

**NOTICE OF DELINQUENT TAXES
AND TREASURER'S SALE OF REAL PROPERTY
WISE COUNTY, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at public auction at the **Wise County School Board Office, 628 Lake Street NE, Conference Room A, Wise, Virginia 24293 on November 5, 2021, at 12:00p.m.**, or soon thereafter as may be effected. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be subsequently posted by Wayne Mefford ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS").

	<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
N1.	Fannie Lewis (Heirs)	Tax Map No. 076A6 (03) 122 017 and 076A6 (03) 122 016 Acct. No. 001068 and 001069 TACS No. 94435	4 th Ave. E, Big Stone Gap
N2.	Fannie Turner	Tax Map No. 046A () 335-336 Acct. No. 016866 TACS No. 94435	Derby Road, Appalachia
N3.	Aaron Gentry	Tax Map No. 028 () 049A31 Acct. No. 041916 TACS No. 363371	10714 Richey Road, Wise ±0.973 acre
N4.	Maxie Gilliam (Life Estate)	Tax Map No. 038A3 (02) 013 004A-5A and 038A3 (10) 054A Acct. No. 013829 and 013831 TACS No. 94630	Falin Street, Wise ±0.05 acre and ±0.04 acre
N5.	Connie Mullins	Tax Map No. 011A (01) 005-6 Acct. No. 017523 TACS No. 146284	US Highway 23 (Main Street), Pound
N6.	Otto Fraley	Tax Map No. 076A6 (04) 002 024-25 Acct. No. 000620 TACS No. 94422	4 th Avenue E., Big Stone Gap
N7.	Uther Large	Tax Map No. 029 () 028E Acct. No. 035825 TACS No. 94831	Cranes Nest Road ±1.543 acres
N8.	Kenny Taylor	Tax Map No. 011A (01) 007-8-9 Acct. No. 017573 TACS No. 146301	US Route 23, Pound
N9.	Veronica Sexton	Tax Map No. 104A4 (07) 012 014A Acct No. 018806 TACS No. 94770	408 4 th Street, Appalachia

N10.	Gilda Ritchie	Tax Map No. 104A5 (01) 041 022 Acct. No. 018766 TACS No. 94762	Park Ave, Appalachia
N11.	Joseph Maggard	Tax Map No. 025 () 063A Acct. No. 011353 TACS No. 94605	Guest River Road ±0.47 acre
N12.	Naomi Quick	Tax Map No. 006A (02) 007 011A- THRU-17A Acct. No. 017622 TACS No. 94710	Main St. and Orby Cantrell Hwy.

TERMS OF SALE: The Treasurer has the right to reject any bids determined to be unreasonable in relation to estimated value of the Property. 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, with all faults and without any warranty, either expressed or implied. Subsequent taxes will be prorated from the date of the auction, and the high bidder will be responsible for taxes from that date forward. 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 costs, prior to bidding on any of the properties to determine the suitability of the properties for their purposes.

The highest bidder shall remit payment in full at the time 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. **There will be a 10% buyer's premium or a \$100 flat fee, whichever is greater, added to the final bid to determine final contract price which will also be paid the day of the auction.** Recording costs for deed recordation will be the responsibility of the successful bidder and will be collected the day of the auction.

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.

To qualify as a purchaser at this auction you may not owe delinquent taxes to Scott County, Virginia. Questions should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to (804) 612-9041, or by writing to the address below.

John A. Rife, Esquire
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

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

At that certain real estate tax sale held on Friday, November 5, 2021, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

**Property Owner:
Tax Map Number:
Account Number:**

I understand that payment in full for my bid, stated above, a 10% buyer's premium in the amount of \$_____ (10% or \$100, whichever is greater), and recordation costs in the amount of \$_____ are to be paid today. I understand that in the event my payment is returned or is otherwise not made within twenty (20) days, the contract of sale may be voided and the next highest bidder will be contacted to purchase the property.

I understand that this property is being sold without specific guarantee of covenants of title and is 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 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 Commissioner's Deed will be prepared within fifteen (15) days of payment clearance and that the same will be forwarded to the County of Wise 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 (auction date). I further understand that in the event I owe delinquent taxes to County of Wise, including being named as a Defendant in any delinquent tax suit filed by County of Wise, Virginia, that this contract will be made null and void 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 Acknowledgment and Contract of Sale, that the bid amount and buyer's premium paid hereunder will be forfeited, and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

Name (please print)

Signature

Address

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 5th day of November 2021, 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

NJS Property N1
Property Report – County of Wise

Fannie Lewis (Heirs)
Tax Map No. 076A6 (03) 122 017 and 076A6 (03) 122 016
Acct. No. 001068 and 001069



Property Description: 4th Ave E., Big Stone Gap
Acres: n/a
Value: \$4,000

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.

NSJ Property N2
Property Report – County of Wise

Fannie Turner
Tax Map No. 046A () 335-336
Acct. No. 016866



Property Description: Derby Road, Appalachia
Acreage: n/a
Value: \$3,000

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NJS Property N3
Property Report – County of Wise

Aaron Gentry
Tax Map No. 028 (049A31
Acct. No. 041916



Property Description: 10714 Richey Road, Wise
Acreage: ±0.973 acre
Land Value: \$5,000
Building Value: \$4,500
Total Value: \$9,500

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NJS Property N4
Property Report – County of Wise

Maxie Gilliam (Life Estate)
Tax Map No. 038A3 (02) 013 004A-5A and 038A3 (10) 054A
Acct. No. 013829 and 013831



Property Description: Falin Street, Wise
Total Acreage: ±0.09 acre
Total Value: \$6,200

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NJS Property N6
Property Report – County of Wise

Otto Fraley
Tax Map No. 076A6 (04) 002 024-25
Acct. No. 000620



Property Description: 4th Avenue E., Big Stone Gap

Acreage: n/a

Value: \$7,000

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NJS Property N7
Property Report – County of Wise

Uther Large
Tax Map No. 029 () 028E
Acct. No. 035825



Property Description: Cranes Nest Road
Acreage: ±1.543 acres
Value: \$3,100

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NJS Property N8
Property Report – County of Wise

Kenny Taylor
Tax Map No. 011A (01) 007-8-9
Acct. No. 017573



Property Description: US Route 23

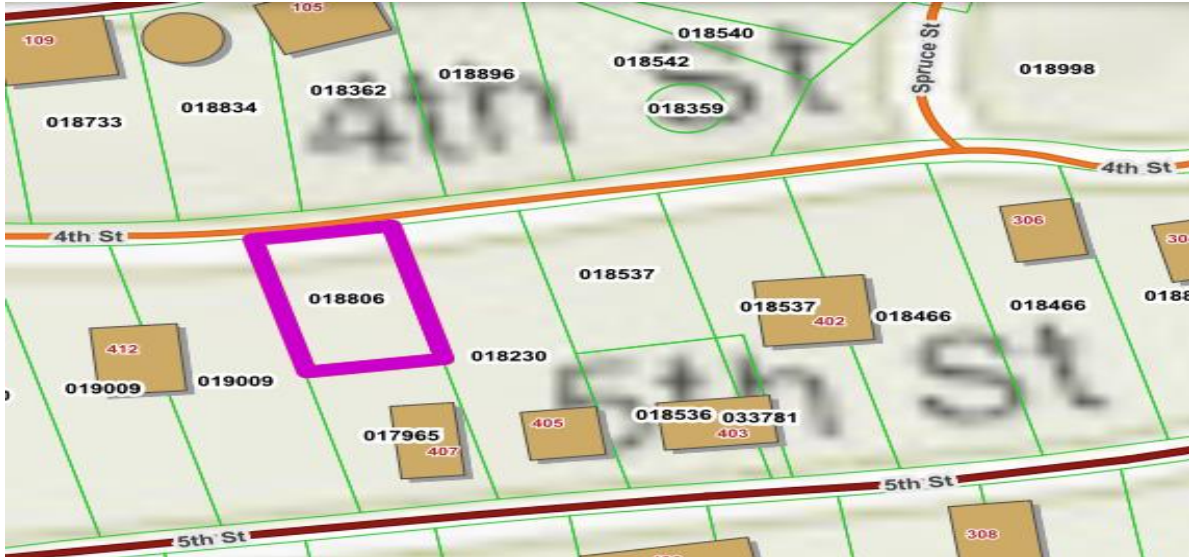
Acreage: n/a

Value: \$8,400

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NJS Property N9
Property Report – County of Wise

Veronica Sexton
Tax Map No. 104A4 (07) 012 014A
Acct. No. 018806



Property Description: 408 4th Street, Appalachia
Acreage: n/a
Value: \$2,000

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.

NJS Property N12
Property Report – County of Wise

Naomi Quick
Tax Map No. 006A (02) 007 011A-THRU-17A
Acct. No. 017622



Property Description: Main Street and Orby Cantrell Hwy.

Acreeage: n/a

Value: \$1,200

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