

**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	11690 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	Karen Lynn Hill	7279	225573	1910 Bartlick Rd; Barlick 1.0+/- AC; 143C-1724; Sandlick Magisterial District
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](http://www.taxva.com), by email to [taxsales@taxva.com](mailto: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.

_____ <b>Signature</b>	_____ <b>Street Address</b>
_____ <b>Name (please print)</b>	_____ <b>City, State, Zip</b>
_____ <b>Telephone</b>	_____ <b>Email Address</b>

Title will be taken in the name of:

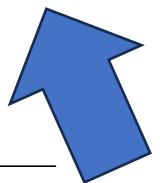
\_\_\_\_\_

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 21<sup>st</sup> 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**

11690 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

**Acreage:** 0.250

**Year Assessed:** 2024

**Year Built:** 1952

**Land Use:**

**Zoning:**

**Year Remodeled:**

**Total Mineral:** \$0

**District:** 03 KENADY

**Year Effective:** 1950

**Total Land:** \$3,000

**MH/Type:**

**On Site Date:** 08/15/2023 **Total Improvements:** \$48,300

**Condition:** AVERAGE

**Review Date:**

**Total Value:** \$51,300



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**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:**

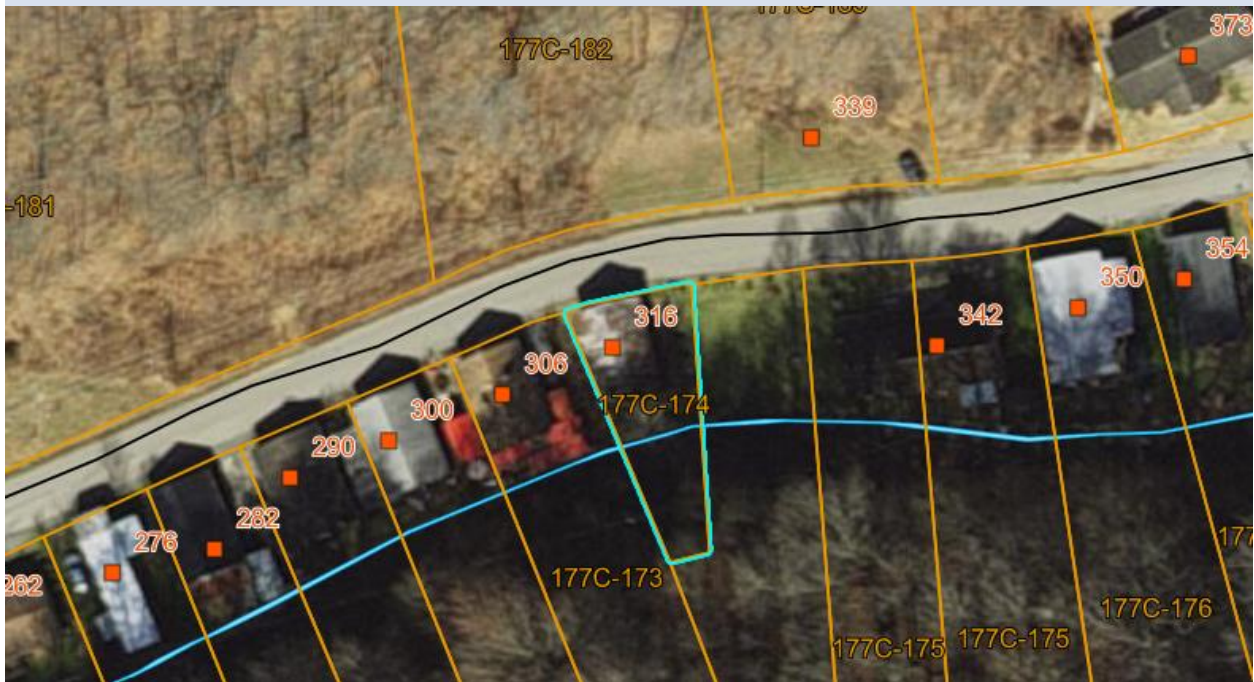
**Total Value:** \$5,900



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<b>Property Address</b>		<b>Owner Name/Address</b>
		GILMORE EARL W
		C/O HELENA MARTIN-GOODE
		5919 WARWICK RD
<b>Map ID:</b> 00000000002536		RICHMOND VA 23224
<b>Acct No:</b> 4520-1		
<b>Legal Description:</b> CLINCHCO LOT 27		
177C-174		
<b>Deed Book/Page:</b> 188 / 339		
<b>Instrument:</b> 00 00		
<b>Occupancy:</b> DWELLING		
<b>Dwelling Type:</b> CONV		
<b>Use/Class:</b> SINGLE/FAM RES URBAN	<b>Acreage:</b> 0.000	
<b>Year Assessed:</b> 2024	<b>Year Built:</b> 1920	<b>Land Use:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 11 TOWN OF CLINCHCO	<b>Year Effective:</b> 1920	<b>Total Land:</b> \$6,000
<b>MH/Type:</b>	<b>On Site Date:</b> 04/10/2023	<b>Total Improvements:</b> \$10,600
<b>Condition:</b> POOR	<b>Review Date:</b>	<b>Total Value:</b> \$16,600



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**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

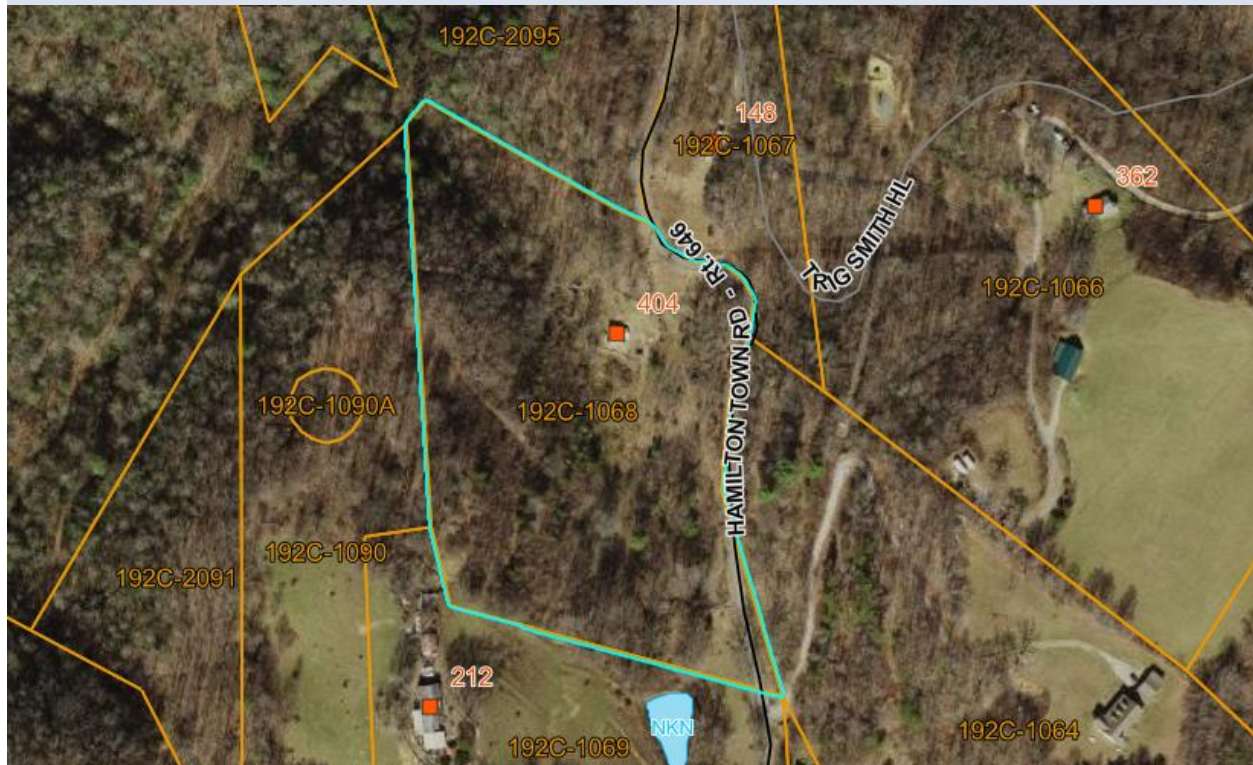
**MH/Type:**

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

**Condition:** POOR

**Review Date:**

**Total Value:** \$38,500



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**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:**

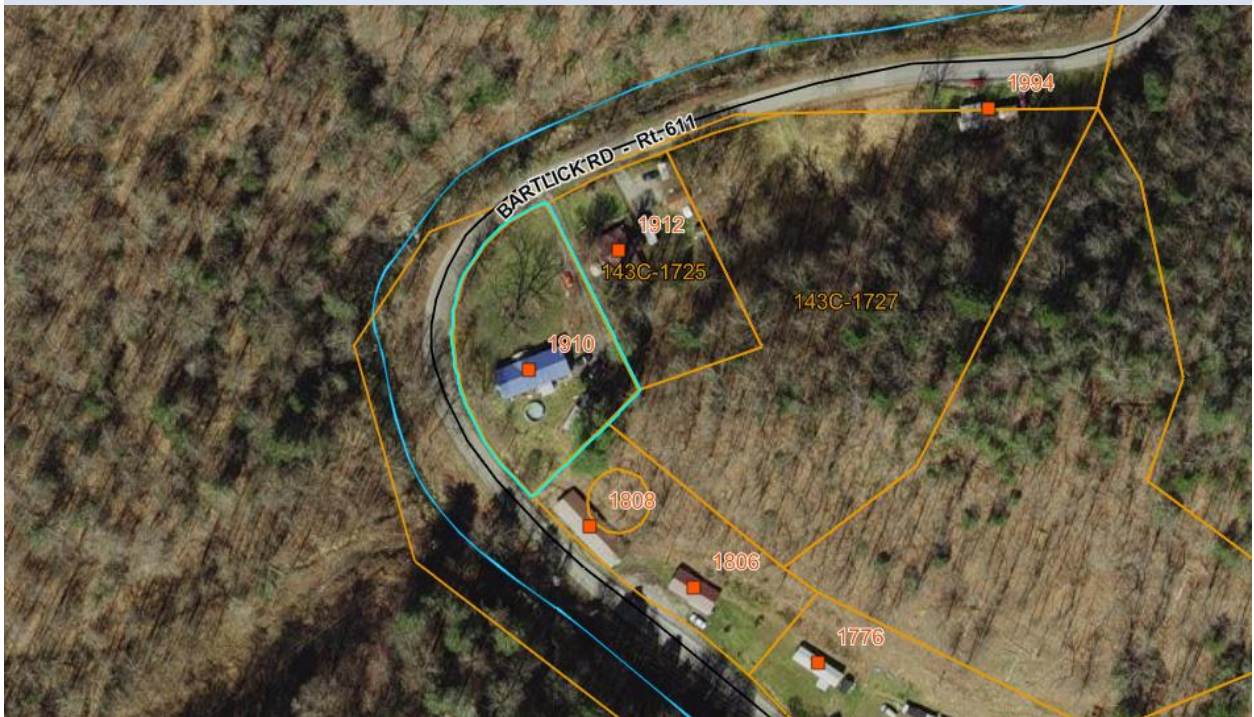
**On Site Date:** 08/04/2023

**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:**

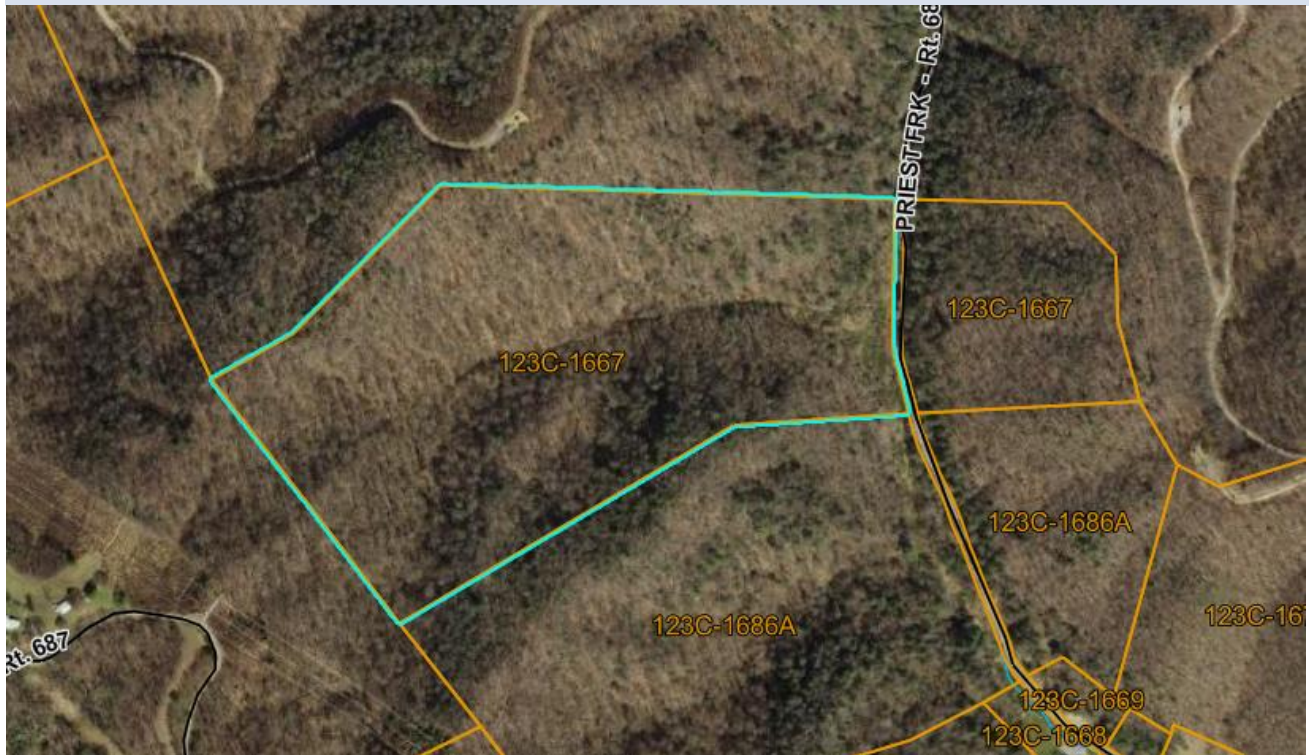
**On Site Date:** 09/19/2023

**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:**

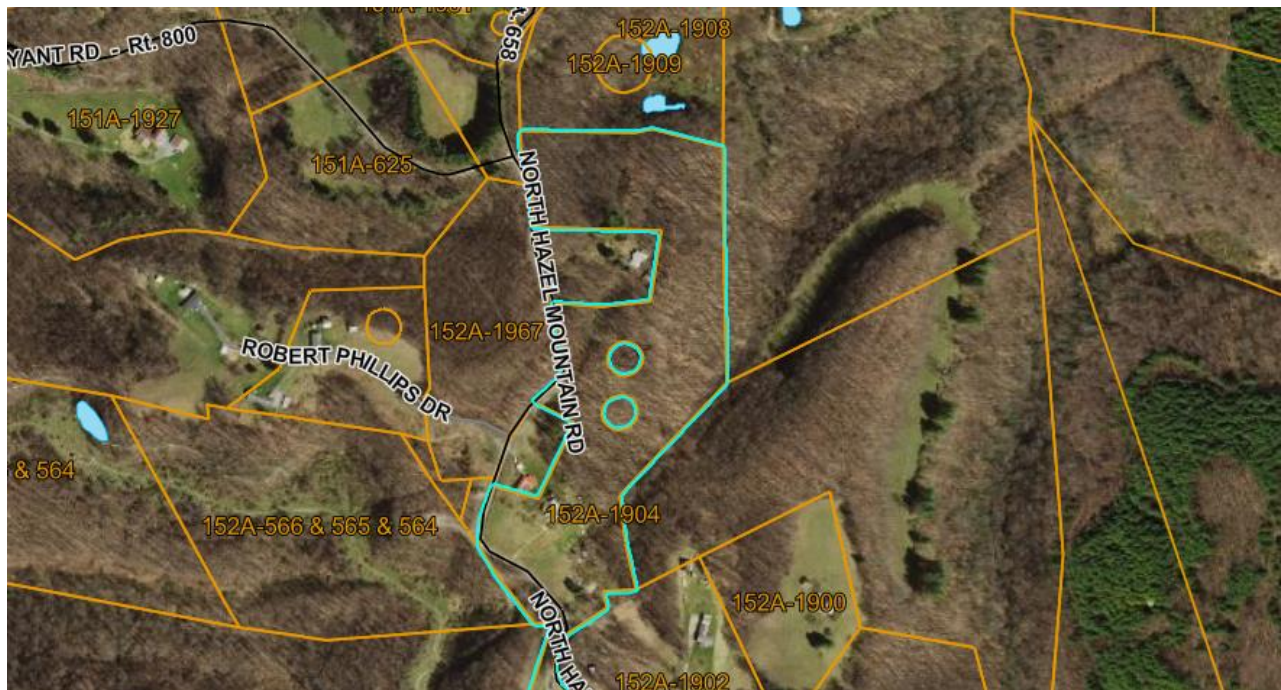
**On Site Date:** 07/19/2023

**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

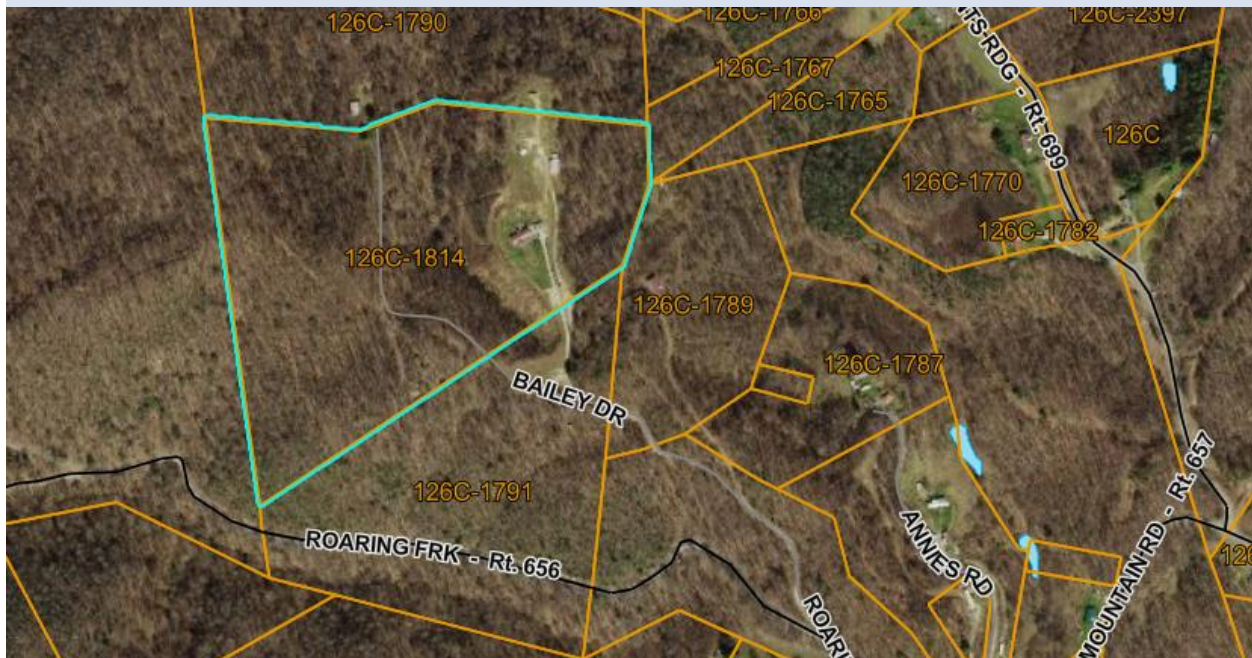
**MH/Type:**

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

**Condition:**

**Review Date:**

**Total Value:** \$11,200



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