

**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 **Wise County School Board Office, Conference Room A, 628 Lake Street NE**, on **November 13, 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 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.	Account No.	TACS No.	Property Description
J1	Lori Michelle Bevins and Sarah Estridge	104A8 (04) 015	031942	945030	671 Woodland Drive, Appalachia 24216
J2	Preston M. Jackson	037 () 079C	038337	762579	7575 Wells Adams Road, Norton 24273
J3	Johnny Edwards	056 () 051C	007409	613384	**land only** Greene Road and Ladybug Lane, Coeburn 24230
J4	Pearl Wheatley	037 () 144A	014290	838703	232 and 234 Dale Street, Wise 24293
J5	Joe A. Kern	081 () 020	015720	508959	722 Fisher Road, Big Stone Gap 24219
J6	David Franklin Ramsey	057 () 049	008178	613207	4131 and 4129 Bull Hill Road, Saint Paul 24283
J7	Billy G. Bevins and Mary C. Bevins	038 () 110	009208	762555	6352 and 6356 Hurricane Road, Wise 24293

J8	Donald R. Wallace	104A5 (06) 032 026-27	18978	146961	342 Callahan Avenue, Appalachia 24216
J9	Virgie S. Elkins	018 () 010H	003099	146797	Vacant; near Short Hollow Road, Pound 24279
J10	Phillip Mullins (Life Estate) and Sammy Mullins	028 () 024A	011681	146886	8212 and 8206 Duncan Gap Road, Wise 24293
J11	Sabrina S. Fields	067 () 031 and 067 () 105	012735 and 012737	508918	2924 Lark Road, Coeburn 24230 *012737 is NOT MAPPED*
J12	Ruby J. Lawson Life Estate and Ashley Lauren Strong	097A3 (07) 013 016	005418	613177	232 North Street NE, Coeburn 24230
J13	Wendy Collins Ellis	076A4 (05) 154 001 -2- 3-4; and , 076A4 (05) 154 00A	000440 and 041077	762565	1203 1st Avenue E, Big Stone Gap 24219

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, 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) 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
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, November 13, 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 (November 13, 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:

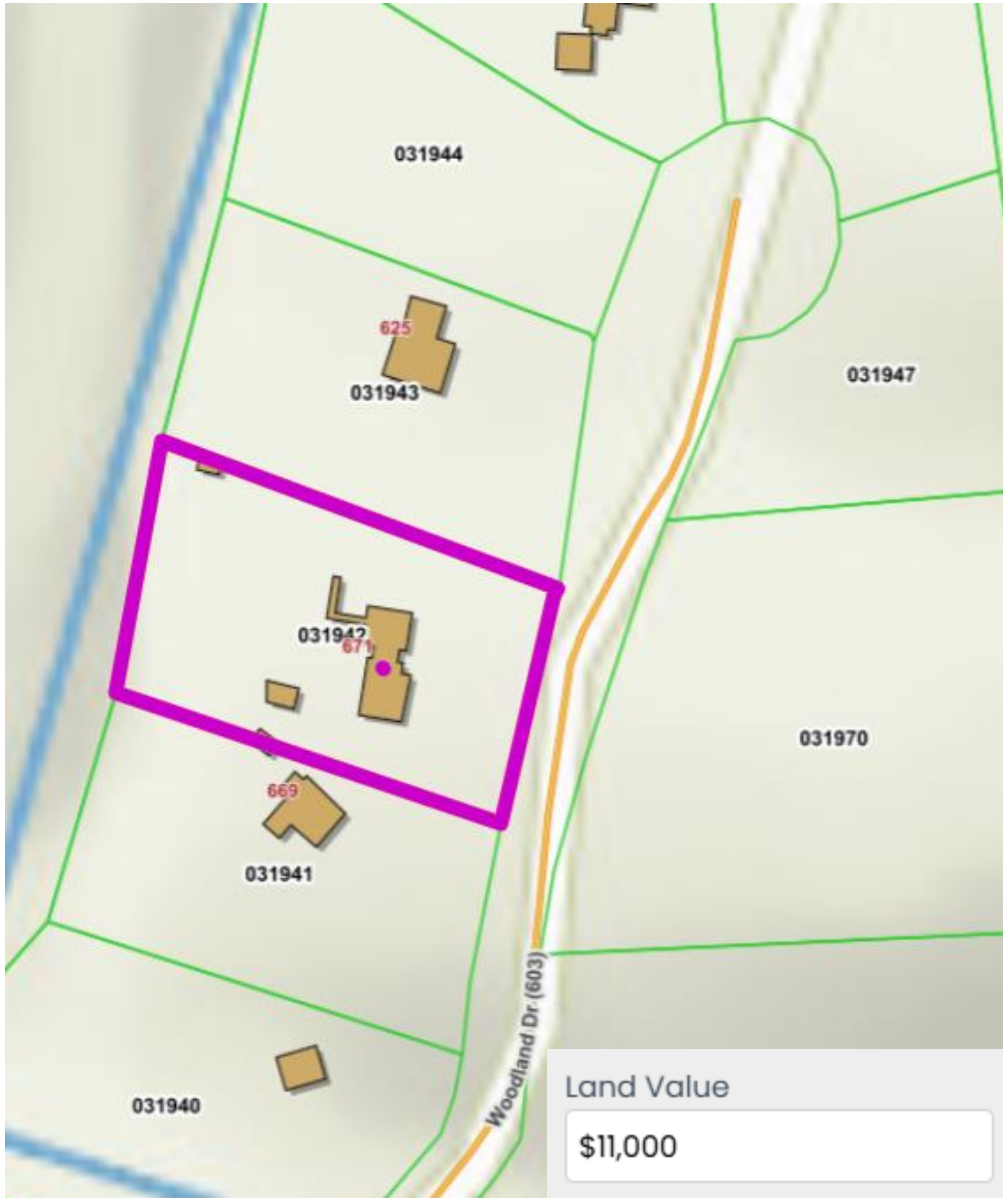
Type of Interest: ☐ Tenants in Common ☐ Tenants by Entirety with ROS ☐ Joint Tenants ☐ None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 13th day of November 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
Lori Michelle Bevins and Sarah Estridge



Land Value

\$11,000

Building Value

\$96,400

Total Value

\$107,400

Parcel ID

031942

Owner Name

BEVINS LORI MICHELLE
ESTRIDGE SARAH

Legal Description

LOT 15 WOODLAND ACRES

Account Num

R031942

Map Number

104A8 (04) 015

Latest Deed

201601873

Acres

Zoning

Single Family Residential

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Property J2
Preston M. Jackson

Parcel ID

038337

Owner Name

JACKSON PRESTON
M

Legal Description

GUEST RIVER 1.117 AC

Account Num

R038337

Map Number

037 () 079C

Latest Deed

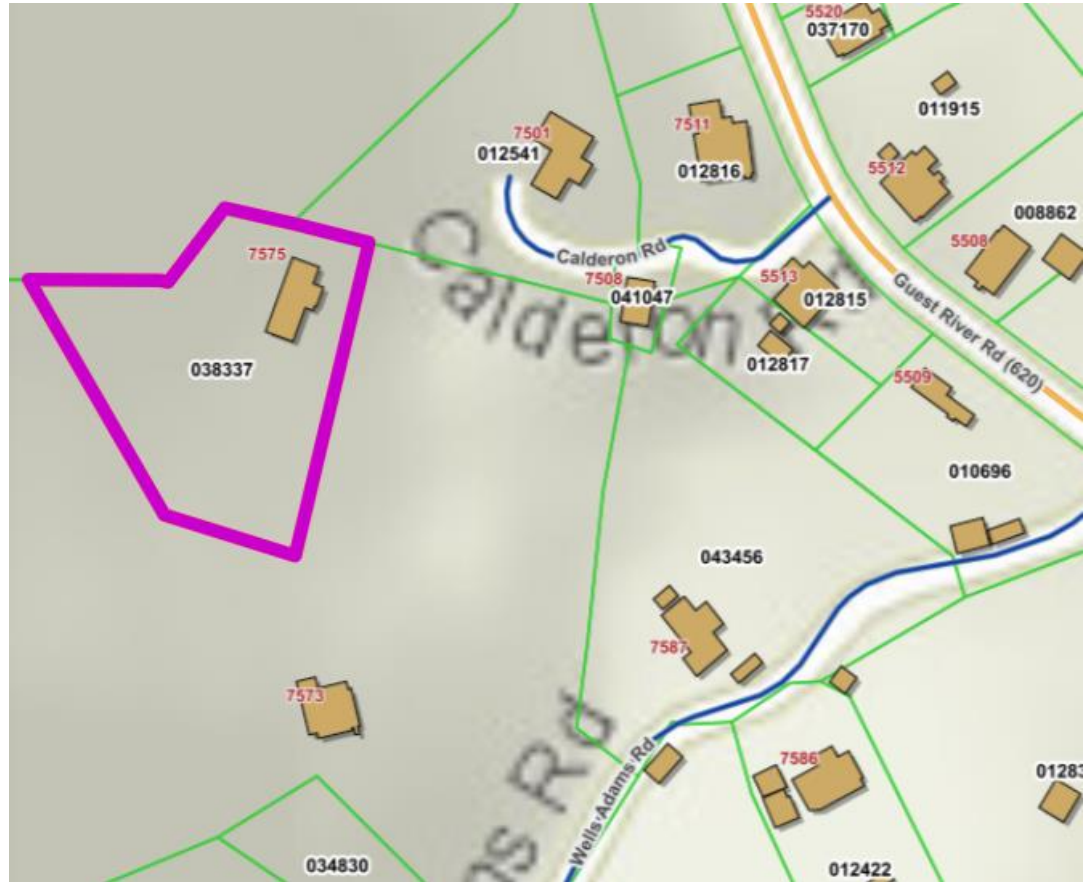
200101740

Acres

1.117

Zoning

General Residential



Land Value

\$7,300

Building Value

\$46,800

Total Value

\$54,100

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Property J3
Johnny Edwards

Parcel ID

007409

Owner Name

EDWARDS JOHNNY

Legal Description

BULL RUN 1.67 AC.

Account Num

R007409

Map Number

056 () 051C

Latest Deed

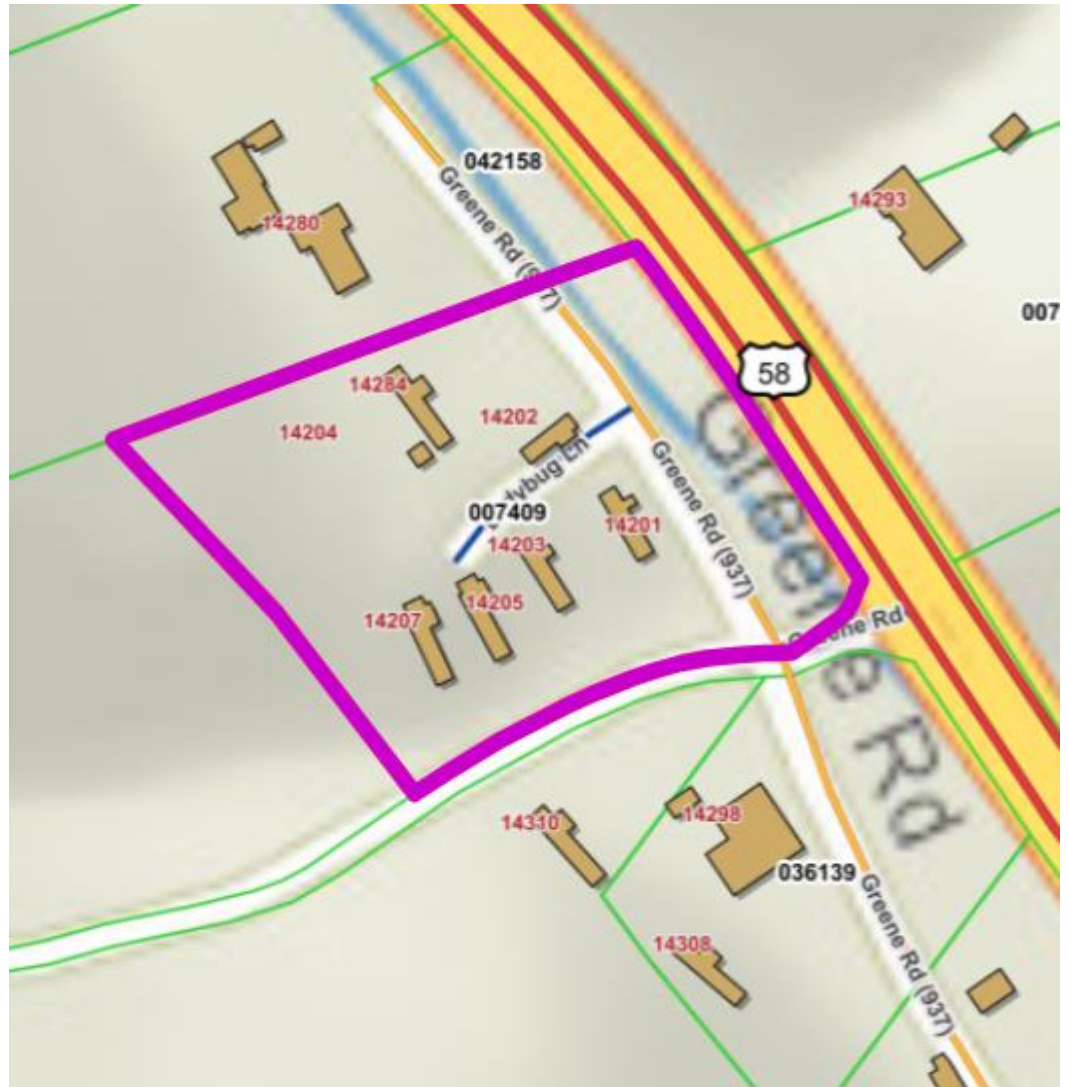
200901577

Acres

1.67

Zoning

General Residential



Land Value

\$21,000

Building Value

\$24,000

Total Value

\$45,000

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**Property J4
Pearl Wheatley Estate**



Land Value

\$34,100

Building Value

\$30,300

Total Value

\$64,400

Parcel ID

014290

Owner Name

WHEATLEY PEARL ESTATE

Legal Description

G.H. STANLEY TR & 1000 SQ
FT 4.19 AC

Account Num

R014290

Map Number

037 () 144A

Latest Deed

Acres

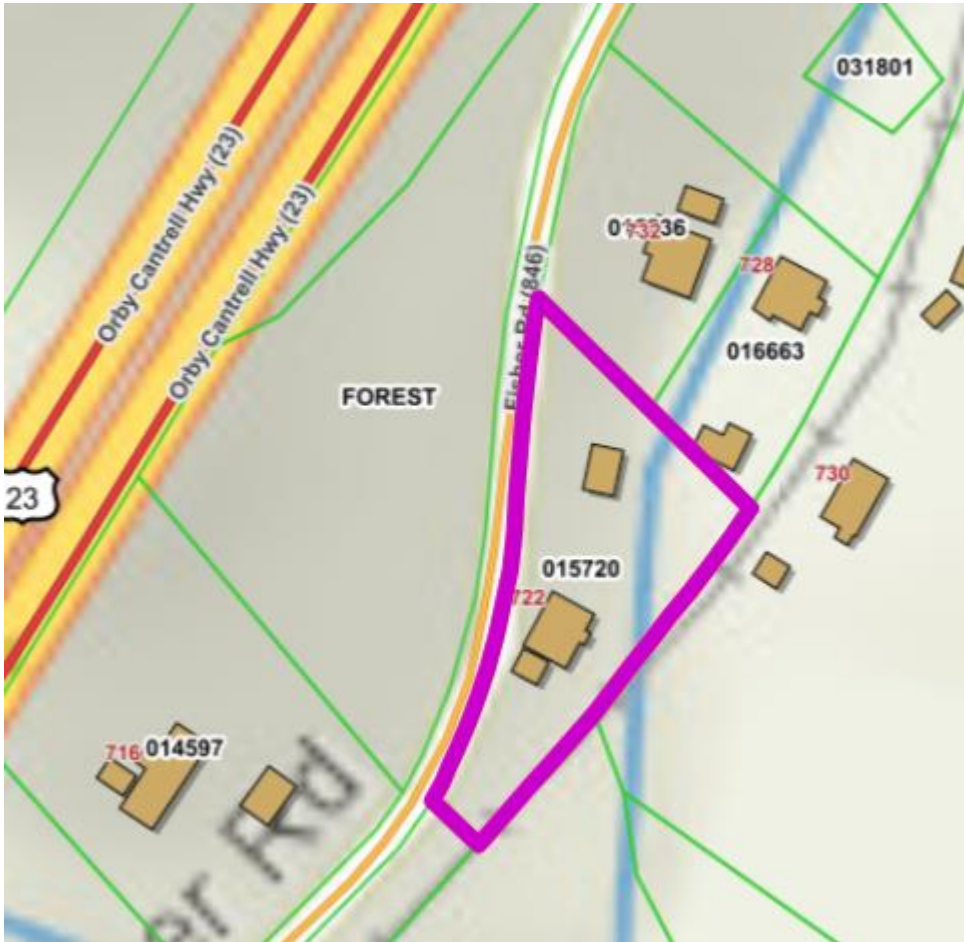
4.19

Zoning

Medium Density Residence

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Property J5
Joe A. Kern and Alma R. Kern



Land Value

\$7,500

Building Value

\$35,400

Total Value

\$42,900

Parcel ID

015720

Owner Name

KERN	JOE	A
KERN	ALMA	R

Legal Description

PCL. WILDCAT 0.73 AC.

Account Num

R015720

Map Number

081 () 020

Latest Deed

Acres

0.73

Zoning

Single-Family Residential

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Property J6
David Franklin Ramsey

Parcel ID

008178

Owner Name

RAMSEY DAVID FRANKLIN

Legal Description

BULL RUN 2.00 AC

Account Num

R008178

Map Number

057 () 049

Latest Deed

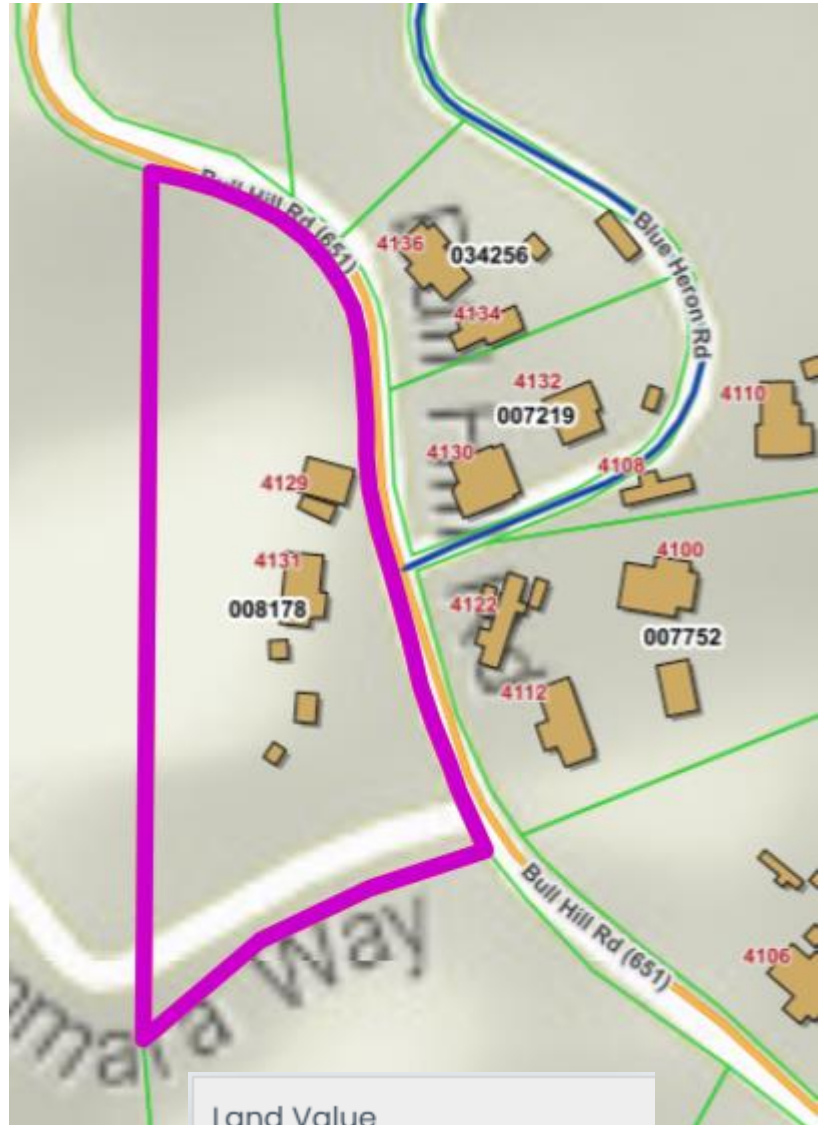
202502186

Acres

2

Zoning

General Residential



Land Value

\$8,000

Building Value

\$44,700

Total Value

\$52,700

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Property J7
Billy G. Bevins and Mary C. Bevins



Land Value

\$10,500

Building Value

\$26,000

Total Value

\$36,500

Parcel ID

009208

Owner Name

BEVINS	BILLY	G
BEVINS	MARY	C

Legal Description

HURRICANE 1.50 AC.

Account Num

R009208

Map Number

038 () 110

Latest Deed

Acres

1.5

Zoning

General Residential

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Property J8
Donald R. Wallace

Parcel ID

018978

Owner Name

WALLACE DONALD R

Legal Description

26-27 BK. 32 P 6 KCI

Account Num

R018978

Map Number

104A5 (06) 032 026 -27

Latest Deed

Acres

Zoning

Single Family Residential



Land Value

\$3,000

Building Value

\$6,000

Total Value

\$9,000

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Property J9
Virgie S. Elkins



Parcel ID

003099

Owner Name

ELKINS VIRGIE S

Legal Description

TR#8 9 AC

Account Num

R003099

Map Number

018 () 010H

Latest Deed

Acres

9

Zoning

General Residential

Land Value

\$5,400

Building Value

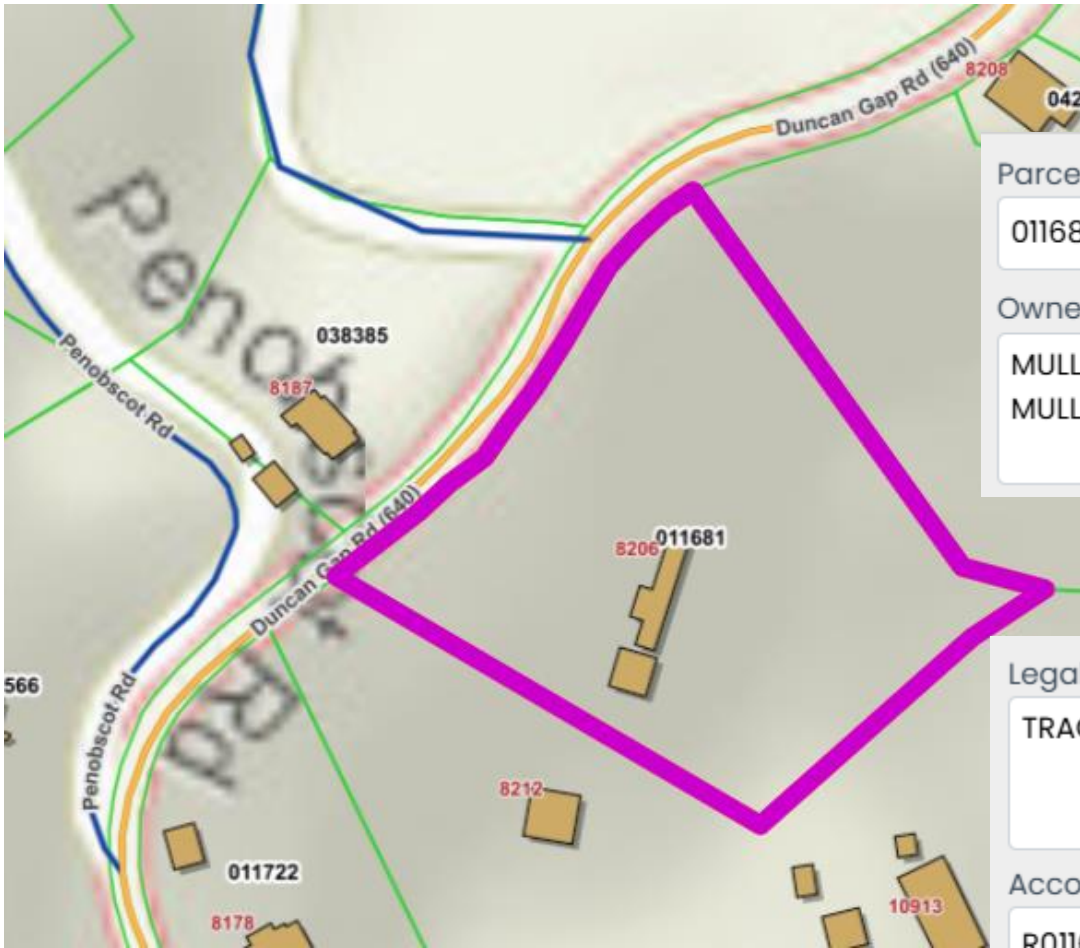
\$0

Total Value

\$5,400

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Property J10
Phillip Mullins (Life Estate) and Sammy Mullins



Parcel ID

011681

Owner Name

MULLINS PHILLIP (LIFE)
MULLINS SAMMY

Legal Description

TRACE FORK 1.276 AC.

Account Num

R011681

Map Number

028 () 024A

Latest Deed

200204425

Acres

1.276

Zoning

General Residential

Land Value

\$7,000

Building Value

\$28,100

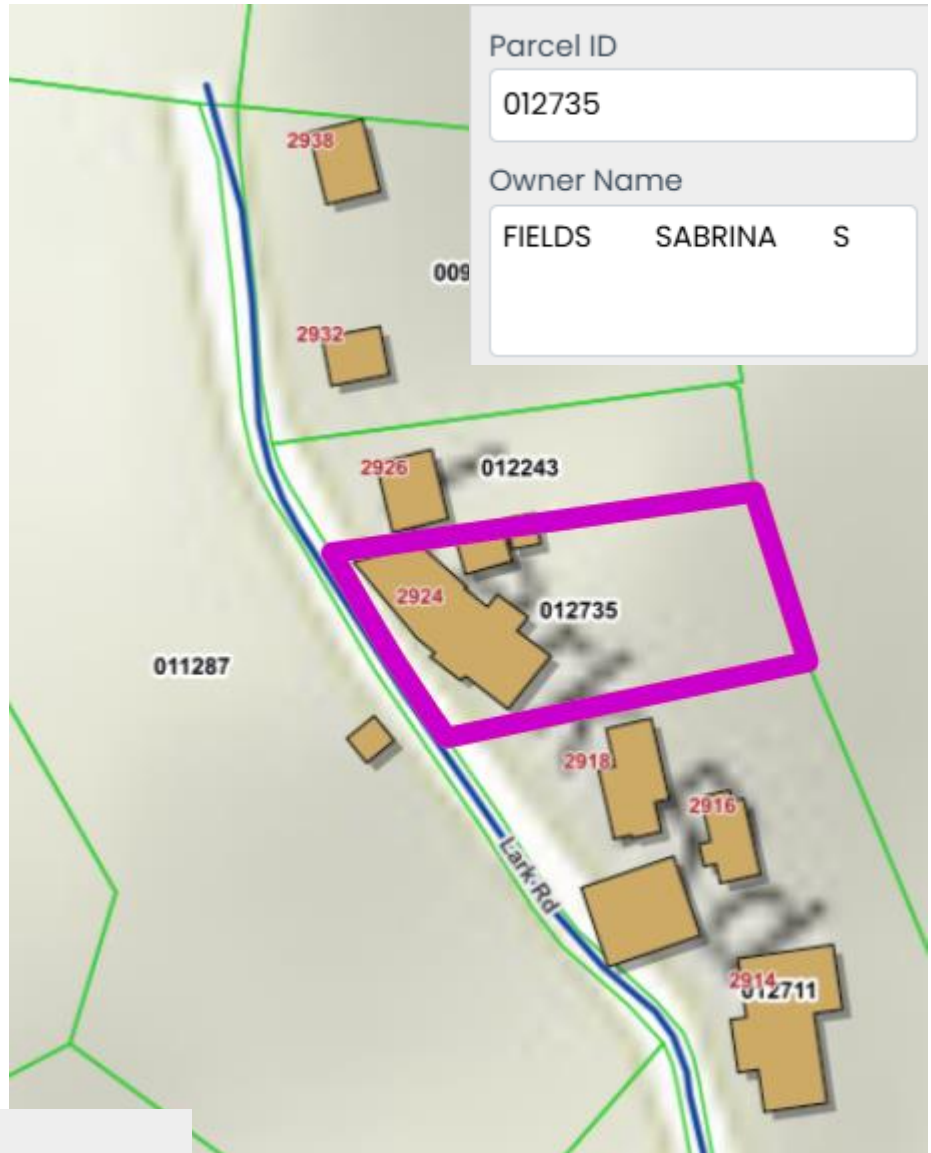
Total Value

\$35,100

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Property J11
Sabrina S. Fields

Legal Description
TR 4 LOT #1 BARK CAMP RD (50X100X50 FT)
Account Num
R012735
Map Number
067 () 031
Latest Deed
Acres
Zoning
General Residential

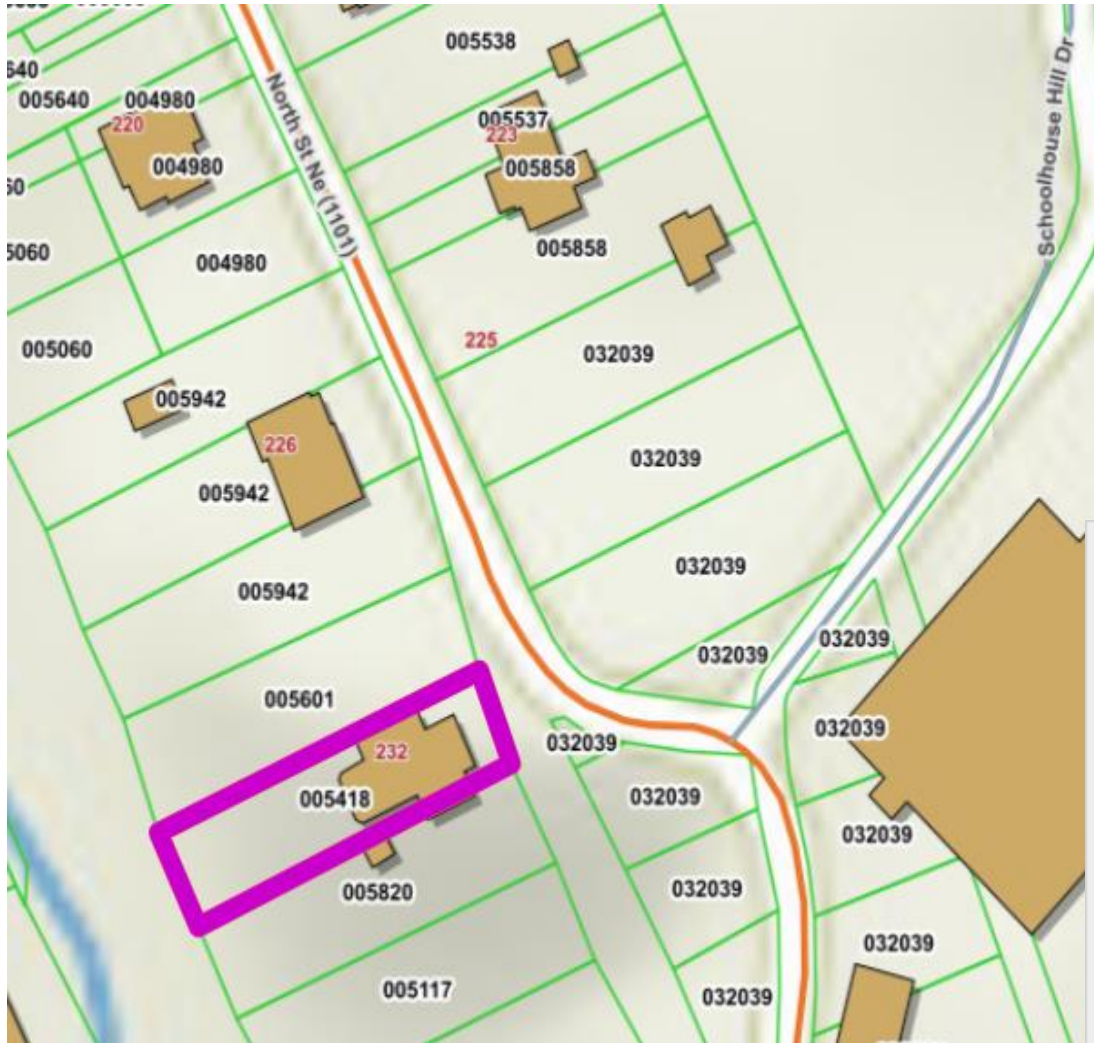


Land Value
\$4,000
Building Value
\$34,100
Total Value
\$38,100

**** 012737 IS NOT MAPPED ON GIS****

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Property J12
Ruby J. Lawson Life Estate and Ashley Lauren Strong



Parcel ID

005418

Owner Name

LAWSON RUBY J LIFE
STRONG ASHLEY LAUREN

Legal Description

L 16 BK. 13

Account Num

R005418

Map Number

097A3 (07) 013 016

Latest Deed

201702911

Acres

Zoning

Residential

Land Value

\$6,000

Building Value

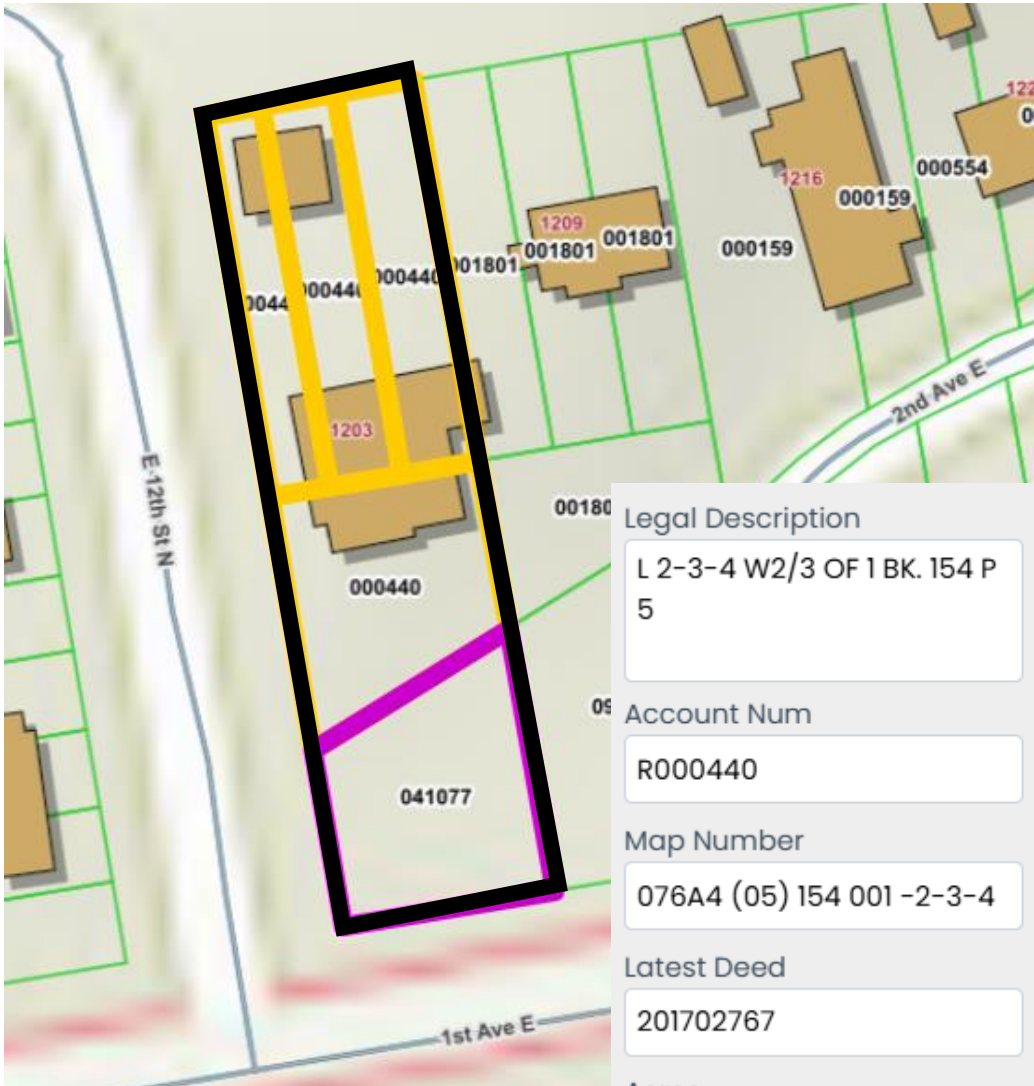
\$78,900

Total Value

\$84,900

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Property J13
Wendy Collins Ellis



Legal Description

L 2-3-4 W2/3 OF 1 BK. 154 P 5

Account Num

R000440

Map Number

076A4 (05) 154 001 -2-3-4

Latest Deed

201702767

Acres

Zoning

Residential

Land Value

\$18,400

Building Value

\$132,400

Total Value

\$150,800

Land Value

\$3,000

Parcel ID

041077

Parcel ID

000440

Owner Name

ELLIS WENDY COLLINS

Legal Description

PCL "A" BK 154 BSG P5
REPLAT BKS 154-155-157
5,358 SQ FT

Account Num

R041077

Map Number

076A4 (05) 154 00A

Latest Deed

201702767

Acres

Zoning

Residential

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