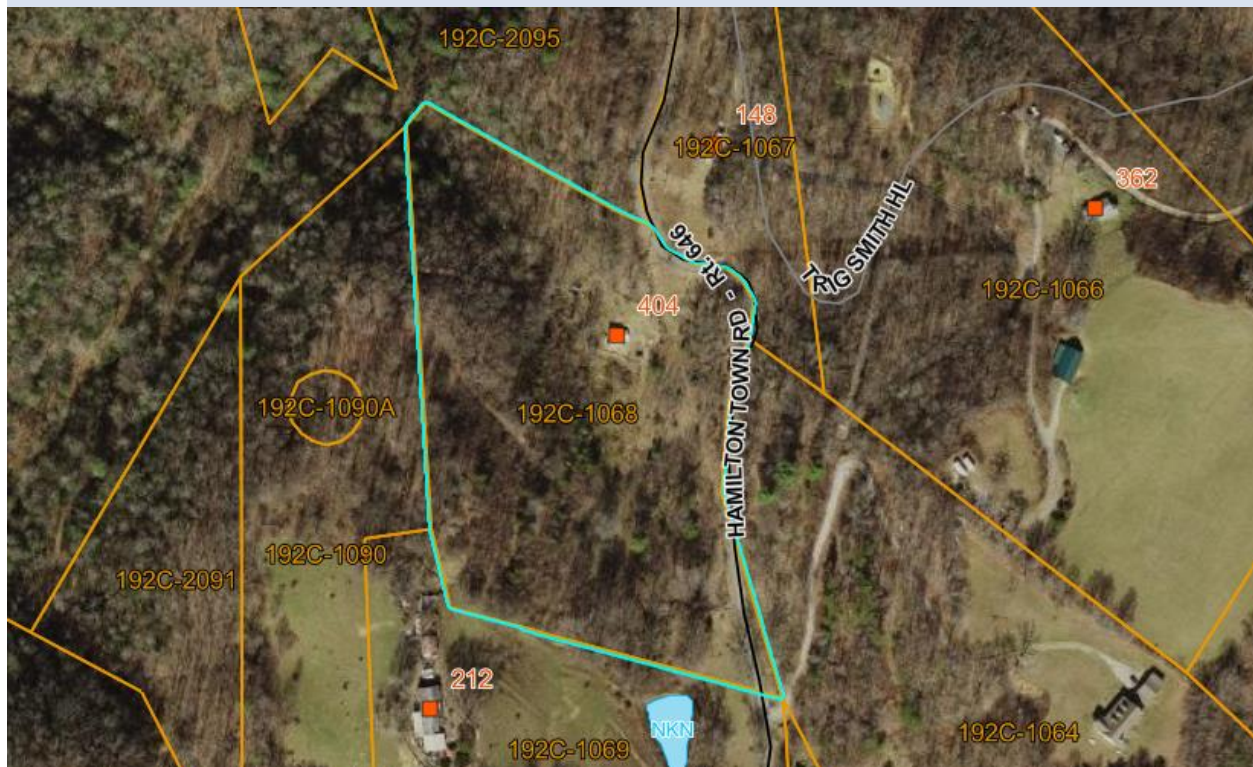
MH/Type:

On Site Date: 10/06/2023 **Total Improvements:** \$19,900

Condition: POOR

Review Date:

Total Value: \$38,500



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REDEEMED

J6- Karen Lynn Hill
Tax Map # 7279 TACS # 225573

Property Address
1910 BARTLICK RD

Owner Name/Address
HILL KAREN LYNN
1910 BARTLICK RD
HAYSI VA 24256

Map ID: 00000000007279

Acct No: 5043-1

Legal Description: BARTLICK 1AC
143C-1724

Plat Book/Page: 0000 / No Page

Deed Book/Page: 0163 / 110

Will Book/Page: 37 / 401

Instrument: 00 00

Occupancy: DWELLING

Dwelling Type: DW

Use/Class: SINGLE/FAM RES SUBURB

Acreage: 1.000

Year Assessed: 2024

Year Built: 1993

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 04 SANDLICK

Year Effective: 1983

Total Land: \$6,000

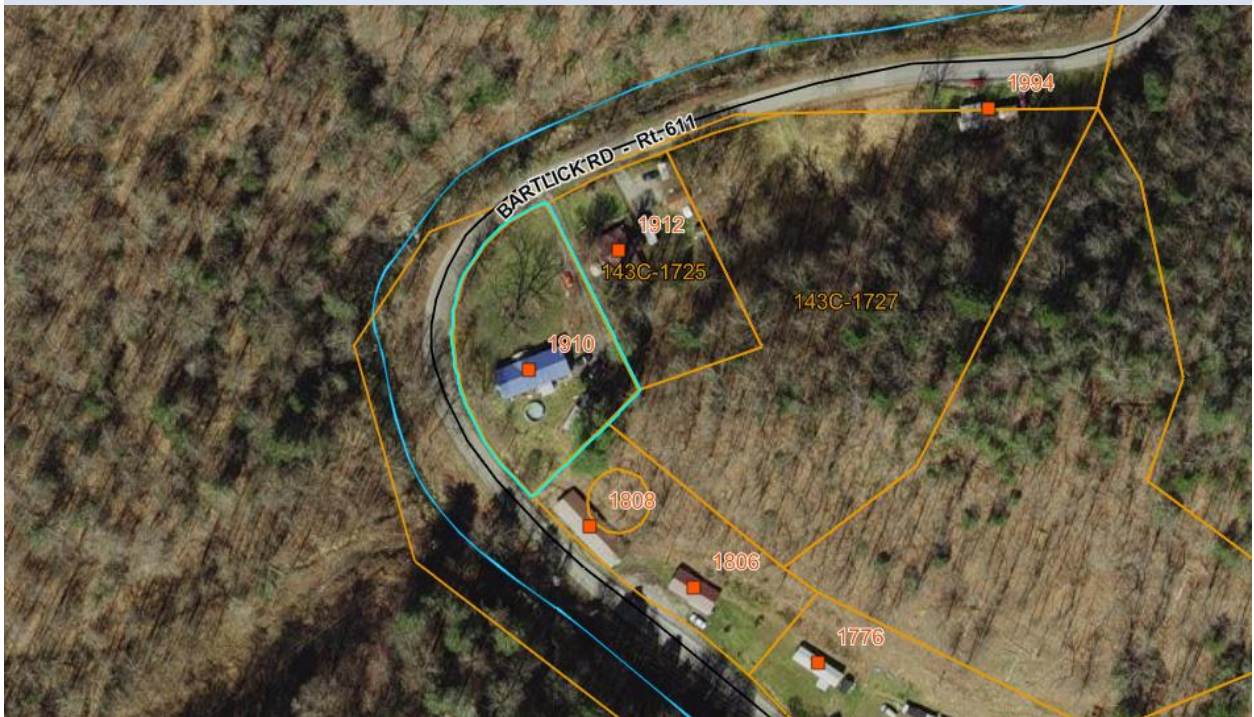
MH/Type:

On Site Date: 08/04/2023 **Total Improvements:** \$65,500

Condition: FAIR

Review Date:

Total Value: \$71,500



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J7- Eugene M. Miller & Phyllis
Tax Map # 2936 TACS # 769081

Property Address

Owner Name/Address

MILLER EUGENE M & PHYLLIS
893 THOMAS RD
GRANDVIEW HTS

Map ID: 00000000002936 COLUMBUS OH 43212

Acct No: 6653-1

Legal Description: PRIEST FORK 51AC & 61 POLES
123C-1667

Deed Book/Page: 157 / 325

Instrument: 00 00

Occupancy: DWELLING

Dwelling Type: CONV

Use/Class: AGRICULTURAL 20-100 AC

Acreage: 51.350

Year Assessed: 2024

Year Built: 1920

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 02 ERVINTON

Year Effective: 1920

Total Land: \$30,800

MH/Type:

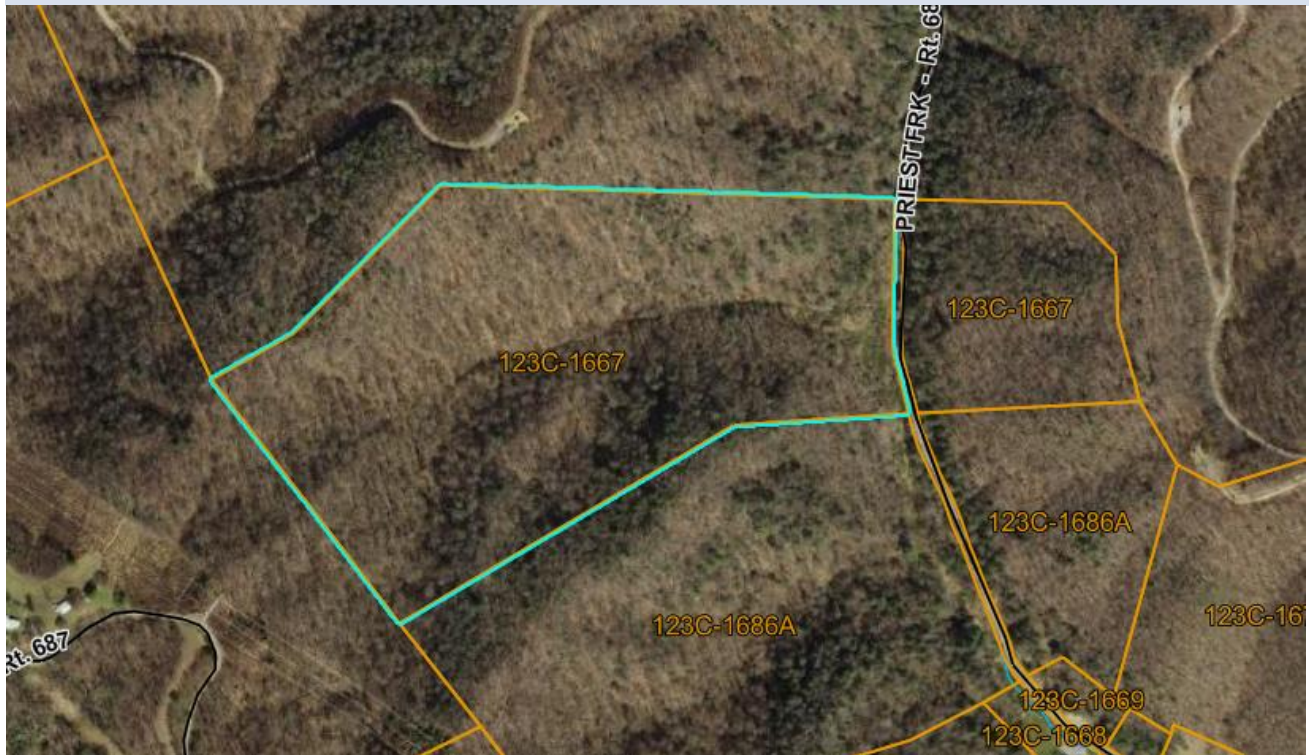
On Site Date: 09/19/2023

Total Improvements: \$0

Condition:

Review Date:

Total Value: \$30,800



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J8- Mitchell Rasnick
Tax Map # 3584 TACS # 463163

Property Address

Owner Name/Address

RASNICK MITCHELL D
C/O DONALD RASNICK
P O BOX 864

Map ID: 00000000003584 SAINT PAUL VA 24283

Acct No: 10347-1

Legal Description: FLAT SPUR 2.04AC

152A-1904

Plat Book/Page: 23 / 684

Deed Book/Page: 000 / No Page

Instrument: 00 00

Occupancy: DWELLING

Dwelling Type: CONV

Use/Class: SINGLE/FAM RES SUBURB

Acreage: 2.040

Year Assessed: 2024

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 02 ERVINTON

Year Effective:

Total Land: \$10,900

MH/Type:

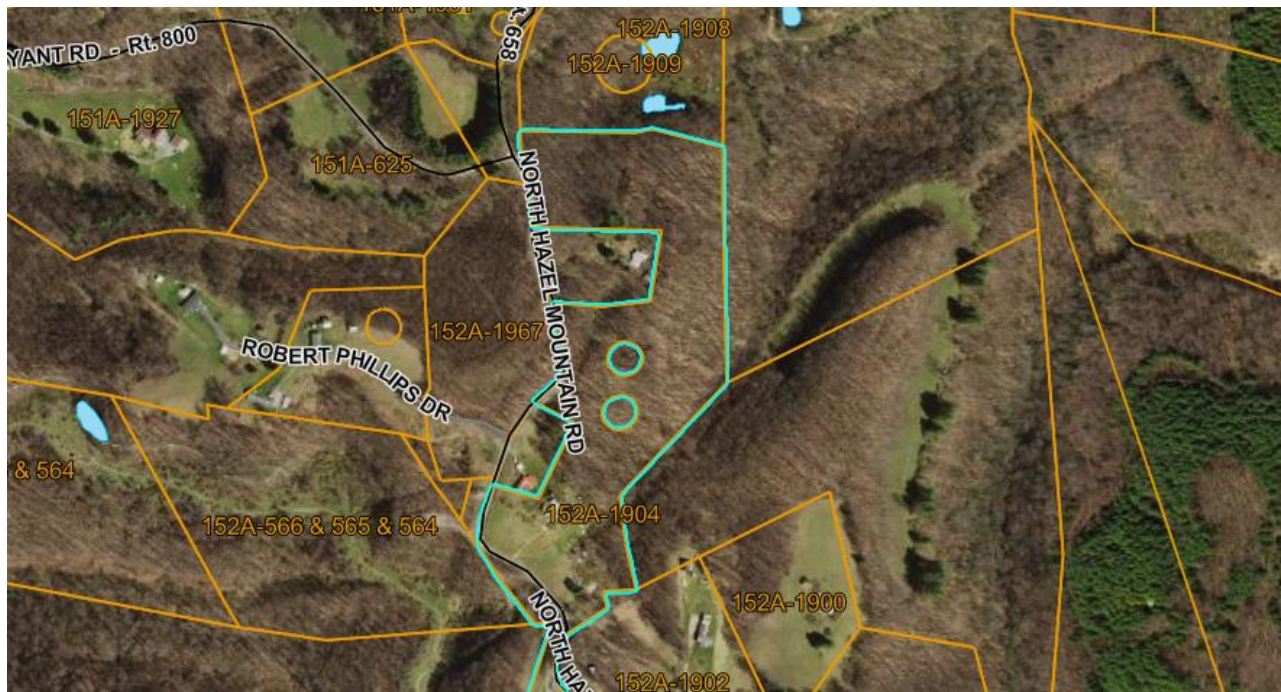
On Site Date: 07/19/2023

Total Improvements: \$4,700

Condition:

Review Date:

Total Value: \$15,600



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J9- Paul Rogers & Barbara
Tax Map # 20847 TACS # 407555

Property Address

Owner Name/Address

ROGERS PAUL & BARBARA
P O BOX 734
HAYSI VA 24256

Map ID: 00000000020847

Acct No: 1828146-1

Legal Description: RUSSELL FORK 1.8383 AC
144C-1609A

Deed Book/Page: 354 / 341

Occupancy: MISC/Mobile Home Personal

Dwelling Type: MH HOOKUP

Use/Class: SINGLE/FAM RES SUBURB

Acreage: 1.840

Year Assessed: 2024

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 05 WILLIS

Year Effective:

Total Land: \$9,700

MH/Type: Y P

On Site Date: 08/08/2023 **Total Improvements:** \$4,000

Condition:

Review Date:

Total Value: \$13,700

****UNMAPPED ON GIS****

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J10- Allie Silcox
Tax Map # 3749 TACS # 580114

Property Address

122 MATTHEWS STUART CIR

Owner Name/Address

SILCOX ALLIE

C/O FRANK SILCOX

5720 DICKENSON HWY

Map ID: 00000000003749 CLINTWOOD VA 24228

Acct No: 11275-1

Legal Description: CLINCHCO LOT 161

177C-50

Plat Book/Page: 0000 / No Page

Deed Book/Page: 000 / No Page

Instrument: 00 00

Occupancy: DWELLING

Dwelling Type: CONV

Use/Class: SINGLE/FAM RES URBAN

Acreage: 0.000

Year Assessed: 2024

Year Built: 1920

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 11 TOWN OF CLINCHCO

Year Effective: 1920

Total Land: \$4,000

MH/Type:

On Site Date: 04/07/2023 **Total Improvements:** \$14,700

Condition: POOR

Review Date:

Total Value: \$18,700



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J11- Carie T. Sutherland (George W. Sutherland)
Tax Map # 6209 TACS # 396358

Property Address

Owner Name/Address

SUTHERLAND CARIE T
C/O JACK & WINNIE MCCOY
P O BOX 315

Map ID: 00000000006209 NORA VA 24272

Acct No: 12290-1

Legal Description: SANDY RIDGE 8.5AC

126C-1814

Plat Book/Page: 0000 / No Page

Deed Book/Page: 127 / 167

Instrument: 00 00

Occupancy: VACANT

Dwelling Type: LAND

Use/Class: SINGLE/FAM RES SUBURB

Acreage: 8.500

Year Assessed: 2024

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 02 ERVINTON

Year Effective:

Total Land: \$11,200

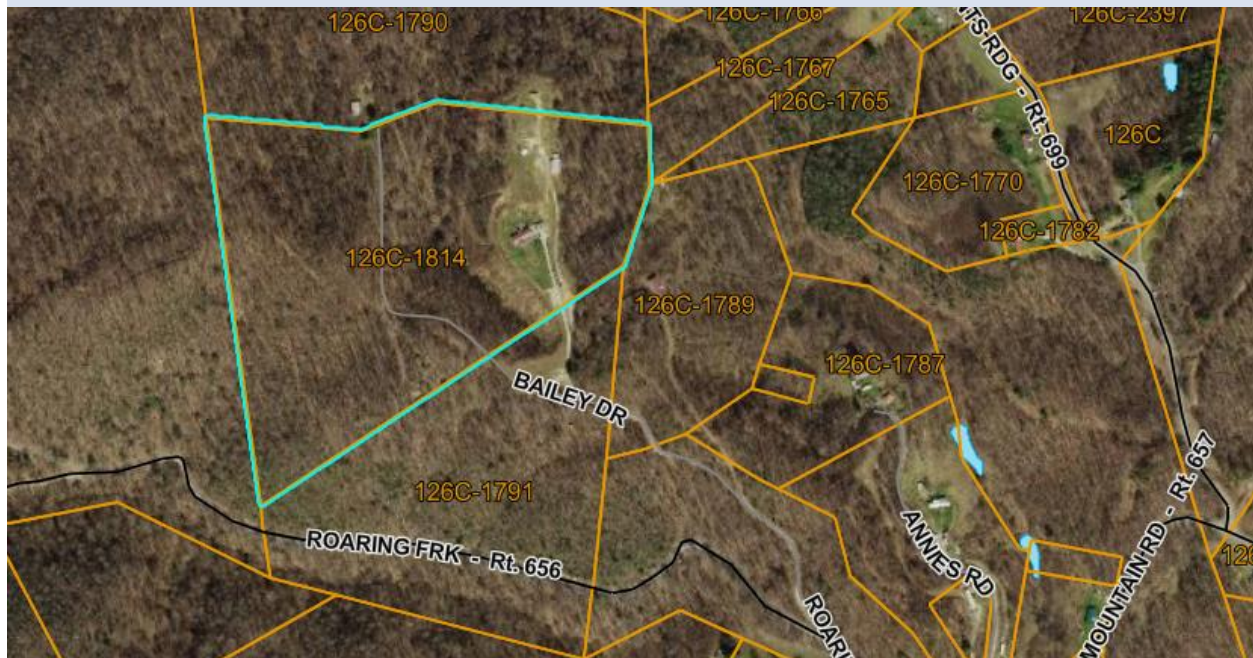
MH/Type:

On Site Date: 05/18/2023 **Total Improvements:** \$0

Condition:

Review Date:

Total Value: \$11,200



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