

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
CITY OF GALAX, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Grayson, Virginia, the undersigned Special Commissioner will offer the following described real estate for sale at an online only public auction. Pre-bidding is available now, and bidding will begin to close on **June 8, 2026, at 11:00AM ET.**

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 TACS (“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
J1	Gypsie Carico	22-3	851628	292 Waterwheel Rd. Galax, VA

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.

All interested parties must register and be approved by the Auctioneer. Registration and bidding are free of charge and are done through the Auctioneer’s website (<https://www.tacssale.com/>). If any interested bidders do not have access to the internet, please contact TACS at 804-548-4408 or auctions@taxva.com for assistance with creation of an account and placement of bids.

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 and the buyer assumes the risk of loss from the date of the sale. 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 all funds paid as liquidated damages to cover attorney's fees of \$2,500 and auctioneer fees of \$1,000, with any remaining amount go to the locality to cover additional costs of resale. Failure to make a timely or sufficient deposit also makes the high bidder liable for these fees, plus resale costs and deficiencies.

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.

The highest bidder will receive their purchase contract and balance due via email following the close of the auction. The contract shall immediately be executed and returned to TACS. **The deposit and buyer's premium must be received in full within seven (7) days following the auction closing.** Cashier's checks and money orders shall be made payable to City of Galax and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request. Cash and personal checks **will not** be accepted. **GENERAL TERMS:** To qualify as a purchaser at this auction, you may not owe delinquent taxes to City of Galax and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process should be directed to the Auctioneer online at auctions@taxva.com or by phone to TACS In-House Auction, at (804) 548-4408. 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 804-548-4429, or by writing to the address below.

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

****TACS is not responsible for internet connectivity issues, software functionality, bidding application, or system errors which could cause a bid to fail to be recognized. There is no recourse or remedy, implied or offered, to any online bidders in the event of any issues.****

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

PURCHASER'S ACKNOWLEDGEMENT AND CONTRACT OF SALE At that certain real estate tax sale which closed on _____, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Case Name _____ Buyer's Premium: \$ _____

Tax Map No. _____ Bid Deposit: \$ _____

Account No. _____ Credit Card Hold: \$(_____)

TACS No. _____ Total Due Now: \$ _____

I understand that the above-referenced "Total Due Now" is required to be received by TACS no later than _____ and that the balance and the deed recordation cost will be due within fifteen days after confirmation of this sale by the Circuit Court of the _____, Virginia.

Certified funds shall be made payable to _____ and forwarded to TACS at the address below. Wire transfer instructions will be provided on request. All payments must reference Tax Map No. of the parcel. I understand that cash and personal checks will not be accepted. I understand that in the event my payment is returned, improperly tendered, or is otherwise not made, I may be liable for damages, the contract of sale may be voided, 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 that I bear the risk of loss from the date of this contract. 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 auction closing date. I 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 also understand that my electronic signature shall be considered true and accurate for the purposes of this transaction.

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.

_____ High Bidder Electronic Signature
Date: _____
Bidder Name: _____
Street Address: _____
City, State, ZIP: _____
Phone: _____
Email: _____

Title will be taken in the name of:

Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants with ROS
N/A

If **purchaser** contact information is different from **bidder** contact information, please provide it below.

CERTIFICATION

It is hereby certified that TACS has received this Purchaser's Acknowledgment and Contract of Sale, signed and dated by the above-referenced bidder, on _____.

Taxing Authority Consulting Services, PC
Attn: Litigation Department (_____)
P.O. Box 31800
Henrico, Virginia 23294-180

Property J1

Owner: Gypsie Carico
 Tax Map No. 22-3
 Assessment: \$127,200

Listed acreage: 1.5+/-
 911 Address: 292 Waterwheel Rd.
 Galax, Virginia 24333



Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While City of Galax has worked to ensure that the assessment data contained herein is accurate, The City of Galax assumes no liability for any errors, omissions, or inaccuracies in the information provided for any reliance on any maps or data provided herein. Please consult the City of Galax records for official information.

PHYSICAL CHARACTERISTICS

Use: 112 Conventional
 Occupancy: Single family
 Dry Height: 1.5
 Finished Area: 1503
 Foundation: None
 Segment: None

ROOFING

Material: Asphalt shingles
 Style: Gable
 Framing: Std for class
 Decking: Not Available

DOORING

Material: 1.0, 1.5
 Finish: Standard 1.0
 Height: 1.5

EXTERIOR COVER

Material: 1.0, 1.5

EXTERIOR FINISH

Material: 1.0, 1.5
 Height: 1.0

ACCOMMODATIONS

Finished Rooms: 5
 Closets: 3
 Appliances:

HEATING AND AIR CONDITIONING

Primary Heat: Forced hot air
 Lower: Full Upper Part
 Radiant: 1 Upper Upper

UMBRELLA

Material: # 3
 Sink: 1 1
 Water Heat: 1 1
 TOTAL: 5

MODELING AND MODERIZATION

Account: Date

IMPROVEMENT DATA

252 WATERWHEEL RD

(LCM. Something goes here)

SPECIAL FEATURES

Description	Value
D : ATTSHEDF	1130
SWL-PWS	2500

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Type	Grade	Year Constr	Eff Year	Cond	Base Rate	Features	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D	DWELL	0.00	C-10		1934	1934	AV	0.00	Y	0.00	0	147360	50	45	0	100	85100
01	FR BARN	0.00	1	C	1970	1970	AV	0.00	N	0.00	30x40	0	0	0	NV	100	0
02	FR BLDG	0.00	1	C	1934	1934	P	0.00	N	0.00	0	0	0	0	NV	100	0
03	GAR SHOP	0.00	1	C	1970	1970	AV	0.00	N	40.00	20x30	24000	0	30	SV	100	16800

Data Collector/Date: TJ 11/16/2023 Appraiser/Date: TJ 11/16/2023 Neighborhood: Neigh 1 AV Supplemental Cards: TOTAL IMPROVEMENT VALUE: 101900