

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF DICKENSON, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a live public auction to be held at the **meeting room outside of Treasurer's office, 818 Happy Valley Road, Clintwood, Virginia 24228**, on **June 12, 2025 at 10:00am**.

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be posted or announced Wayne Mefford Auctions ("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.	TACS No.	Property Description
N1	Huey Eisenhower Casteel & Zella Casteel	17451	396384	11174 Dante Mountain Rd; Trammel Lot 34 151D- 1520W; Ervinton Magisterial District
N2	Sherry Hardin	18000	396523	Crooked Branch 0.80 AC 146D-360B; Sandlick Magisterial District
N3	Gregory Lee Mullins	10695	396474	Grand View Add 0.31 AC 208X-628; Town of Clintwood

GENERAL TERMS OF SALE: The Treasurer 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 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 pay the high bid in full, along with the buyer's premium and deed recording costs, following the close of the auction. **There will be a 10% buyer's premium, subject to a minimum of \$150.00, added to the winning bid.**

The highest bidder shall make payment in full on the day of the auction. All payments must be made in the form of personal check, traveler's 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. 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 804-506-3102, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales
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 Thursday, June 12, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Property Owner:

Tax Map Number:

Account Number:

TACS Number:

SAMPLE CONTRACT

Bid Amount: \$_____

Buyer's Premium: \$_____

Deed Recordation Fee: \$_____

Credit Card Hold: \$(_____)

Total Due: \$_____

I understand that the above-referenced "Total Due" is required to be paid today. 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, unknown liens, 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 these limitations. 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 a Special Warranty Deed will be prepared after payment clearance and that the same will be forwarded to the County of Dickenson Circuit Court Clerk's Office for recordation. I understand that I will receive the entered Deed as soon as the same is made available and that I have no right of entry upon the property until such time as the deed is recorded as anticipated herein.

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 the above-named locality, that this contract shall become 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 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 also understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, I agree to forfeit all amounts paid and pay any charges incurred in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

_____ 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 12th day of June, 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

N1- Huey Eisenhower Casteel & Zella Casteel
Tax Map # 17451 TACS # 396384

Legal Description: TRAMMEL LOT 34

151D-1520W

Deed Book/Page: 237 / 749

Instrument: 00 00

Occupancy: VACANT

Dwelling Type: LAND

Use/Class: SINGLE/FAM RES SUBURB

Acreage: 0.000

Year Assessed: 2024

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 02 ERVINTON

Year Effective:

Total Land: \$3,500

MH/Type:

On Site Date: 07/27/2023 **Total Improvements:** \$0

Condition:

Review Date:

Total Value: \$3,500



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.

N2- Sherry Hardin
Tax Map # 18000 TACS # 396523
UNMAPPED

Legal Description: CROOKED BRANCH 0.80 AC

146D-360B

Plat Book/Page: 0354 / 490

Deed Book/Page: 0395 / 303

Instrument: 00 00

Occupancy: MISC

Dwelling Type: MH-HOOKUP

Use/Class: SINGLE/FAM RES SUBURB

Acreage: 0.800

Year Assessed: 2024

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 04 SANDLICK

Year Effective:

Total Land: \$3,800

MH/Type:

On Site Date:

Total Improvements: \$4,000

Condition:

Review Date:

Total Value: \$7,800

N3- Gregory Lee Mullins
Tax Map # 10695 TACS# 396474

Legal Description: GRAND VIEW ADD .31AC

208X-628

Plat Book/Page: 0000 / No Page

Deed Book/Page: 226 / 287

Instrument: 00 00

Occupancy: VACANT AO

Dwelling Type: LAND

Use/Class: SINGLE/FAM RES URBAN

Acreage: 0.310

Year Assessed: 2024

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 06 TOWN OF CLINTWOOD

Year Effective:

Total Land: \$1,200

MH/Type:

On Site Date:

Total Improvements: \$0

Condition:

Review Date:

Total Value: \$1,200



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