

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

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a Timed-to-Live Simulcast (with online and in person bidding) public auction, which will **commence at Russell County Government Center Auditorium, 139 Highland Drive, Lebanon, Virginia 24266 on August 16, 2022 at 10:00am** or soon thereafter as may be affected. The sale of such property is subject to the terms and conditions below, any conditions which may be subsequently posted by Mitchell Auction Firm ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS"), and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

	Property Owner	Tax Map No.	TACS No.	Property Description
N1	JWC Investments of Virginia LLC	104R-642	157605	Main Street, Lot ENLG 5; Town of Lebanon
N2	JWC Investments of Virginia LLC	104R-643	157605	527 Russell Street, Lebanon; Dry Cleaning Plant, Lot ENLG 5; Town of Lebanon
N3	S D King	136L-1411A	157927	Skillet Lot; fronting on Moccasin Valley Road; Moccasin Magisterial District
N4	Dewey Cox	114L-SA-1994A	157767	173 Coal Lane, St. Paul; Lots 12 thru 15 Inc.; Cleveland Magisterial District
N5	Bonnie Winebarger	158R-SA-1854	467734	240 Gravel Lick Road, Castlewood; Hamlin Tract; Castlewood Magisterial District
N6	Bonnie Winebarger	158R-SA-1855	467734	Fronts on Gravel Lick Road; Hamlin Tract; Castlewood Magisterial District
N7	Ada Lillian Kiser Estate	141R-1340	158074	8 acres +/-; Eagles Nest Branch; Cleveland Magisterial District
N8	WB and Flora Ellen Hubbard	77R-210	159143	1.5 acres +/-; fronts on Arnold Road; Elias Honaker Land; Honaker Magisterial District
N9	Lora and Roger Musick Thurman	76L-1219A	159025	445 Thompson Creek Road, Honaker; Tunnel Lot;

				Honaker Magisterial District
N10	Claude Grizzle	114L-SA-2012	157770	2907 Ivy Ridge Road, Cleveland; Clinchfield Lot; Cleveland Magisterial District
N11	Bobby Ray and Diane McReynolds	157R-IC-2625	158330	426 Morefield Bottom Drive, St. Paul; Lot 45 and 46; Castlewood Magisterial District
N12	Ernest and Lina Dishman	160R-II-2497	158497	1510 Straight Hollow Road, Dante; Lot 421 Subv. J; Castlewood Magisterial District
N13	Fannie Vicars	157L-2726	158497	273 River Road, Castlewood; Minneapolis Lots 14 thru 18, Inc.; Castlewood Magisterial District
N14	Amanda L. H. Steffey and Jason G. Steffey	159R-ID-2293	158440	121 Cigarette Holw, Dante; Lot 170; Castlewood Magisterial District
N15	Amanda L. H. Steffey and Jason G. Steffey	159R-ID-2273	158440	Dante Lot 187, Swan Corp. Subv. D; Castlewood Magisterial District
N16	Emory Bruce Howard	157R-SA-1783	158345	Fronts on Vinton Street, Castlewood; Castlewood Magisterial District
N17	Otis Powers	114L-2003B	157754	Fronts on N. Clinchfield Drive, Cleveland; Chaney Creek Lot; Cleveland Magisterial District
N18	Clara D. Ray Heirs	119L-2541	157890	.36 acres +/- fronting on Morning Star Circle, Lebanon; Moccasin Magisterial District
N19	Debra Miller, et al	68L-1743	158875	111 Apple Blossom Road, Swords Creek; .89 acres, +/- ; Tina Helton Lot; Honaker Magisterial District
N20	Sam G. Crosby, et al	160L-IC-2376	467736	Fronts on Saw Mill Holw, Dante; Subv. G; Cleveland Magisterial District
N21	Lydia Brown	69L-3155	158919	3589 Lynn Springs Road, Swords Creek; Sulphur

				Spring Fork; Honaker Magisterial District
N22	Jack Booth	65L-3223A	158785	Fronts on Redbud Highway, Honaker; Blackford Lot; Honaker Magisterial District
N23	Gwen Griffith	68R-3026	158901	8.0 acres +/-; Swords Creek; Honaker Magisterial District

GENERAL TERMS OF SALE: The Treasurer has the right to reject any bids determined to be unreasonable in relation to 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.

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 remit payment in full at the time of the auction. **There will be a 10% buyer's premium or a \$100 flat fee, whichever is greater, added to the final bid.** Recording costs for deed recordation will also be the responsibility of the successful bidder and are due at the time of the auction.

Terms applicable to In-Person Bidders ONLY: The total balance is due from the highest bidder at the conclusion of the auction. All payments must be made in the form of personal check, cashier's check, or money order. **No cash will be accepted.**

Terms applicable to Online Bidders ONLY: 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.mitchellauctionfirm.com>. If any interested bidders are unable to attend for in-person bidding and wish to bid on property, but do not have access to the internet, please contact Mark Mitchell, at 276-608-0619 for assistance.

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 auction price and buyer's premium must be received in full within seven (7) days following the auction closing (no later than August 23, 2022).** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. **Cash and personal checks will not be accepted.** Checks and money orders shall be made payable to Russell County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

To qualify as a purchaser at this auction you may not owe delinquent taxes to Russell County. Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://www.mitchellauctionfirm.com>, by email to mark@mitchellauctionfirm.com or by phone to Mark Mitchell, at 276-608-0619. Questions concerning the properties 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.

Re: Russell Non-Judicial Sale Auction
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 Tuesday, August 16, 2022, 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 Russell 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 Russell, including being named as a Defendant in any delinquent tax suit filed by County of Russell, 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

It is hereby certified that the above-referenced purchaser has, on this 16th day of August, 2022, 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	JWC Investments of Virginia LLC	104R-642	157605	Main Street, Lot ENLG 5; Town of Lebanon
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Legal Description 1 MAIN STREET

Legal Description 2 LOT ENLG 5

Legal Description 3

Deed Book 717

Deed Page 277

Acres 0

Improvement Value \$0

Land Value \$6,000

N2	JWC Investments of Virginia LLC	104R-643	157605	527 Russell Street, Lebanon; Dry Cleaning Plant, Lot ENLG 5; Town of Lebanon
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Legal Description 1 DRY CLEANING PLANT

Legal Description 2 LOT ENLG 5

Legal Description 3

Deed Book 717

Deed Page 277

Acres 0

Improvement Value \$0

Land Value \$15,000



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N3	S D King	136L-1411A	157927	Skillet Lot; fronting on Moccasin Valley Road; Moccasin Magisterial District
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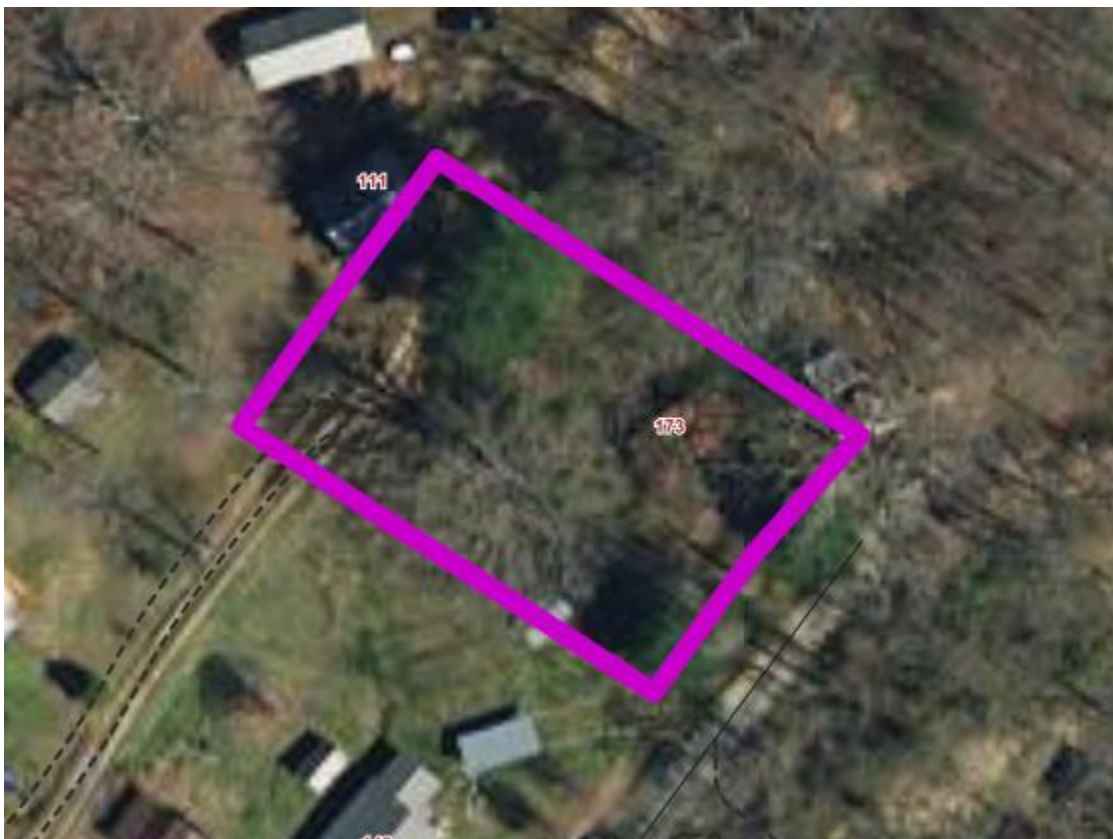
Legal Description 1	SKILLET
Legal Description 2	LOT
Legal Description 3	
Deed Book	0000
Deed Page	15
Acres	0
Improvement Value	\$0
Land Value	\$2,000



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.

N4	Dewey Cox	114L-SA-1994A	157767	173 Coal Lane, St. Paul; Lots 12 thru 15 Inc.; Cleveland Magisterial District
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Legal Description 1	LOTS 12 THRU 15, INC.
Legal Description 2	BLOCK 4
Legal Description 3	
Deed Book	669
Deed Page	2
Acres	0
Improvement Value	\$2,000
Land Value	\$4,000



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N5	Bonnie Winebarger	158R-SA-1854	467734	240 Gravel Lick Road, Castlewood; Hamlin Tract; Castlewood Magisterial District
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Legal Description 1	HAMLIN
Legal Description 2	TRACT
Legal Description 3	
Deed Book	0601
Deed Page	865
Acres	0
Improvement Value	\$2,500
Land Value	\$2,500

N6	Bonnie Winebarger	158R-SA-1855	467734	Fronts on Gravel Lick Road; Hamlin Tract; Castlewood Magisterial District
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Legal Description 1	HAMLIN
Legal Description 2	
Legal Description 3	
Deed Book	0601
Deed Page	865
Acres	0.25
Improvement Value	\$0
Land Value	\$900



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N7	Ada Lillian Kiser Estate	141R-1340	158074	8 acres +/-; Eagles Nest Branch; Cleveland Magisterial District
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Legal Description 1 EAGLES NEST BRANCH

Legal Description 2

Legal Description 3

Deed Book 0000

Deed Page 1

Acres 8

Improvement Value \$0

Land Value \$5,100



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N8	WB and Flora Ellen Hubbard	77R-210	159143	1.5 acres +/-; fronts on Arnold Road; Elias Honaker Land; Honaker Magisterial District
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Legal Description 1 ELIAS HONAKER LAND

Legal Description 2

Legal Description 3

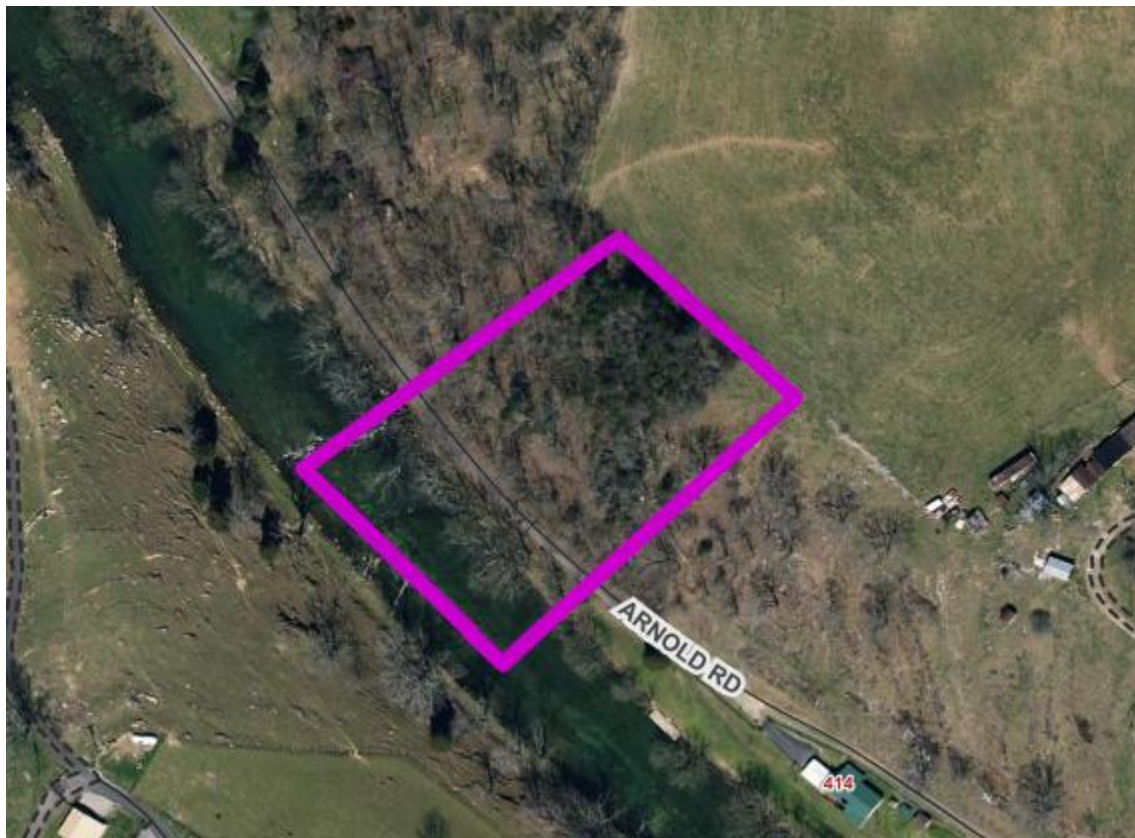
Deed Book 0000

Deed Page 21

Acres 1.5

Improvement Value \$0

Land Value \$3,600



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N9	Lora and Roger Musick Thurman	76L-1219A	159025	445 Thompson Creek Road, Honaker; Tunnel Lot; Honaker Magisterial District
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Legal Description 1 TUNNEL

Legal Description 2 LOT

Legal Description 3

Deed Book 0000

Deed Page 16

Acres 0

Improvement Value \$4,300

Land Value \$3,000



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N10	Claude Grizzle	114L-SA-2012	157770	2907 Ivy Ridge Road, Cleveland; Clinchfield Lot; Cleveland Magisterial District
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Legal Description 1 CLINCHFIELD

Legal Description 2

Legal Description 3

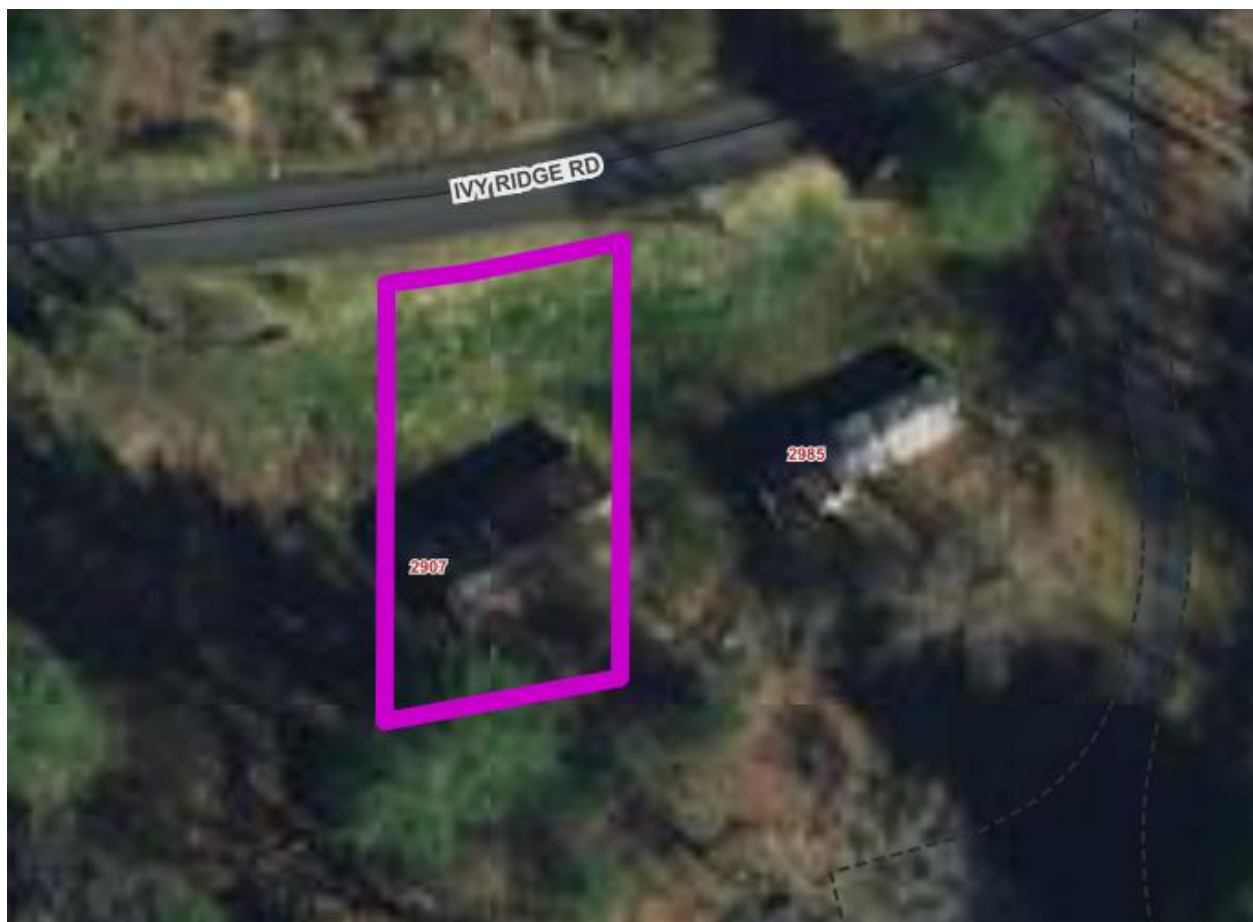
Deed Book 323

Deed Page 264

Acres 0

Improvement Value \$0

Land Value \$500



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N11	Bobby Ray and Diane McReynolds	157R-IC-2625	158330	426 Morefield Bottom Drive, St. Paul; Lot 45 and 46; Castlewood Magisterial District
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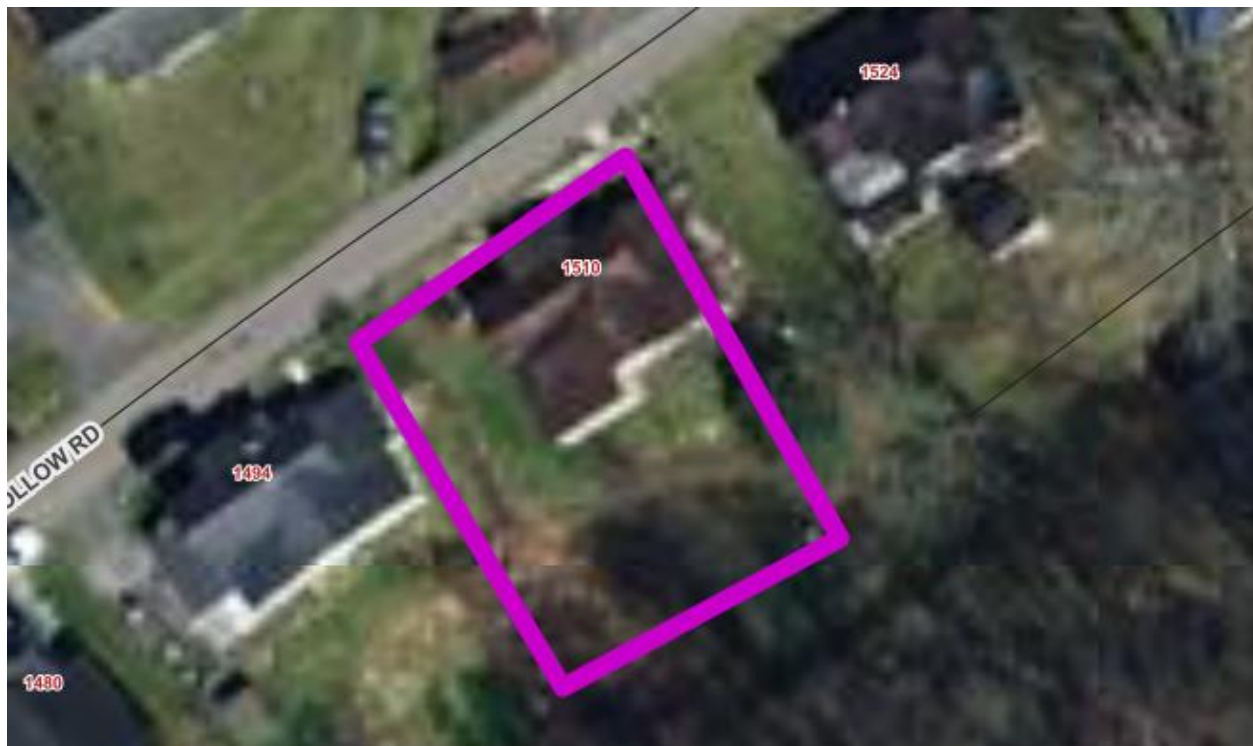
Legal Description 1	MOREFIELD
Legal Description 2	LOT 45, 46
Legal Description 3	
Deed Book	383
Deed Page	42
Acres	0
Improvement Value	\$2,500
Land Value	\$5,000



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N12	Ernest and Lina Dishman	160R-II-2497	158497	1510 Straight Hollow Road, Dante; Lot 421 Subv. J; Castlewood Magisterial District
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Legal Description 1	LOT 421
Legal Description 2	SUBV. J.
Legal Description 3	
Deed Book	322
Deed Page	33
Acres	0
Improvement Value	\$5,900
Land Value	\$4,000



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N13	Fannie Vicars	157L-2726	158497	273 River Road, Castlewood; Minneapolis Lots 14 thru 18, Inc.; Castlewood Magisterial District
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Legal Description 1	MINNEAPOLIS
Legal Description 2	LOTS 14 THRU 18, INC.
Legal Description 3	
Deed Book	389
Deed Page	733
Acres	0
Improvement Value	\$0
Land Value	\$5,000



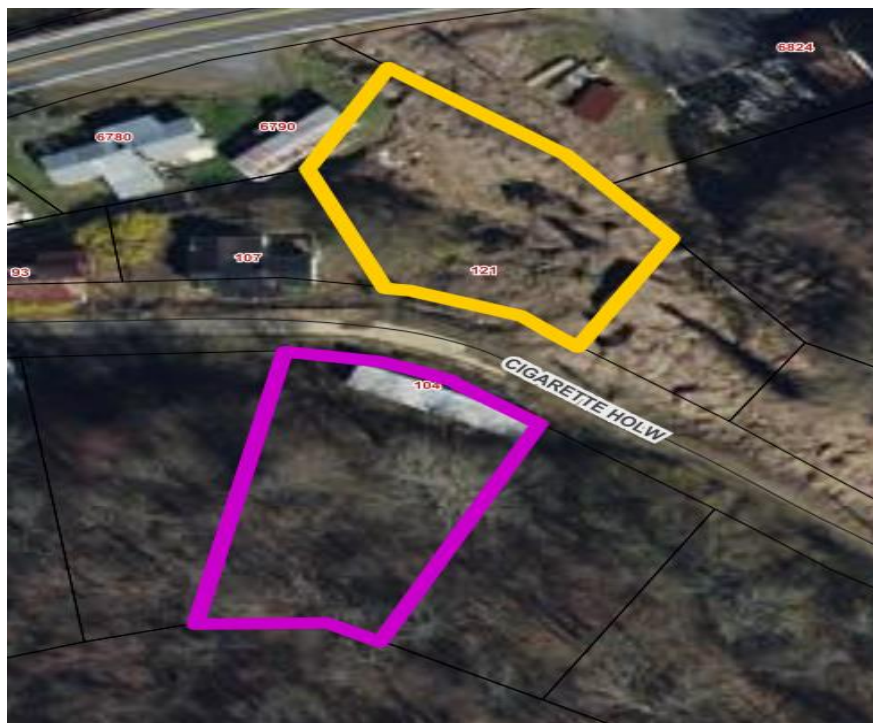
DISCLAIMER: The information on this page is NOT to be used as a LEGAL DOCUMENT. The map information displayed is believed to be accurate, but accuracy is not guaranteed.

N14	Amanda L. H. Steffey and Jason G. Steffey	159R-ID- 2293	158440	121 Cigarette Holw, Dante; Lot 170; Castlewood Magisterial District
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Legal Description 1 LOT 170
Legal Description 2
Legal Description 3
Deed Book 0727
Deed Page 432
Acres 0
Improvement Value \$3,000
Land Value \$3,000

N15	Amanda L. H. Steffey and Jason G. Steffey	159R-ID- 2273	158440	104 Cigarette Holw, Dante Lot 187, Swan Corp. Subv. D; Castlewood Magisterial District
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Legal Description 1 DANTE LOT 187
Legal Description 2 SWAN CORP. SUBV. D
Legal Description 3
Deed Book 0727
Deed Page 432
Acres 0
Improvement Value \$0
Land Value \$4,000



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N16	Emory Bruce Howard	157R-SA-1783	158345	Fronts on Vinton Street, Castlewood; Castlewood Magisterial District
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Legal Description 1 CASTLEWOOD

Legal Description 2

Legal Description 3

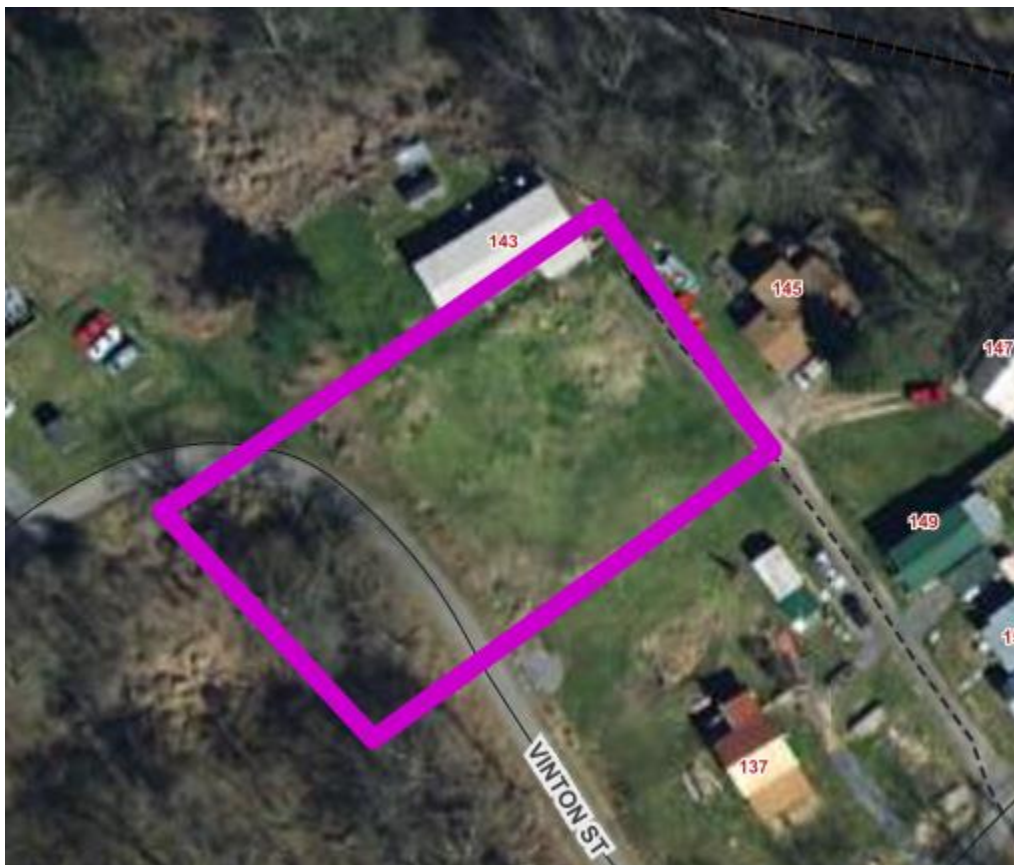
Deed Book 0000

Deed Page 9

Acres 0

Improvement Value \$0

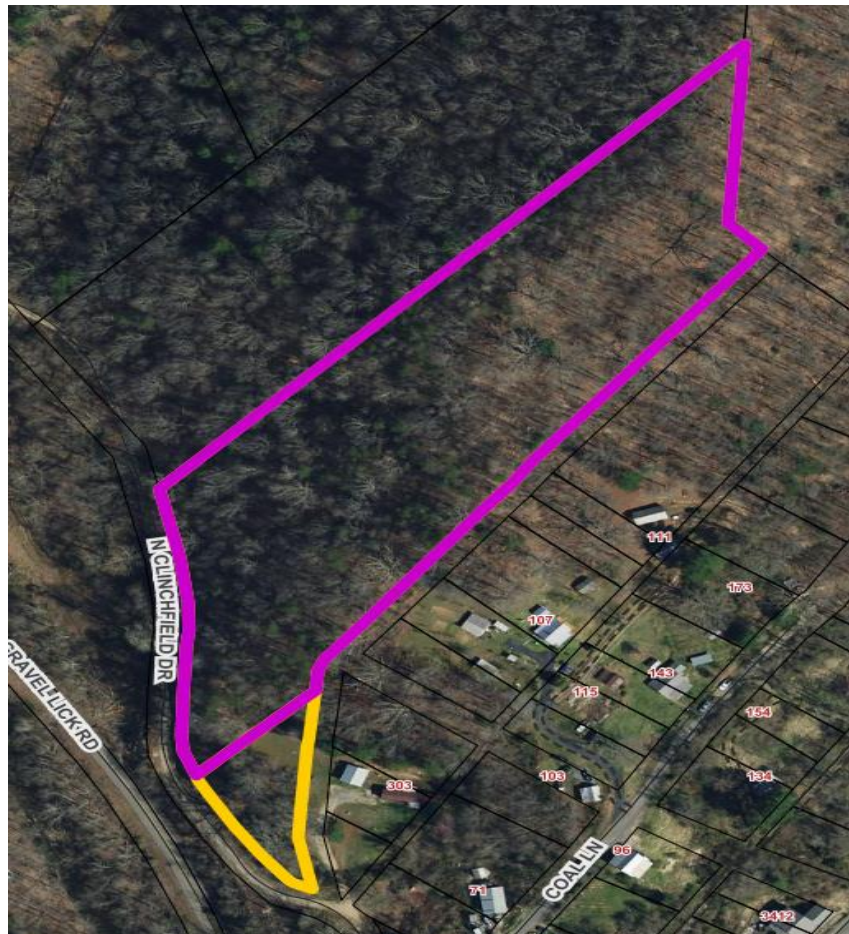
Land Value \$9,400



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N17	Otis Powers	114L-2003B	157754	Fronts on N. Clinchfield Drive, Cleveland; Chaney Creek Lot; Cleveland Magisterial District
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Legal Description 1	CHANAY CREEK
Legal Description 2	LOT
Legal Description 3	
Deed Book	0000
Deed Page	8
Acres	0
Improvement Value	\$0
Land Value	\$400



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N18	Clara D. Ray Heirs	119L-2541	157890	.36 acres +/- fronting on Morning Star Circle, Lebanon; Moccasin Magisterial District
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Legal Description 1 FORK RIDGE

Legal Description 2

Legal Description 3

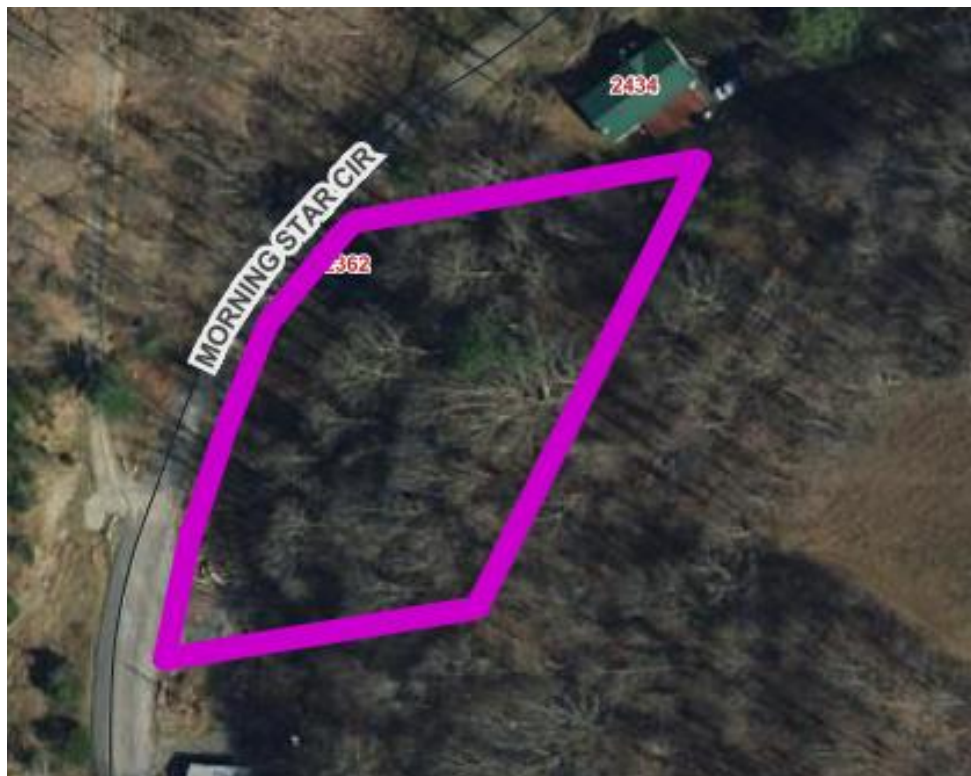
Deed Book 0273

Deed Page 791

Acres 0.36

Improvement Value \$4,300

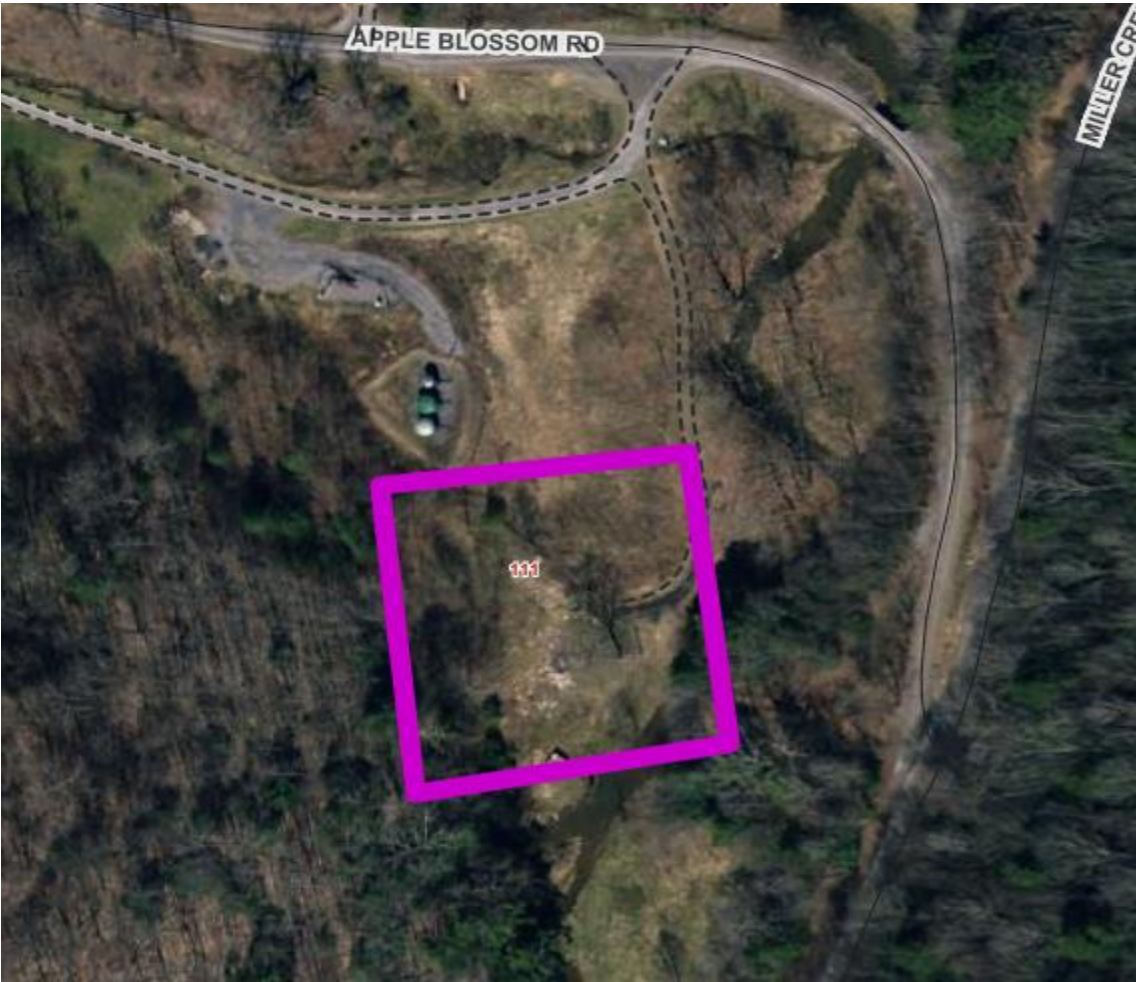
Land Value \$4,500



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N19	Debra Miller, et al	68L-1743	158875	111 Apple Blossom Road, Swords Creek; .89 acres, +/- ; Tina Helton Lot; Honaker Magisterial District
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Legal Description 1	TINA HELTON LOT
Legal Description 2	
Legal Description 3	
Deed Book	288
Deed Page	207
Acres	0.89
Improvement Value	\$4,200
Land Value	\$3,900



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N20	Sam G. Crosby, et al	160L-IC-2376	467736	Fronts on Saw Mill Holw, Dante; Subv. G; Cleveland Magisterial District
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Legal Description 1 SUBV. G

Legal Description 2

Legal Description 3

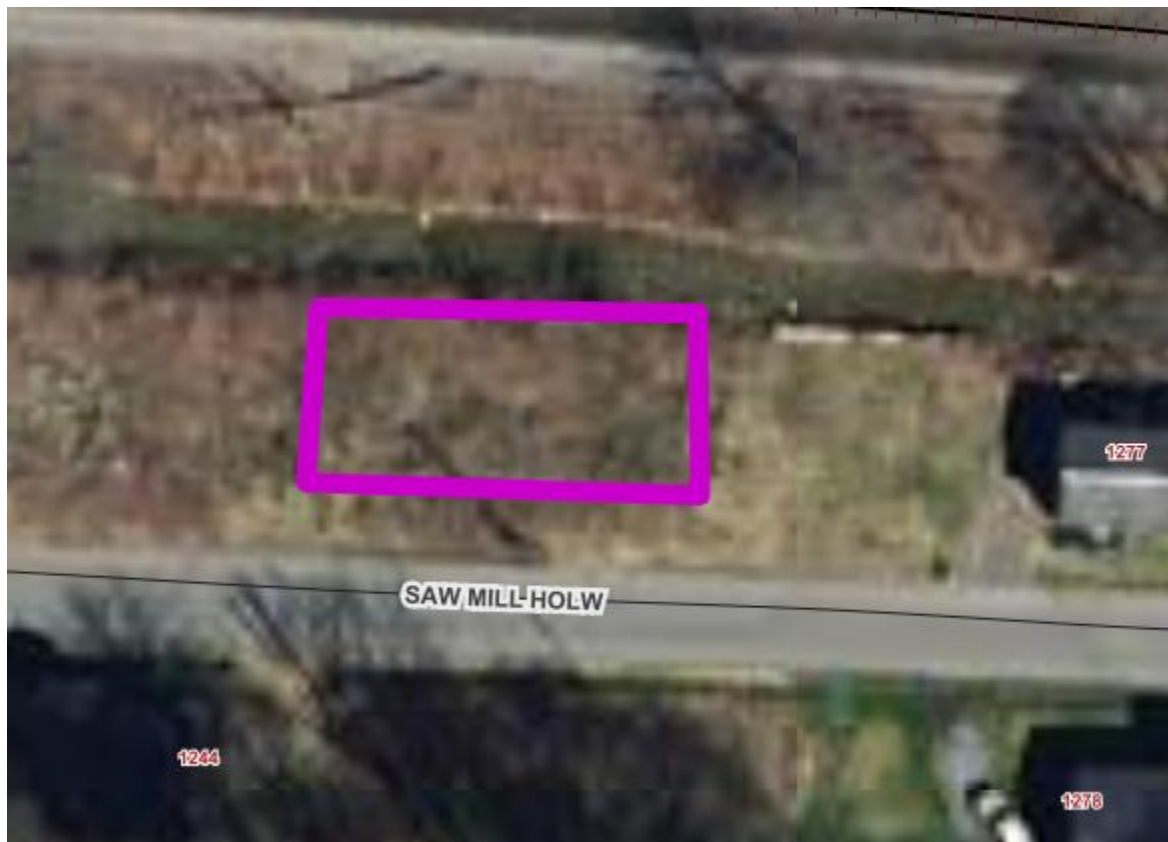
Deed Book 0000

Deed Page 7

Acres 0

Improvement Value \$0

Land Value \$2,000



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N21	Lydia Brown	69L-3155	158919	3589 Lynn Springs Road, Swords Creek; Sulphur Spring Fork; Honaker Magisterial District
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Legal Description 1 SULPHUR SPRING FORK

Legal Description 2

Legal Description 3

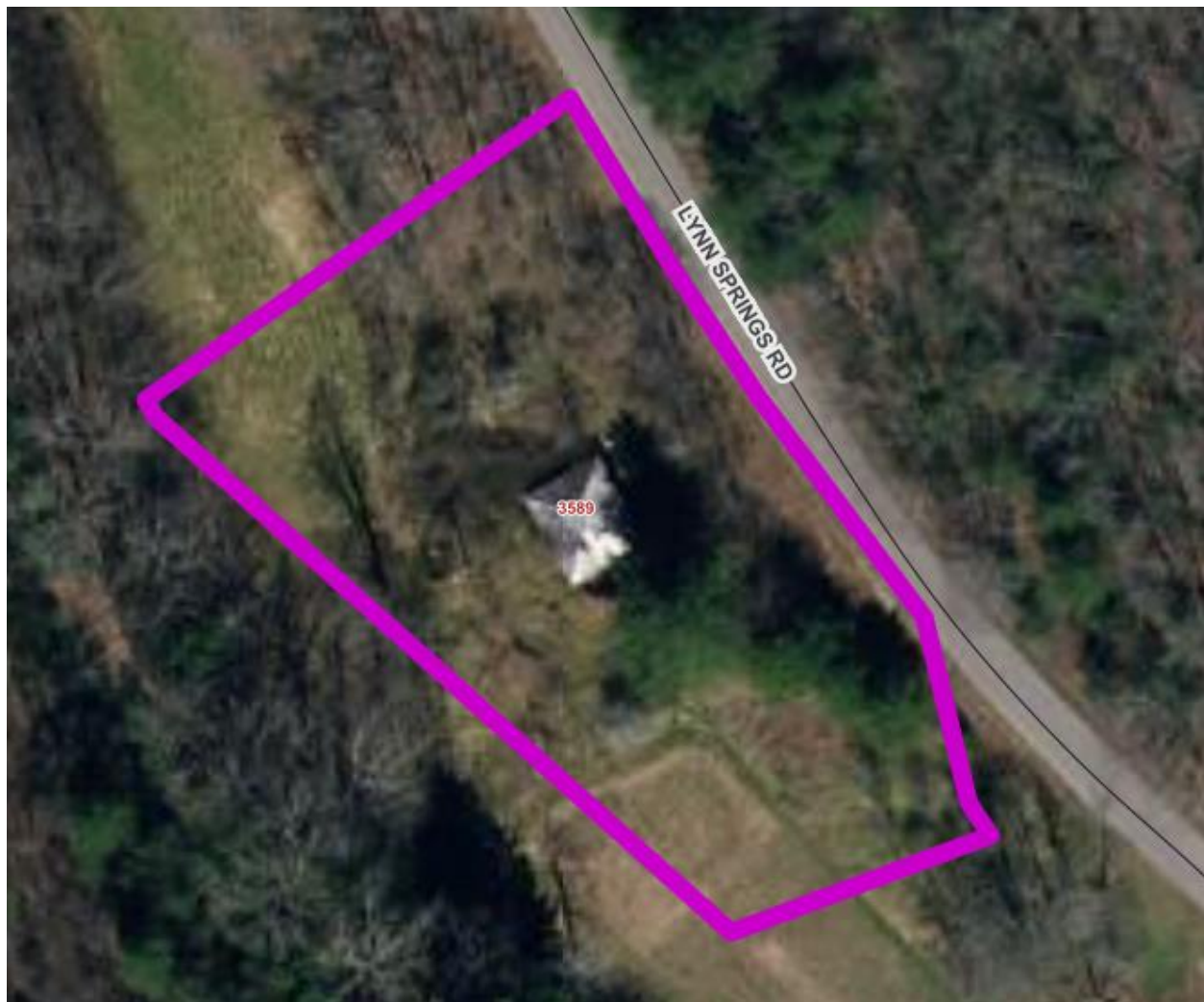
Deed Book 0000

Deed Page 3

Acres 0.94

Improvement Value \$2,000

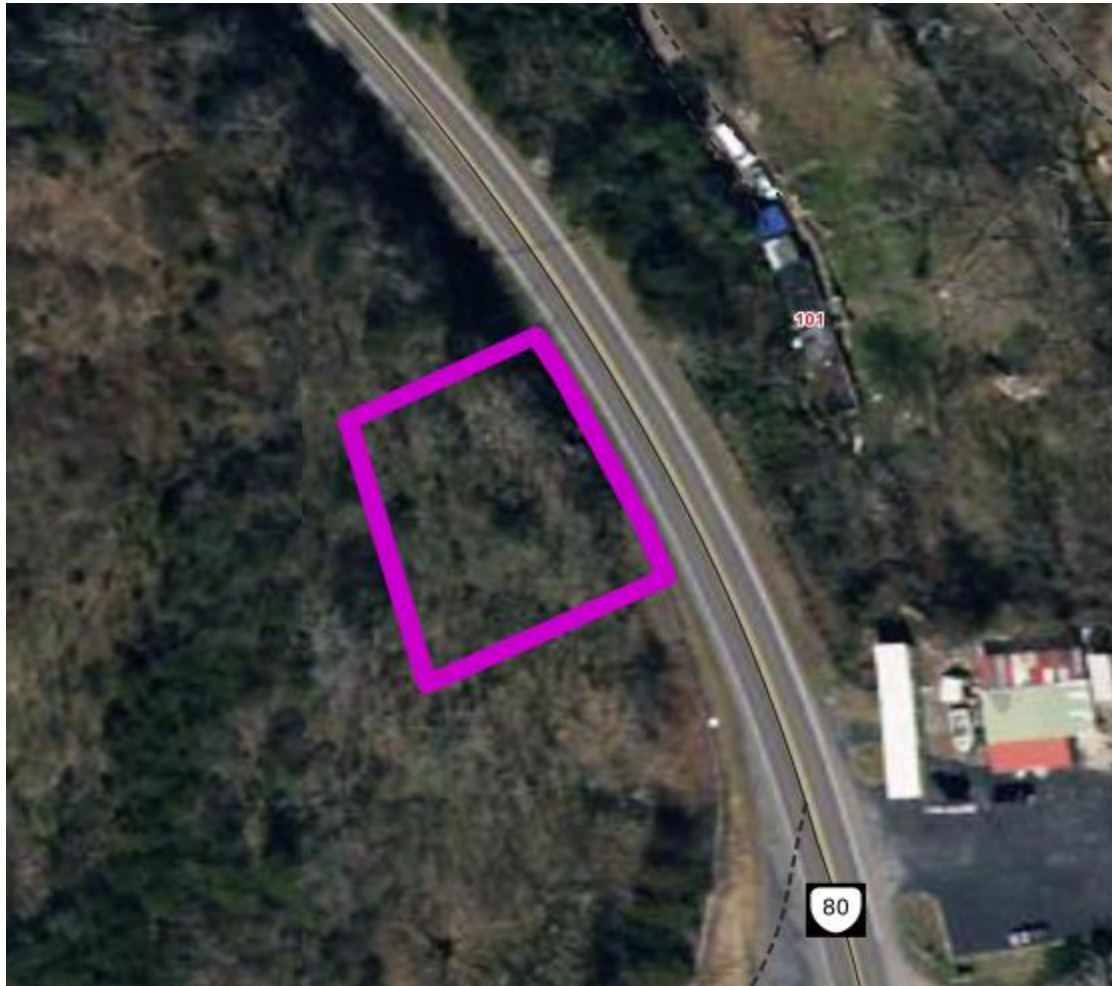
Land Value \$7,900



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N22	Jack Booth	65L-3223A	158785	Fronts on Redbud Highway, Honaker; Blackford Lot; Honaker Magisterial District
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Legal Description 1	BLACKFORD
Legal Description 2	LOT
Legal Description 3	
Deed Book	0000
Deed Page	14
Acres	0
Improvement Value	\$0
Land Value	\$3,000



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N23	Gwen Griffith	68R-3026	158901	8.0 acres +/-; Swords Creek; Honaker Magisterial District
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Legal Description 1 SWORDS CREEK

Legal Description 2

Legal Description 3

Deed Book 0000

Deed Page 15

Acres 8

Improvement Value \$0

Land Value \$8,000



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