

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

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at public auction, which will commence **at The Wise County School Board Office, Conference Room A, 628 Lake Street NE, on November 15, 2022 at 12:00 PM** 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 Wayne Mefford ("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(s)	Tax Map No.	Account No.	TACS No.	Property Description
N1	Susie Fraley (Estate), A.J. Fraley (Estate)	054 () 203	9634	94580	1 acre, Coeburn Mountain Road
N2	Johnny & Deloris Wells	104A4 (06) 022 002	18064	94729	124 Powell Street, Appalachia
N3	Jhosette & Grant Moore	055A (03) 003 020-21	8398	94561	Robinette Road, Coeburn
N4	Leonda & Anthony Keith	071 () 002	7325	94538	5 acres, Fairfax Road, Crab Orchard
N5	Benjamin H. Collins, et als	006 () 124B	2675	636226	1.26 acres, Magnolia Street, Pound
N6	A.H. Sprinkle Estate	104A6 (04) 002 001-2-3	18865	94772	602 Dixon Avenue, Appalachia
N7	Nannie D. Smith	037 () 012	8927	94575	0.36 acre, Dixie Road, Wise
N8	H.D. Dickerson Heirs	077 () 145	15070	94652	0.58 acre, Crackers Neck Road, Big Stone Gap
N9	Faye F. Page	054E (03) 00B 010+BK.D L5	6727	94527	Craig Road, Coeburn
N10	Gladys C. Spray	054 () 012	13013	94627	2.5 acres, Hall Orchard Road
N11	Anthony & Leonda Keith	097A5 (01) 016 002D1	37077	94538	0.29 acre, Kiser Avenue SE, Coeburn

N12	W.J. Moore	097A4 (08) 002 009-10	5635	94508	Kiser Avenue SE / Queen Street SE, Coeburn
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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. 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. 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 \$100.00 flat fee, whichever is greater, added to the final bid to determine final contract price.** Recording costs for deed recordation will also be the responsibility of the successful bidder, due 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.**

To qualify as a purchaser at this auction you may not owe delinquent taxes to Wise County. 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 804-612-0629, or by writing to the address below.

Re: COUNTY OF WISE 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, November 15, 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 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 15th day of November 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

**Property N1
Susie Fraley (Estate), A.J. Fraley (Estate)**



Current Data

Tax Map No.: 054 () 203

Account No.: 009634

Owner: Susie Fraley (Estate) & A.J. Fraley (Estate)

Property Address and Description: Coeburn Mountain Road

Acreage: ± 1.00 acre

Land Value: \$2,000

Building Value: \$0

Total Value: \$2,000

**Property N2
Johnny & Deloris Wells.**



Current Data

Tax Map No.: 104A4 (06) 022 002

Account No.: 018064

Owner: Johnny W. Wells & Deloris Wells

Property Address and Description: 124 Powell Street, Appalachia

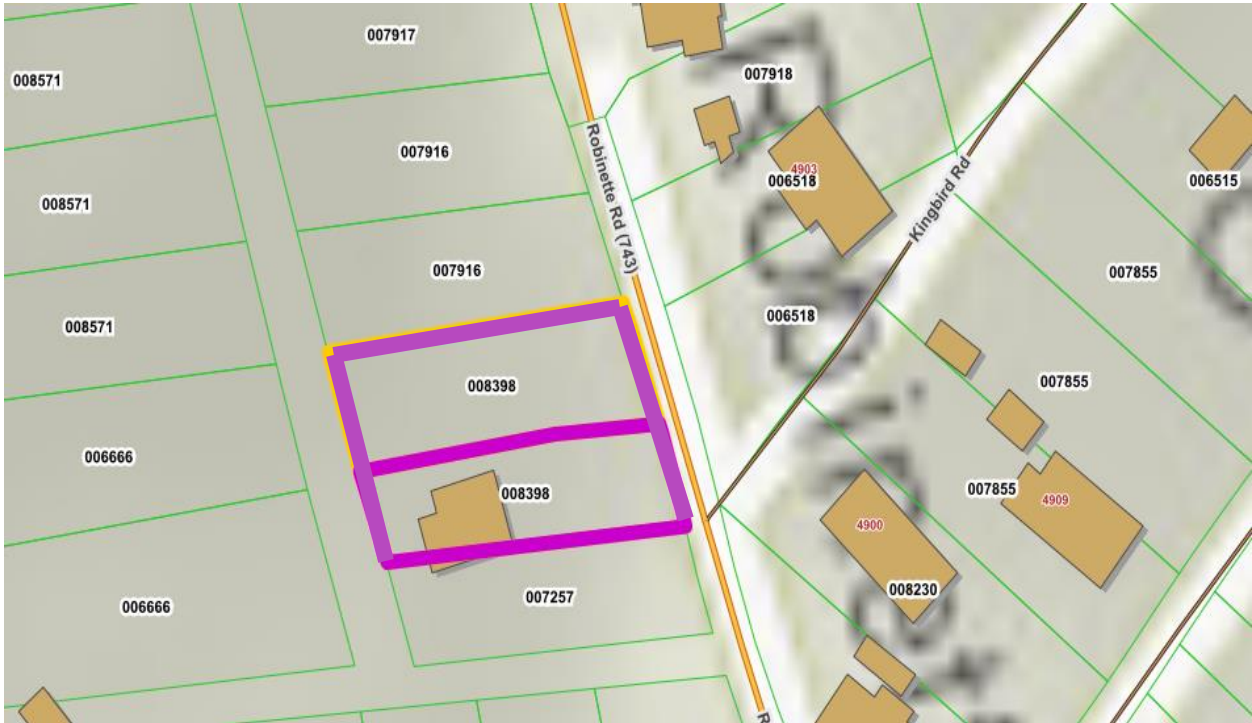
Acreage: null

Land Value: \$2,500

Building Value: \$0

Total Value: \$2,500

**Property N3
Jhosette & Grant Moore**



Current Data

Tax Map No.: 055A (03) 003 020-21

Account No.: 008398

Owner: Jhosette L. Moore & Grant L. Moore

Property Address and Description: Robinette Road, Coeburn

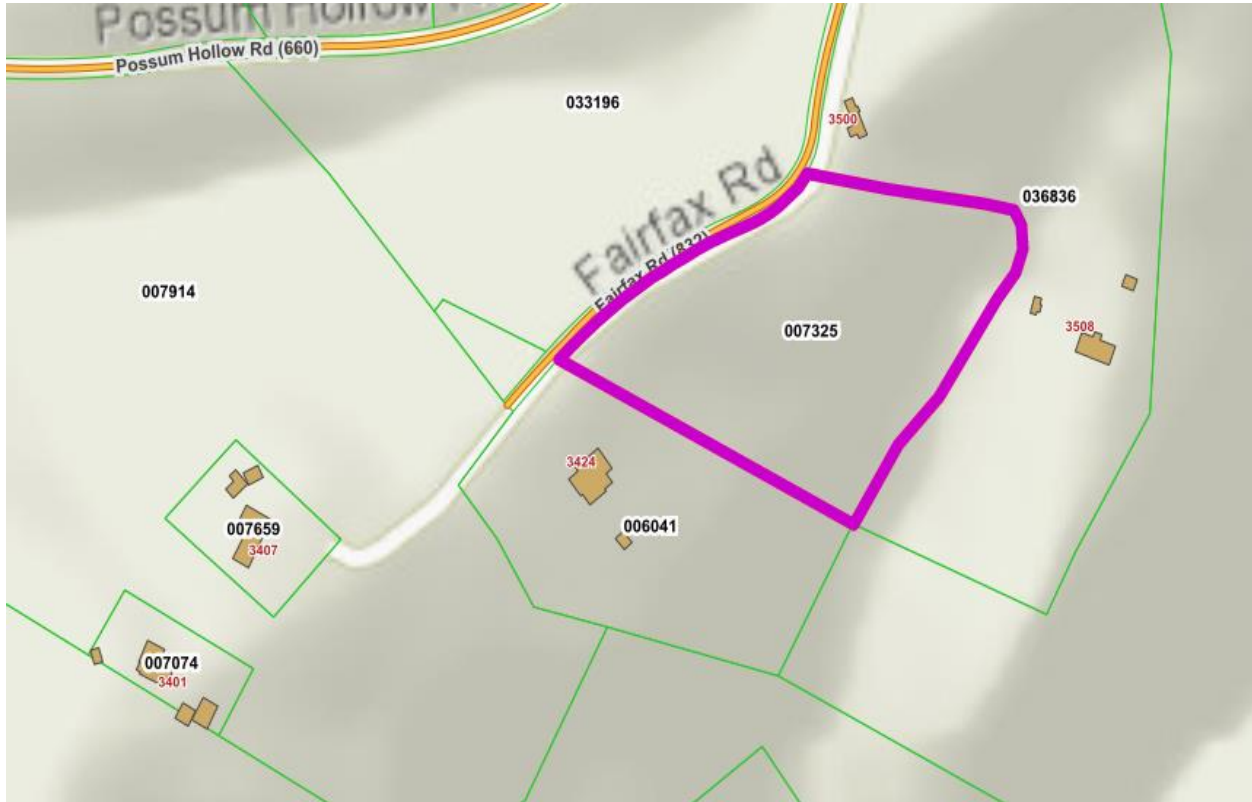
Acreage: null

Land Value: \$3,500

Building Value: \$0

Total Value: \$3,500

**Property N4
Leonda & Anthony Keith**



Current Data

Tax Map No.: 071 () 002

Account No.: 007325

Owner: Leonda T. Keith & Anthony Keith

Property Address and Description: Fairfax Road, Crab Orchard

Acreage: ± 5.00 acres

Land Value: \$3,900

Building Value: \$0

Total Value: \$3,900

**Property N5
Benjamin H. Collins, et als**



Current Data

Tax Map No.: 006 () 124B

Account No.: 002675

Owner: Benjamin H. Collins, et als

Property Address and Description: Magnolia Street, Pound

Acreage: ± 1.26 acres

Land Value: \$4,000

Building Value: \$0

Total Value: \$4,000

**Property N6
A.H. Sprinkle Estate**



Current Data

Tax Map No.: 104A6 (04) 002 001-2-3

Account No.: 018865

Owner: A.H. Sprinkle (Estate)

Property Address and Description: 602 Dixon Avenue, Appalachia

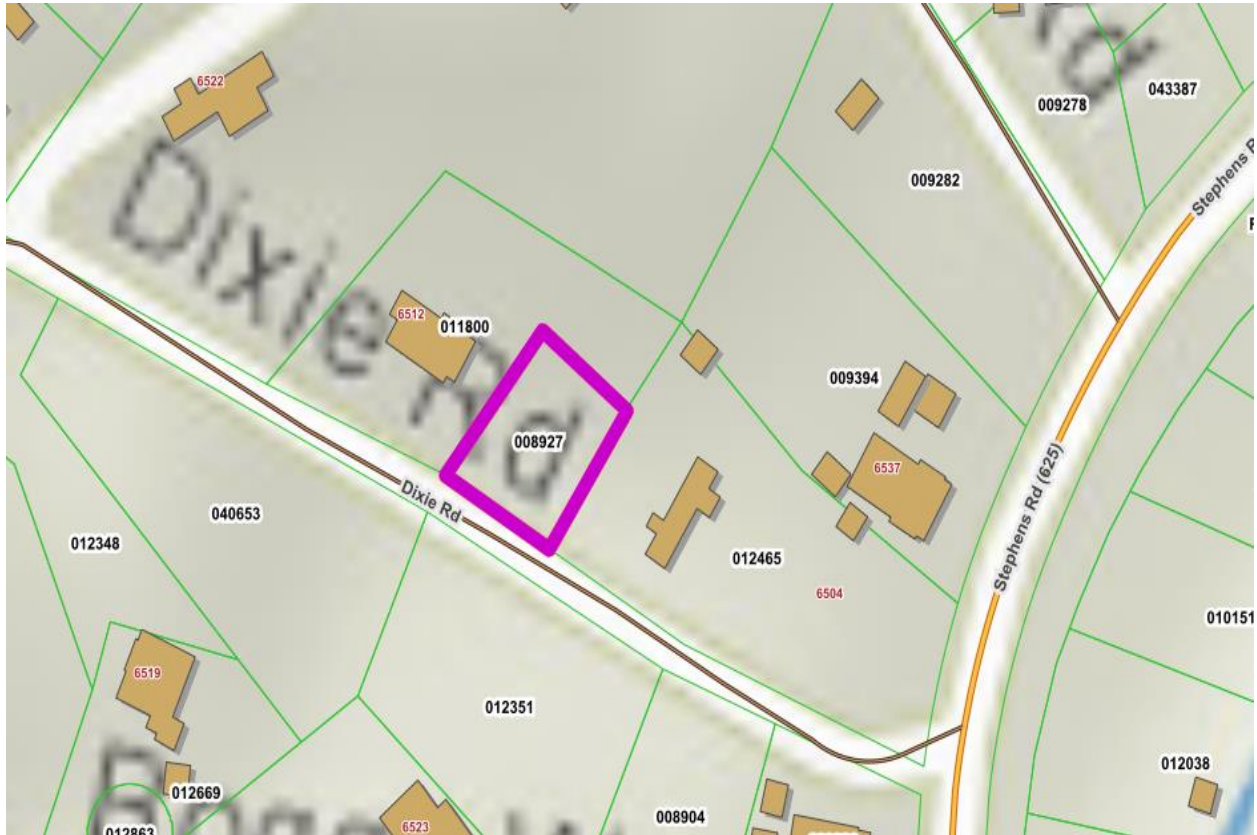
Acreage: null

Land Value: \$4,000

Building Value: \$0

Total Value: \$4,000

**Property N7
Nannie D. Smith**



Current Data

Tax Map No.: 037 () 012

Account No.: 8927

Owner: Nannie D. Smith

Property Address and Description: Dixie Road, Wise

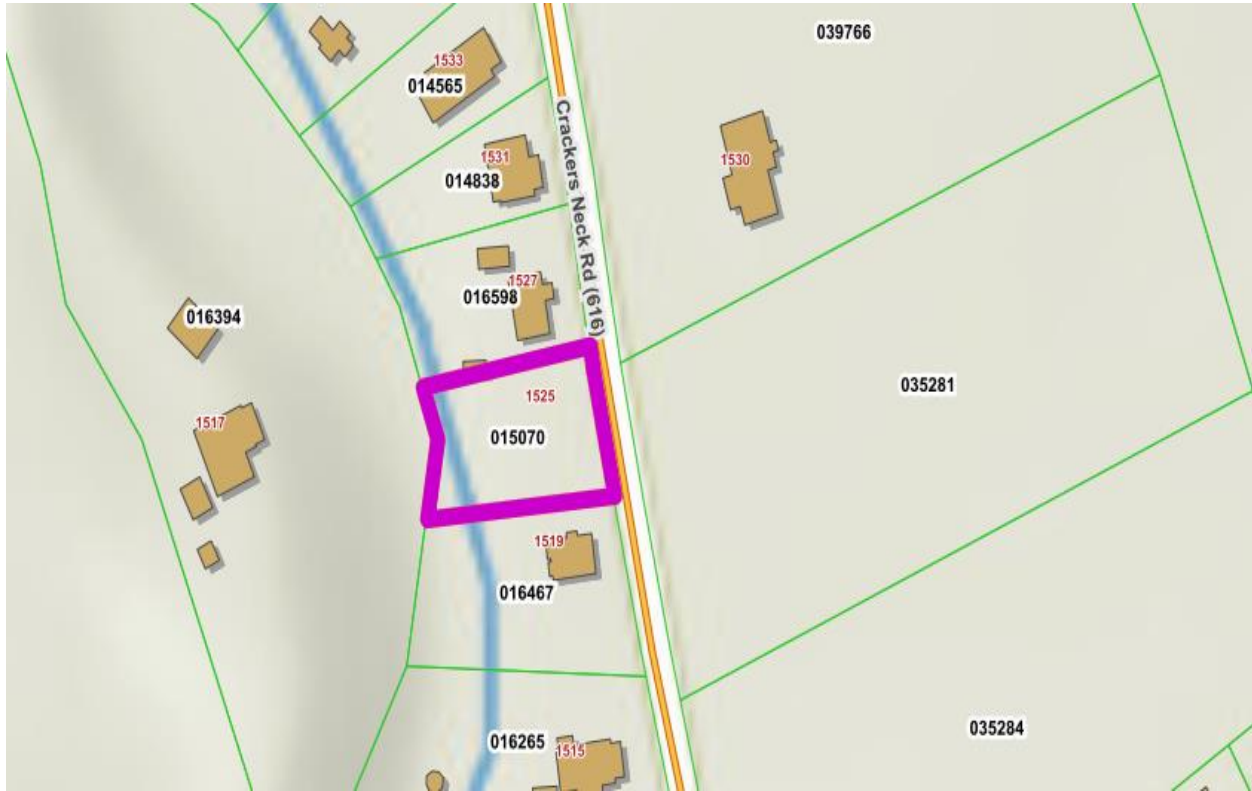
Acreage: ± 0.36 acre

Land Value: \$5,000

Building Value: \$0

Total Value: \$5,000

**Property N8
H.D. Dickerson Heirs**



Current Data

Tax Map No.: 077 () 145

Account No.: 15070

Owner: H.D. Dickerson Heirs

Property Address and Description: Crackers Neck Road, Big Stone Gap

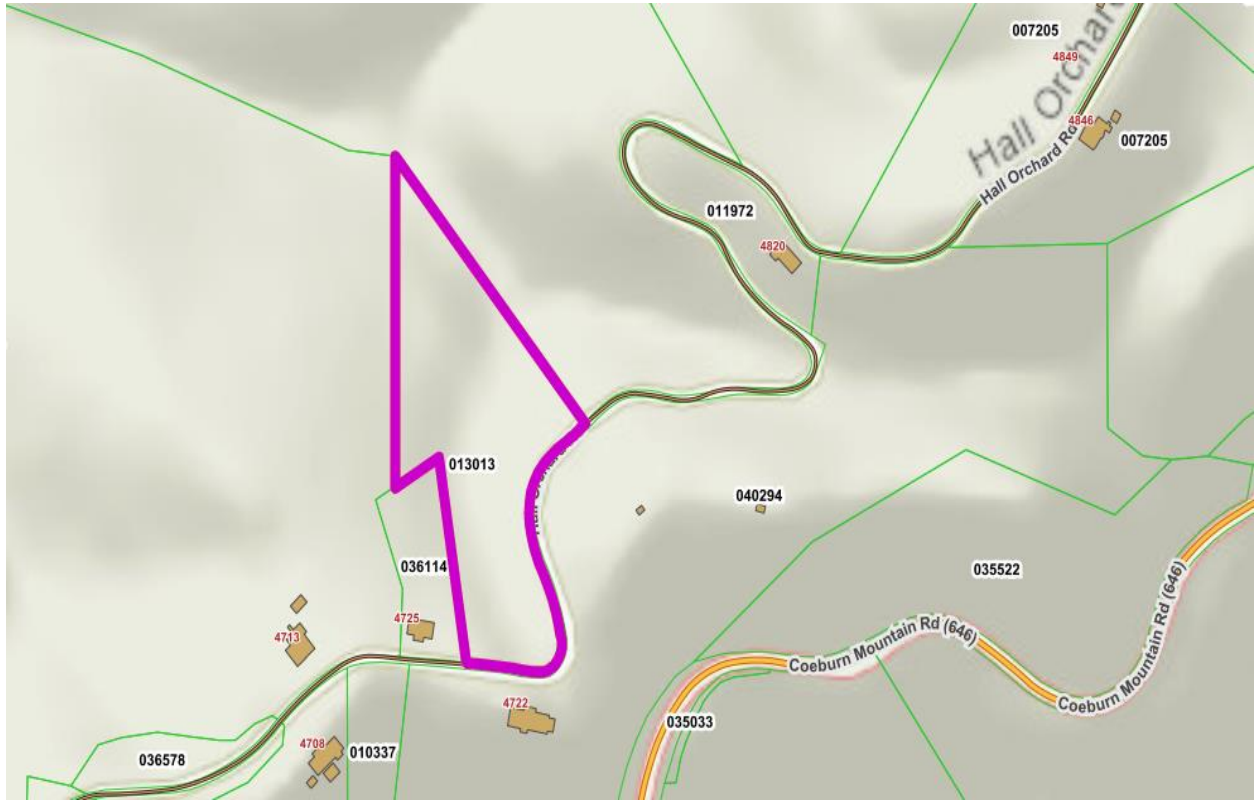
Acreage: ± 0.58 acre

Land Value: \$6,000

Building Value: \$0

Total Value: \$6,000

**Property N10
Gladys C. Spray**



Current Data

Tax Map No.: 054 () 012

Account No.: 013013

Owner: Gladys C. Spray

Property Address and Description: Hall Orchard Road

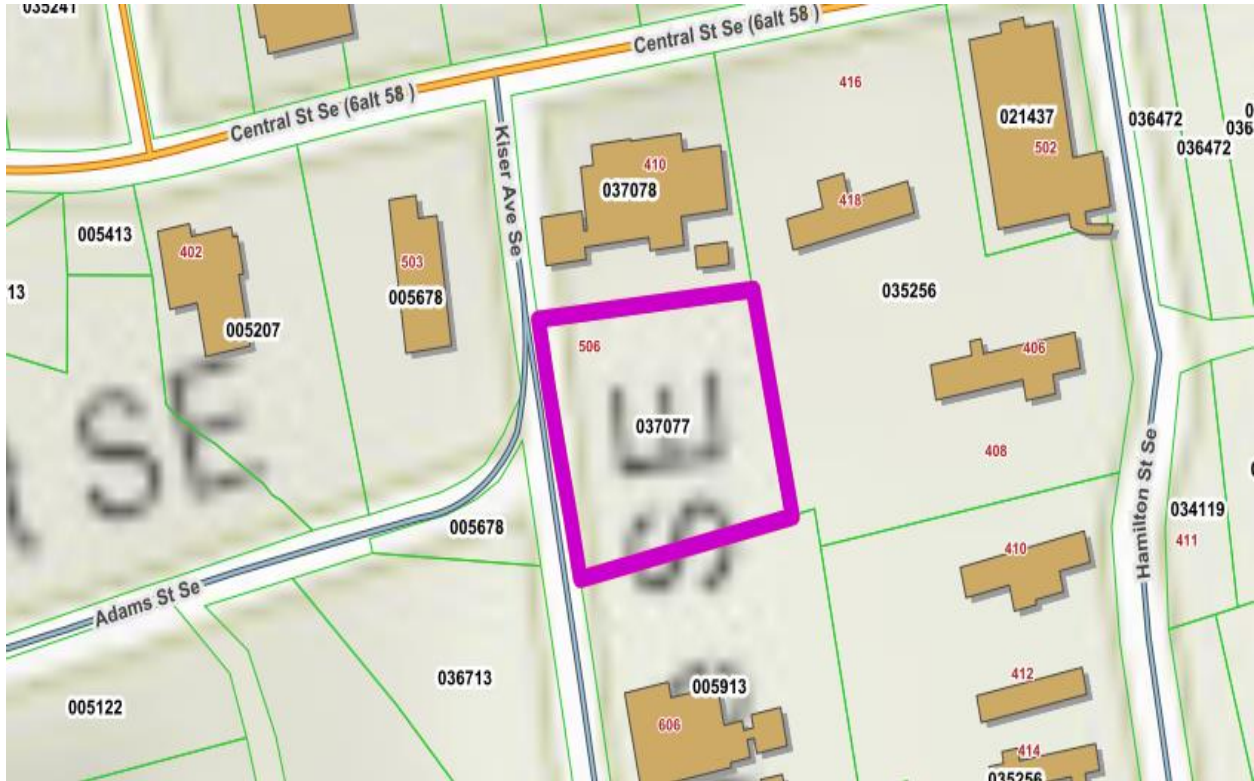
Acreage: ± 2.5 acres

Land Value: \$6,300

Building Value: \$0

Total Value: \$6,300

**Property N11
Anthony & Leonda Keith**



Current Data

Tax Map No.: 097A5 (01) 016 002D1

Account No.: 037077

Owner: Anthony Keith and Leonda Keith

Property Address and Description: Kiser Avenue SE, Coeburn

Acreage: ± 0.29 acre

Land Value: \$8,700

Building Value: \$0

Total Value: \$8,700

**Property N12
W.J. Moore**



Current Data

Tax Map No.: 097A4 (08) 002 009-10

Account No.: 005635

Owner: W.J. Moore

Property Address and Description: Kiser Avenue SE / Queen Street SE, Coeburn

Acreage: null

Land Value: \$10,000

Building Value: \$0

Total Value: \$10,000