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 **the Wise County School Board Office, Conference Room A, 628 Lake Street NE,** on **August 27, 2026** 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	Lorene Lee	038A3 (10) 038A	013744	636974	5074 East Main Street, Wise 24293
J2	Kimberly J. Cortez	104A3 (02) 007 006A -7	018844	363331	280 North Inman Road, Appalachia 24216
J3	Hadley R. Bozzell and Charlotte O. Bozzell	104A5 (08) 011 -13A-14A; 104A5 (08) 011 -12; **and**, 104A5 (07) 006 011	018034; 018777; **and**, 035725	838628	3814 Rockland Road, Appalachia 24216
J4	Lillian Durham	076 () 176	015140	945071	2200 Carter Street, Big Stone Gap 24219
J5	Charles S. Mullins	054D (01) 023 003A **and** N.M. ( ) 29 21	008142	762543	4404 Mitchell Road, Coeburn 24230
J6	David Franklin Ramsey	057 () 049	008178	613207	4131 Bull Hill Road, St. Paul 24283

J7	Ronald Dwayne Collins	038 () 075B	009872	945058	6325 Horizon Road, Wise 24230
J8	Ronald Dwayne Collins	038 () 075	009873	945058	6333 Horizon Road, Wise 24230
J9	Ronald Dwayne Collins	038K (01) 002 001 - THRU 13	011007	945058	Vacant; Crest Drive, Wise 24230
J10	Charles Mutter	097A7 (0A) 053	005651	94510	112 Spruce Avenue, Coeburn 24230
J11	Kathlane Gilliam Removed	039 () 014	009397	613215	6536 and 6538 Hurricane Road, Wise 24293 Removed
J12	Angie Meade Rose Removed	054 () 076	009600	363271	11427 Pine Camp Road, Coeburn 24230 Removed

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 suitableness 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 $2,500.00 and auctioneer fees of $1,000.00, 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 $150.00, 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 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, August 27, 2026, 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: **$_____**

SAMPLE

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 27th day of August 2026, 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

SAMPLE

Property J1
Lorene Lee

Parcel ID

013744

Owner Name

LEE LORENE

Owner Address

PO BOX 975
WISE, VA 24293-0975

Lot Information

Legal Description

ONE LOT N/S MAIN ST.

Account Num

R013744

Map Number

038A3 (10) 038A

Zoning

Central Business District

Sale and Assessment

Land Value

$16,000

Building Value

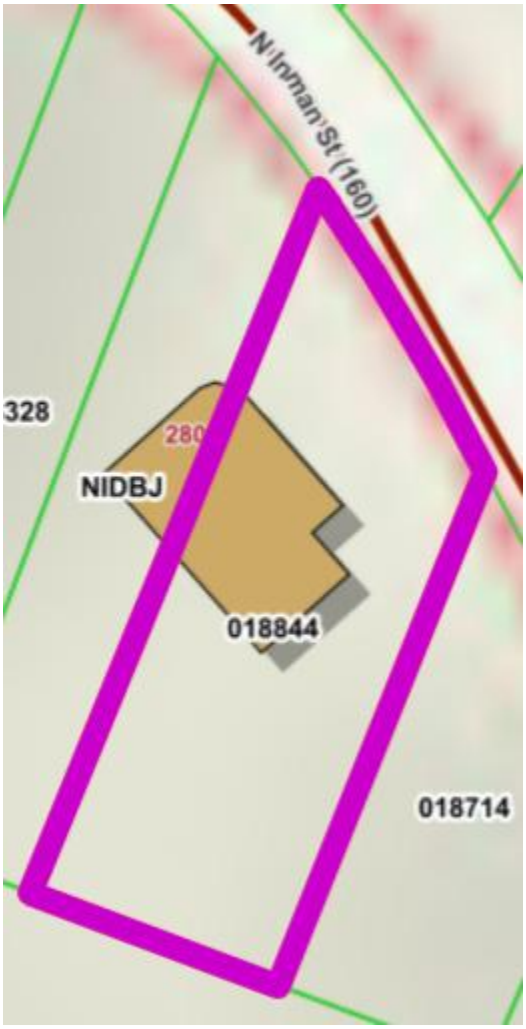
$53,900

Total Value

$69,900

This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

Property J2
Kimberly J. Cortez



Parcel ID

018844

Owner Name

CORTEZ KIMBERLY J

Owner Address

C/O HAHN ELIZABETH
PO BOX 369
EAST STONE GAP, VA 24246

Lot Information

Legal Description

PT. 6 ALL 7 P 3 WRC B 7

Account Num

R018844

Map Number

104A3 (02) 007 006A -7

Land Value

$4,000

Building Value

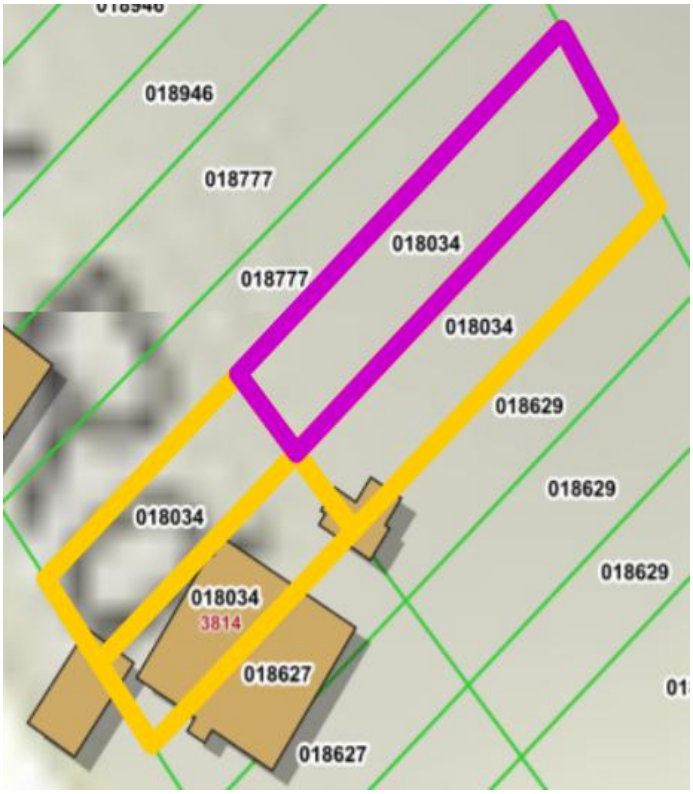
$12,600

Total Value

$16,600

This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

Property J3
Hadley R. Bozzell and Charlotte O. Bozzell (1st of 3 parcels)



Parcel ID

018034

Owner Name

BOZZELL HADLEY R
BOZZELL CHARLOTTE

Owner Address

3814 ROCKLAND RD
APPALACHIA, VA 24216

Zoning

Single Family Residential

Sale and Assessment

Land Value

$4,500

Building Value

$30,500

Total Value

$35,000

Lot Information

Legal Description

L 13-14 SHA

Account Num

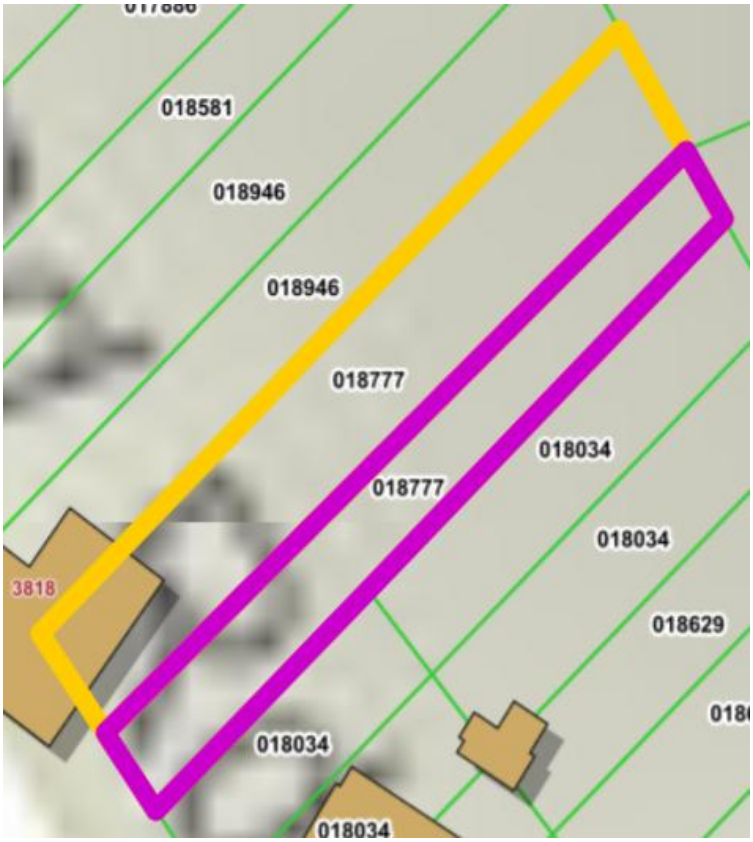
R018034

Map Number

104A5 (08) 011 -13A-14A

This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

Property J3
Hadley R. Bozzell and Charlotte O. Bozzell (2nd of 3 parcels)



Parcel ID

018777

Owner Name

BOZZELL HADLEY R
BOZZELL CHARLOTTE O

Owner Address

3814 ROCKLAND RD
APPALACHIA, VA 24216

Lot Information

Legal Description

11-12 SHA

Account Num

R018777

Map Number

104A5 (08) 011 -12

Zoning

Single Family Residential

Sale and Assessment

Land Value

$2,900

Building Value

$0

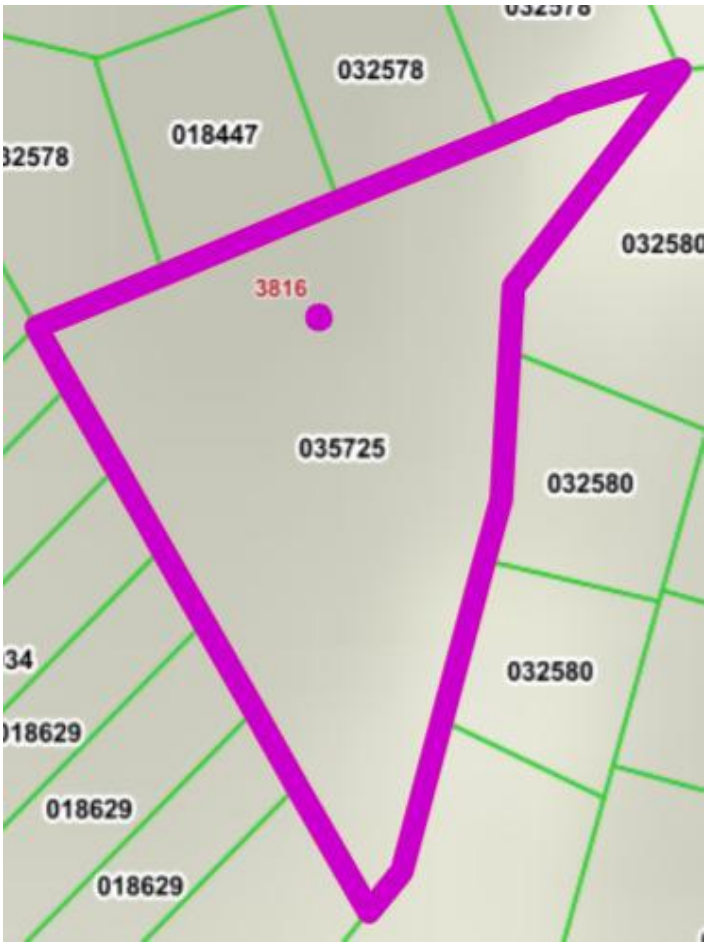
Total Value

$2,900

1

This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

Property J3
Hadley R. Bozzell and Charlotte O. Bozzell (3rd of 3 parcels)



Parcel ID

035725

Owner Name

BOZZELL HADLEY R

Owner Address

3814 ROCKLAND RD
APPALACHIA, VA 24216

Lot Information

Legal Description

LOT 11 BK 6

Account Num

R035725

Map Number

104A5 (07) 006 011

Zoning

Single Family Residential

Sale and Assessment

Land Value

$3,000

Building Value

$0

Total Value

$3,000

This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

Property J4
Lillian Durham

Parcel ID
015088

Owner Name
HUGHES CLARA (WIGGINS) HUGHES,WM.R.

Owner Address
PO BOX 115
EAST STONE GAP, VA
24246-0115

Lot Information

Legal Description
NR. BIG STONE GAP 10.00 AC.

Account Num
R015088

Map Number
076 () 179A

Acres
10

Zoning
General Residential

Sale and Assessment

Land Value
$13,000

Building Value
$0

Total Value
$13,000

This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

Property J5
Charles S. Mullins

Parcel ID
008142

Owner Name
MULLINS CHARLES S

Owner Address
C/O REBECCA BULLION
PO BOX 492
COEBURN, VA 24230-4003

Lot Information

Legal Description
PCL (25' LOT) RIVERVIEW

Account Num
R008142

Map Number
054D (01) 023 003A

Latest Deed
201002773

Acres

Zoning
General Residential

Sale and Assessment

Land Value
$6,300

Building Value
$55,600

Total Value
$61,900

This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

Property J6
David Franklin Ramsey

Parcel ID

008178

Owner Name

RAMSEY DAVID FRANKLIN

Owner Address

4131 BULL HILL RD
SAINT PAUL, VA 24283

Lot Information

Legal Description

BULL RUN 2.00 AC

Account Num

R008178

Map Number

057 () 049

Latest Deed

202502186

Acres

2

Zoning

General Residential

Land Value

$10,400

Building Value

$61,600

Total Value

$72,000

This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

Property J7
Ronald Dwayne Collins

Parcel ID

009872

Owner Name

COLLINS RONALD DWAYNE

Owner Address

1062 MORNING STAR RD
CHURCH HILL, TN 37642-
8100

Lot Information

Legal Description

HURRICANE 0.50 AC.

Account Num

R009872

Map Number

038 () 075B

Latest Deed

120000246

Acres

0.5

Zoning

General Residential

Land Value

$12,000

Building Value

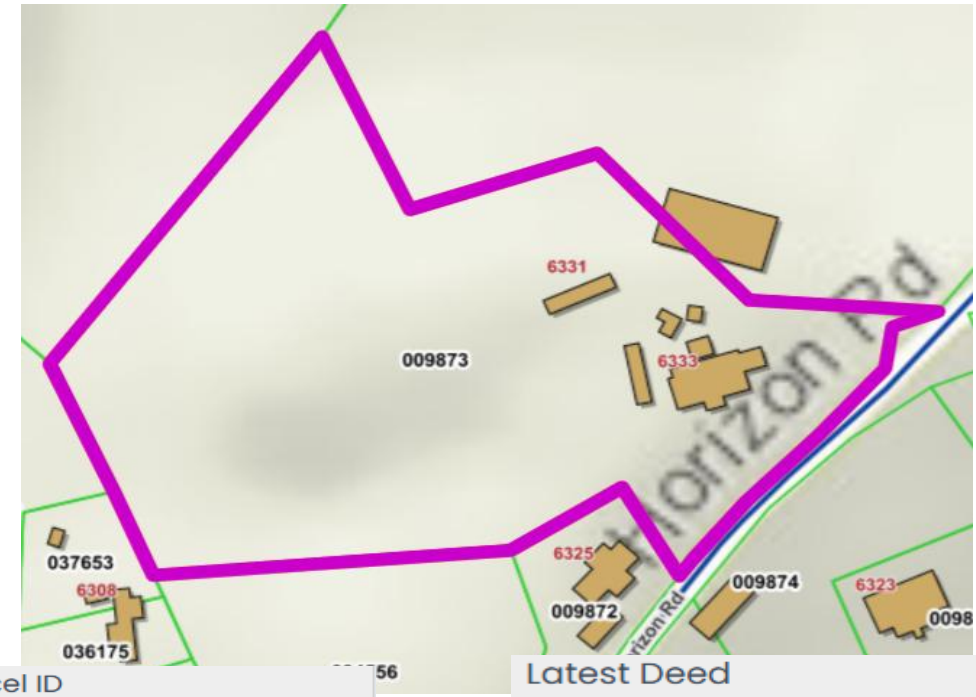
$16,200

Total Value

$28,200

This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

Property J8
Ronald Dwayne Collins



Parcel ID

009873

Owner Name

COLLINS RONALD DWAYNE

Owner Address

1062 MORNING STAR RD
CHURCH HILL, TN 37642-
8100

Lot Information

Legal Description

E.F. BEVERLY LD. ABT. 5.50
AC.

Account Num

R009873

Map Number

038 () 075

Latest Deed

120000246

Acres

5.5

Zoning

General Residential

Sale and Assessment

Land Value

$97,500

Building Value

$252,900

Total Value

$350,400

This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

Property J9
Ronald Dwayne Collins

Parcel ID
011007

Owner Name
COLLINS RONALD DWAYNE

Owner Address
1062 MORNING STAR RD
CHURCH HILL, TN 37642-
8100

Latest Deed
120000246

Acres

Zoning
Single-Family Residential

Lot Information

Legal Description
L 1 THRU 13 BK. 2
GREENBRIAR ACRES

Account Num
R011007

Map Number
038K (01) 002 001 -THRU 13

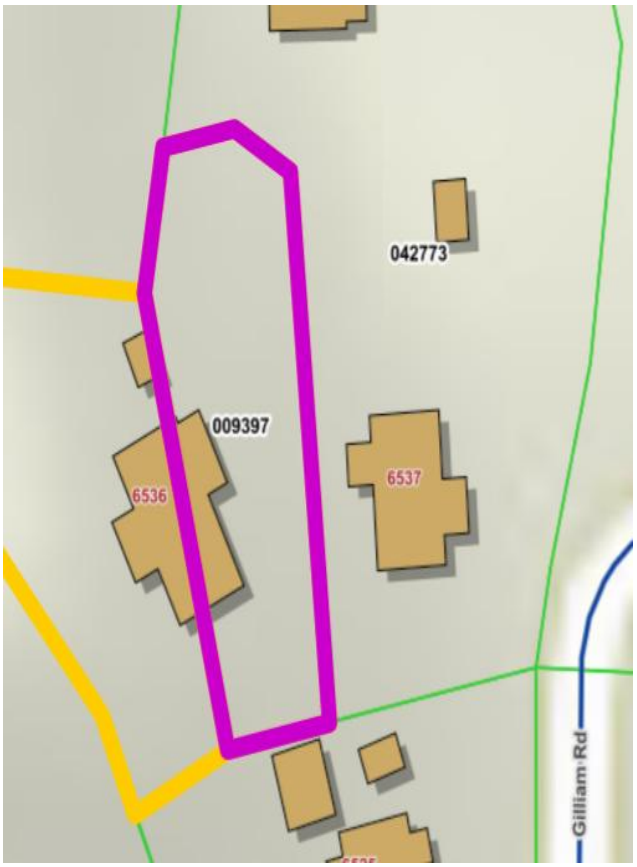
Land Value
$33,000

Building Value
$0

Total Value
$33,000

This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

Property J10
Charles Mutter



Parcel ID

009397

Owner Name

GILLIAM KATHLANE

Owner Address

PO BOX 3254
WISE, VA 24293-3254

Lot Information

Legal Description

HURRICANE ABT .904 AC

Account Num

R009397

Map Number

039 () 014

Latest Deed

202304349

Acres

0.904

Zoning

General Residential

Land Value

$15,000

Building Value

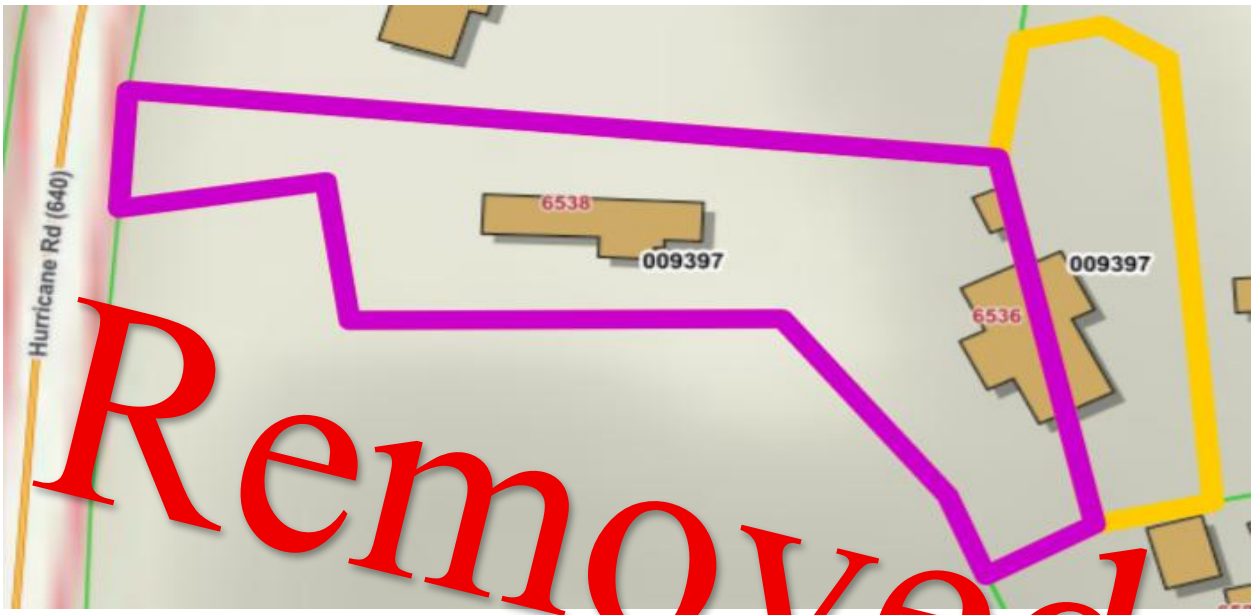
$12,000

Total Value

$27,000

This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

Property J11
Kathlane Gilliam



Removed

Parcel ID

009397

Owner Name

GILLIAM KATHLANE

Owner Address

PO BOX 3254
WISE, VA 24293-3254

Lot Information

Legal Description

HURRICANE ABT .904 AC

Account Num

R009397

Map Number

039 () 014

Latest Deed

202304349

Acres

0.904

Zoning

General Residential

Sale and Assessment

Land Value

$15,000

Building Value

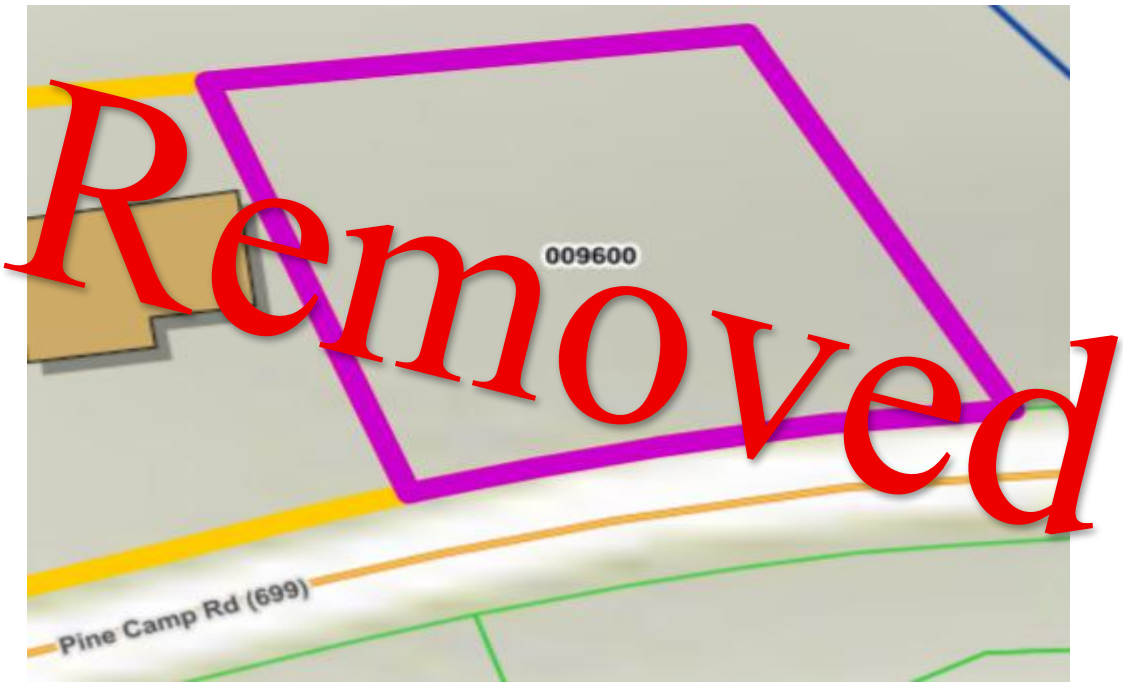
$12,000

Total Value

$27,000

This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

Property J12
Angie Meade Rose



Parcel ID

009600

Owner Name

ROSE ANGIE MEADE

Owner Address

11427 PINE CAMP RD
COEBURN, VA 24230

Lot Information

Legal Description

PINE CAMP 1.00 AC.

Account Num

R009600

Map Number

054 () 076

Acres

1

Zoning

General Residential

Sale and Assessment

Land Value

$16,000

Building Value

$136,800

Total Value

$152,800

This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.