

**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 **Wise County School Board Office, Conference Room A, 628 Lake Street NE**, on **November 15, 2022 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 ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS"). Subsequent 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
1	Boggs & Robinson Heirs	NM	19491	94788	MINERAL RIGHTS ONLY, "Bold Camp 125.00 AC"
2	Michael J. Mullins	011 () 197A	36384	508994	8902 & 8904 Franklin Lane, Pound, 3.5 acres
3	George Harvey (Life Estate), Branson Aaron Artrip	097A6 (03) 002 009 and 097A6 (03) 002 009A	5212 and 5895	508941	1018 E. Front Street, Coeburn
4	Ronald Adkins, et als	076A6 (01) 014	5	363210	421 E. Boulevard Street N., Big Stone Gap
5	Kristy Marcum	104A5 (09) 004 007-8	18660	508975	321 Henry Street, Appalachia
6	Heather J. Adams	011 () 047	4025	94488	8141 Buckeye Street, Pound
7	Harry Litton	097A6 (01) 003 013-14	5213	363239	614 2nd Street NE, Wise
8	Donald Gilliam, et al.	063 () 006A	16099	146809	2600 7th Avenue E. Big Stone Gap
9	Donald Gilliam & Jamie Gilliam	076A1 (04) 00A 001-2	15472	146809	2602 7th Avenue E. Big Stone Gap
10	Wythe & Viola Swiney	097A6 (01) 020 051	5920	146939	630 Henderson Street NE, Coeburn

11	Edna V. Stallard	011 () 178	2968	509043	10751 Right Fork Road, Pound
12	Edna V. Stallard	011B (01) 00F 00E; 011B (01) 00F 00A; 011B (01) 00F 001-2; and 011B (01) 00F 003-4	3987, 3988, 3989, and 3990	509043	Right Fork Road, Pound
13	Herbert & Melinda Gibson	104A6 (04) 001 001-2-3	18274	363323	601 Dixon Avenue, Appalachia
14	Adrian Hamilton	076A4 (02) 141 010-11	974	363215	1005 3rd Avenue E., Big Stone Gap
15	Robert L. Mabe	047A1 () 281-282 and 047A1 () 283-284	16342 and 15401	94663	5332 Stonega Road, Appalachia
16	Elizabeth Lester & Ryan Baker Hensley	037G (01) 010A-11-12	13672	94629	219 Azalea Drive SW, Wise

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 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: On the day of the auction, 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 \$100.00, 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) 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.

Re: County of Wise 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 Special Commissioner's sale held on Tuesday, November 15, 2022 in the cause styled County of Wise v. _____ (Case No. _____), the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____, and a buyer's premium of \$ _____.

Tax Map No. _____

Account No. _____

I understand that a deposit of \$ _____ (25% of the purchase price or \$1,000.00, whichever is more, or the entire purchase price if less than \$1,000.00, or \$20,000.00 if purchase price is more than \$80,000.00) is required to be deposited today with the Special Commissioner and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Wise, Virginia. Further, I understand that a buyer's premium is required in this auction and have agreed to pay \$ _____ as a buyer's premium.

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 Court intends 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 (auction date). I further understand that in the event I owe delinquent taxes to the County of Wise or if I am named as a Defendant in any delinquent tax suit filed by the County of Wise, Virginia, that this contract may 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.

If the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit the deposit and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount. I further understand that if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, that this real estate may be resold and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

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

Print Name:

Address:

Phone:

Email:

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 1
Boggs & Robinson Heirs



WISE COUNTY

VIRGINIA

Current Data

Account No.: 019491

Owner: Boggs & Robinson Heirs

Property Address and Description: MINERAL RIGHTS ONLY; “Bold Camp 125.00 AC”

Land Value: \$12,500

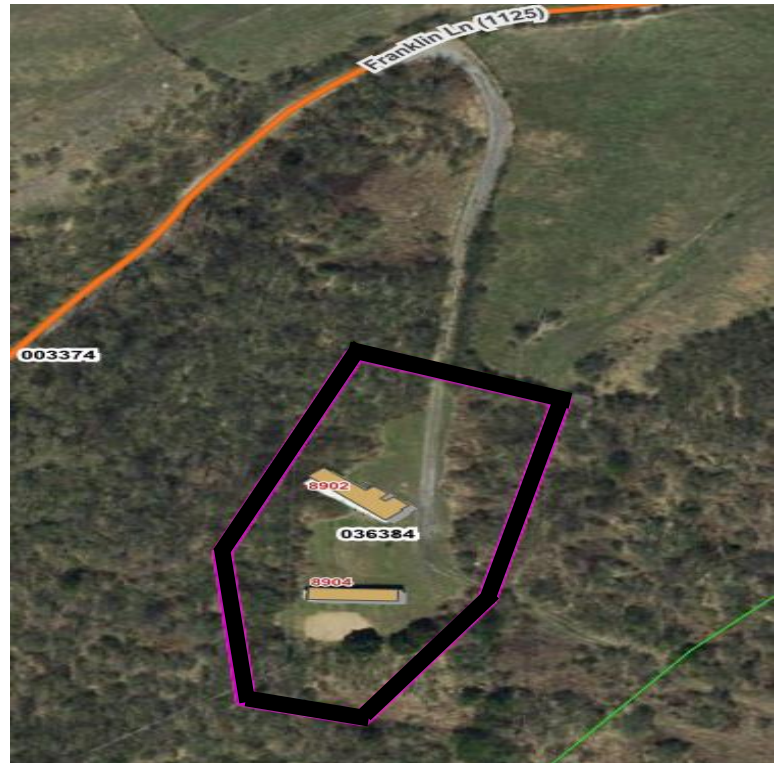
Building Value: n/a

Total Value: \$12,500

Acreage: n/a

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 2
Michael J. Mullins



Current Data

Tax Map No.: 011 () 197A

Account No.: 36384

Owner: Michael J. Mullins

Property Address and Description: 8902 & 8904 Franklin Lane, Pound

Land Value: \$9,500

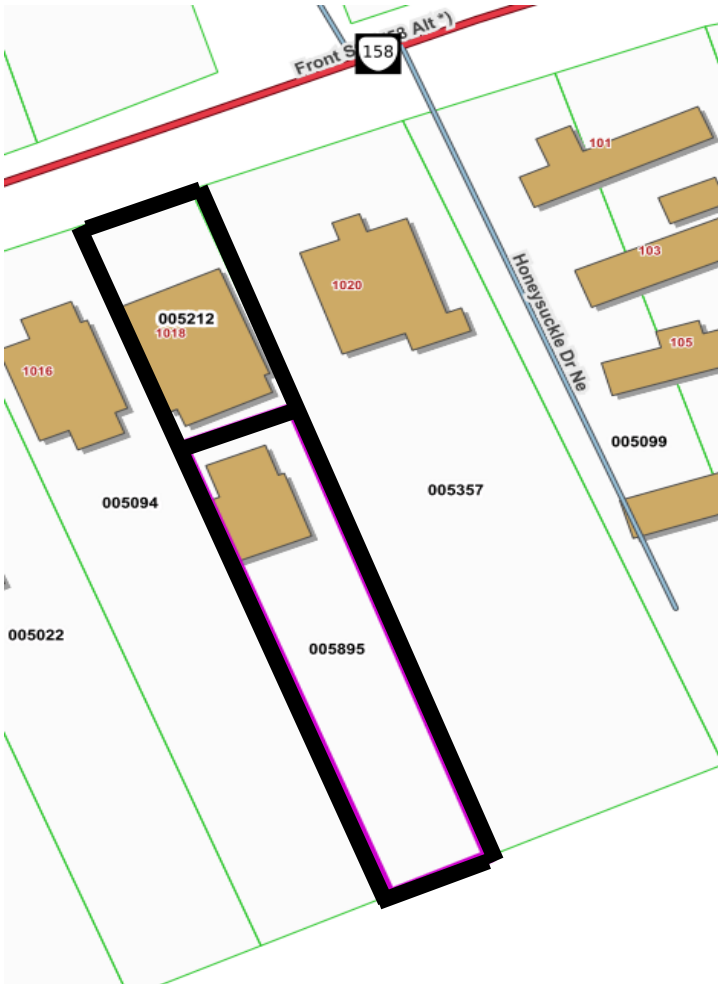
Building Value: \$11,900

Total Value: \$21,400

Acreage: ± 3.5 acres

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Property 3
George Harvey (Life Estate), Branson Aaron Artrip



Current Data

Tax Map No.: 097A6 (03) 002 009 and 097A6 (03) 002 009A

Account No.: 5212 and 5895

Owner: George Harvey (Life Estate), Branson Aaron Artrip

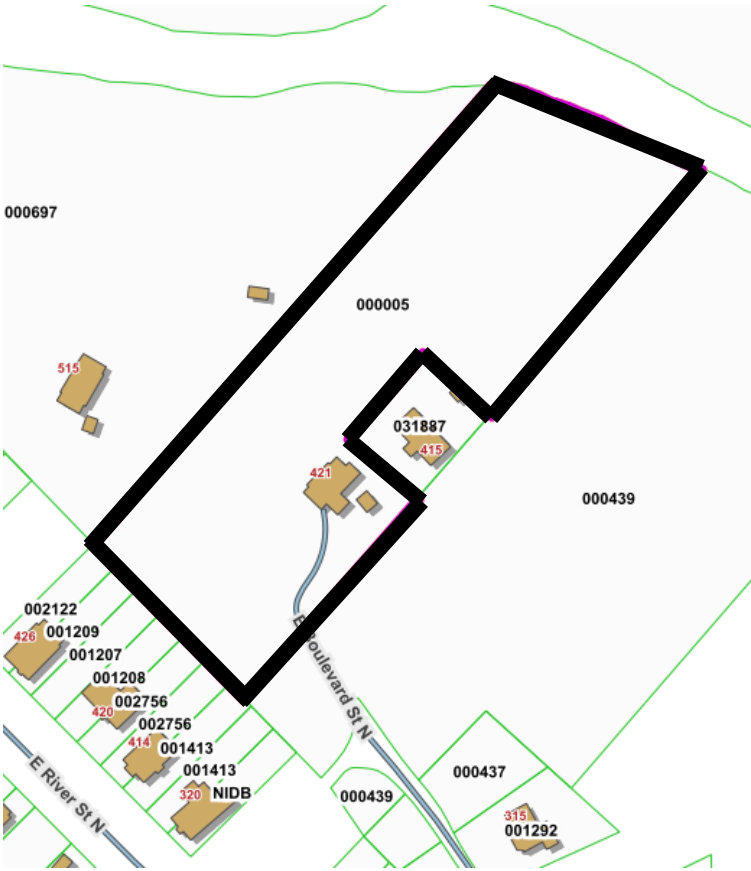
Property Address and Description: 1018 E. Front Street, Coeburn

Total Land Value: \$8,000 **Total Building Value:** \$13,600 **Total Value:** \$21,600

Acreage: n/a

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Property 4
Ronald Adkins, et al.



Current Data

Tax Map No.: 076A6 (01) 014

Account No.: 5

Owner: Ronald Adkins, et als

Property Address and Description: 421 E. Boulevard Street N, Big Stone Gap

Land Value: \$8,100

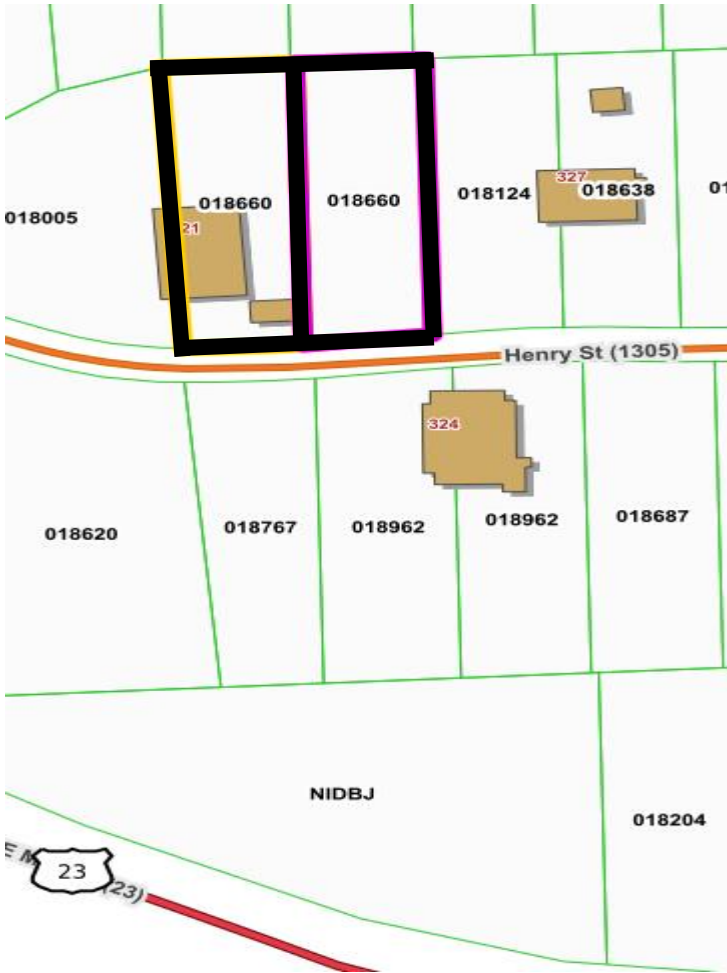
Building Value: \$14,600

Total Value: \$22,700

Acreage: ± 1.32 acres

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Property 5
Kristy Marcum



Current Data

Tax Map No.: 104A5 (09) 004 007-8

Account No.: 18660

Owner: Kristy Marcum

Property Address and Description: 321 Henry Street, Appalachia

Land Value: \$4,100

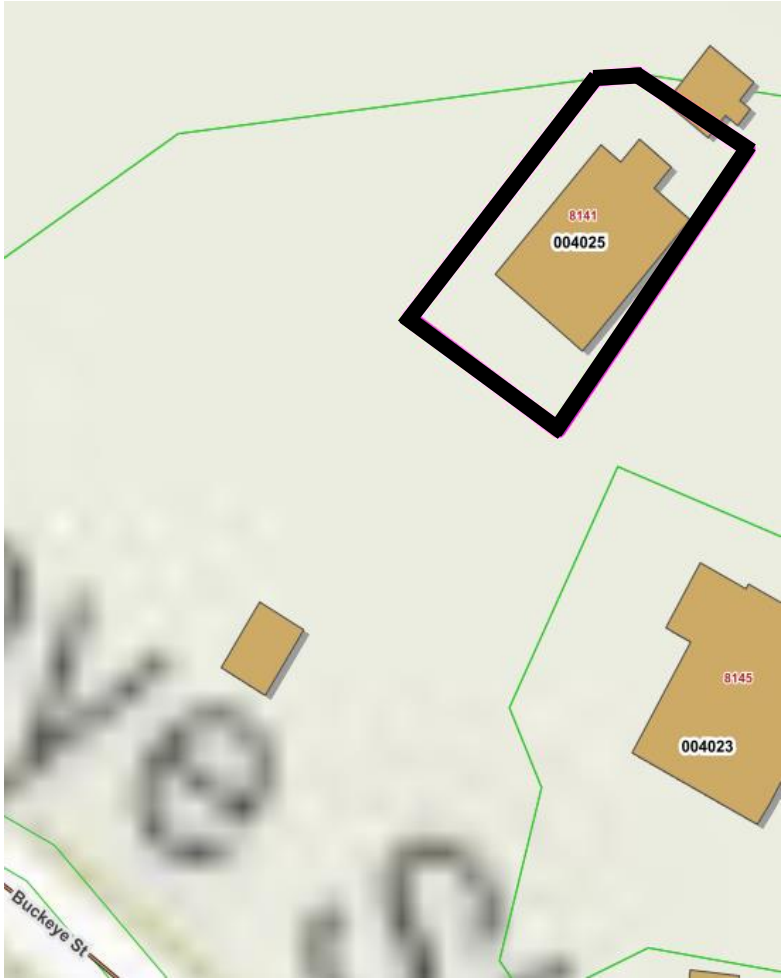
Building Value: \$5,900

Total Value: \$10,000

Acreage: n/a

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Property 6
Heather J. Adams



Current Data

Tax Map No.: 011 () 047

Account No.: 4025

Owner: Heather J. Adams

Property Address and Description: 8141 Buckeye Street, Pound

Land Value: \$4,000

Building Value: \$27,900

Total Value: \$31,900

Acreage: ± 0.026 acre

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**Property 7
Harry Litton**



Current Data

Tax Map No.: 097A6 (01) 003 013-14

Account No.: 5213

Owner: Harry Litton

Property Address and Description: 614 2nd Street NE, Wise

Land Value: \$7,200 **Building Value:** \$28,800 **Total Value:** \$36,000

Acreage: n/a

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Property 8
Donald Gilliam, et al.



Current Data

Tax Map No.: 063 () 006A

Account No.: 16099

Owner: Donald Gilliam, et al.

Property Address and Description: 2600 7th Avenue E., Big Stone Gap

Land Value: \$12,500

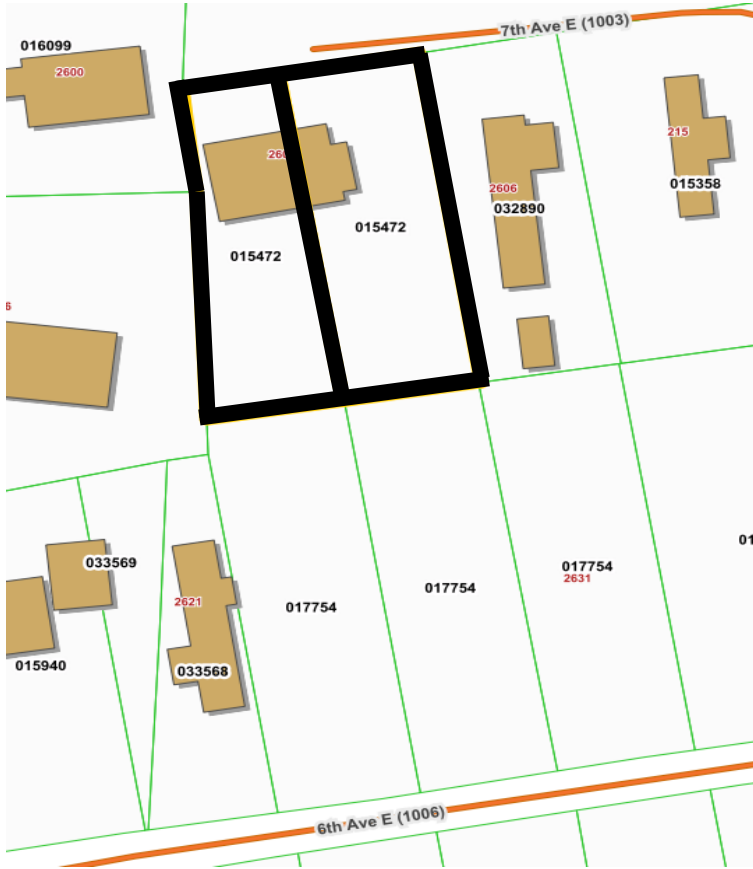
Building Value: \$6,000

Total Value: \$18,500

Acreage: n/a

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Property 9
Donald Gilliam & Jamie Gilliam



Current Data

Tax Map No.: 076A1 (04) 00A 001-2

Account No.: 15472

Owner: Donald Gilliam and Jamie Gilliam

Property Address and Description: 2602 7th Ave E., Big Stone Gap

Land Value: \$12,000

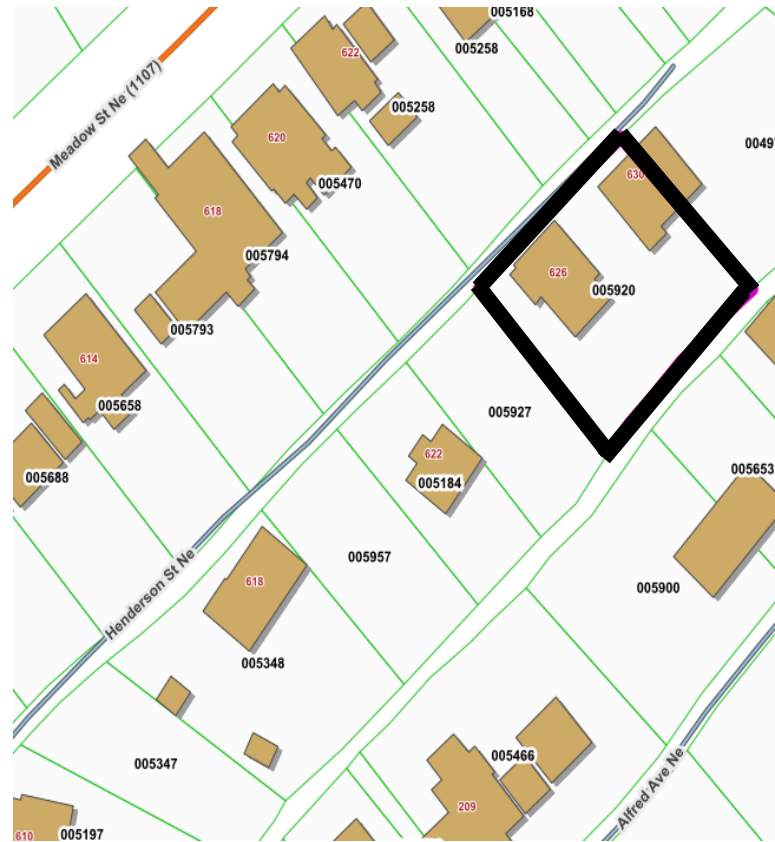
Building Value: \$6,000

Total Value: \$18,000

Acreage: n/a

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Property 10
Wythe & Viola Swiney



Current Data

Tax Map No.: 097A6 (01) 020 051

Account No.: 5920

Owner: Wythe Swiney and Viola Swiney

Property Address and Description: 630 Henderson Street NE, Coeburn

Land Value: \$6,000

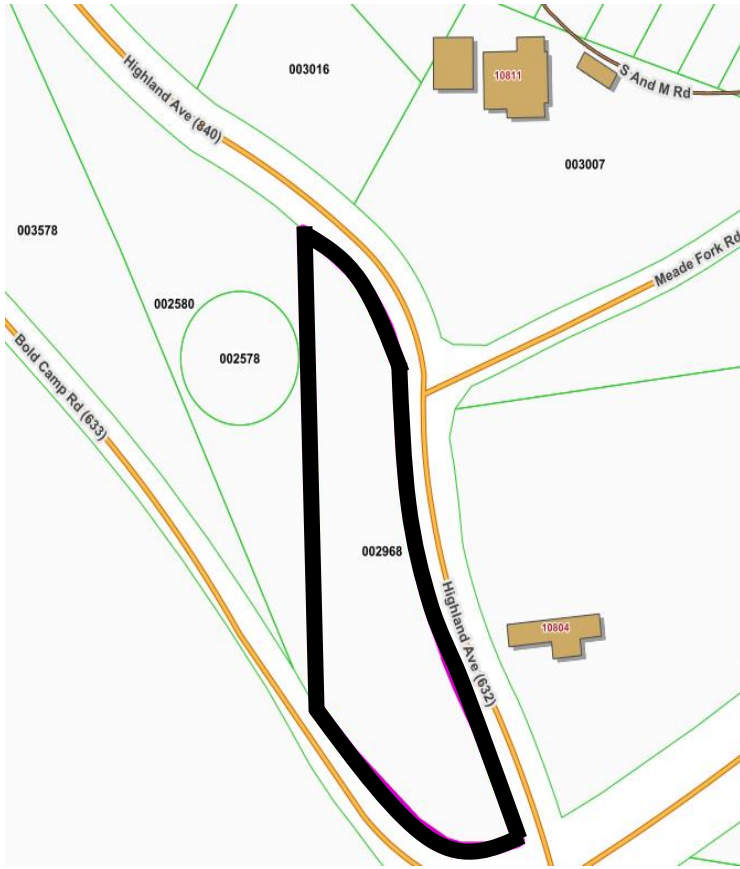
Building Value: \$34,800

Total Value: \$40,800

Acres: ± 0.22 acre

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Property 11
Edna V. Stallard



Current Data

Tax Map No.: 011 () 178

Account No.: 2968

Owner: Edna V. Stallard

Property Address and Description: 10751 Right Fork Road, Pound

Land Value: \$12,500

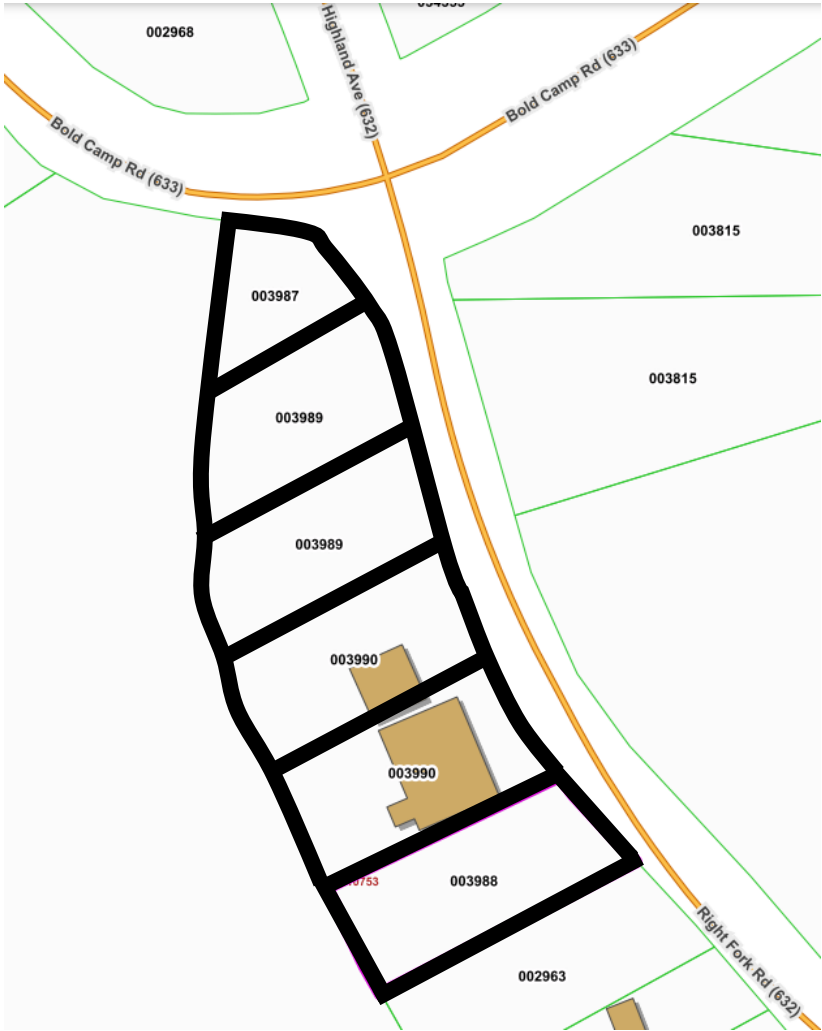
Building Value: \$22,700

Total Value: \$35,200

Acreage: ± 7.60 acres

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Property 12
Edna V. Stallard



Current Data

Tax Map No.: 011B (01) 00F 00E; 011B (01) 00F 00A; 011B (01) 00F 001-2; and 011B (01) 00F 003-4

Account No.: 3987, 3988, 3989, and 3990

Owner: Edna V. Stallard

Property Address and Description: Right Fork Road, Pound

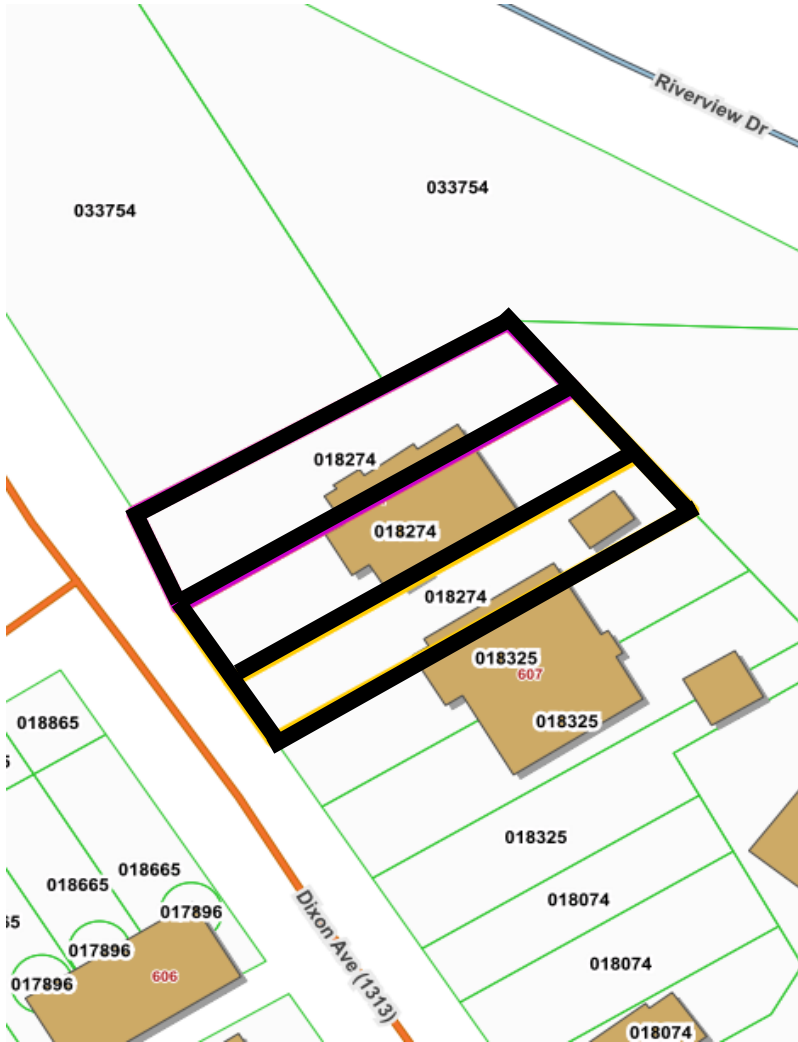
Land Value: \$4,700

Building Value: \$1,300

Total Value: \$6,000

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Property 13
Herbert & Melinda Gibson



Current Data

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

Account No.: 18274

Owner: Herbert and Melinda Gibson

Land Value: \$5,500

Building Value: \$37,500

Total Value: \$43,000

Acreage: n/a

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**Property 14
Adrian Hamilton**



Current Data

Tax Map No.: 076A4 (02) 141 010-11

Account No.: 974

Owner: Adrian Hamilton

Property Address and Description: 1005 3rd Avenue E., Big Stone Gap

Land Value: \$12,000

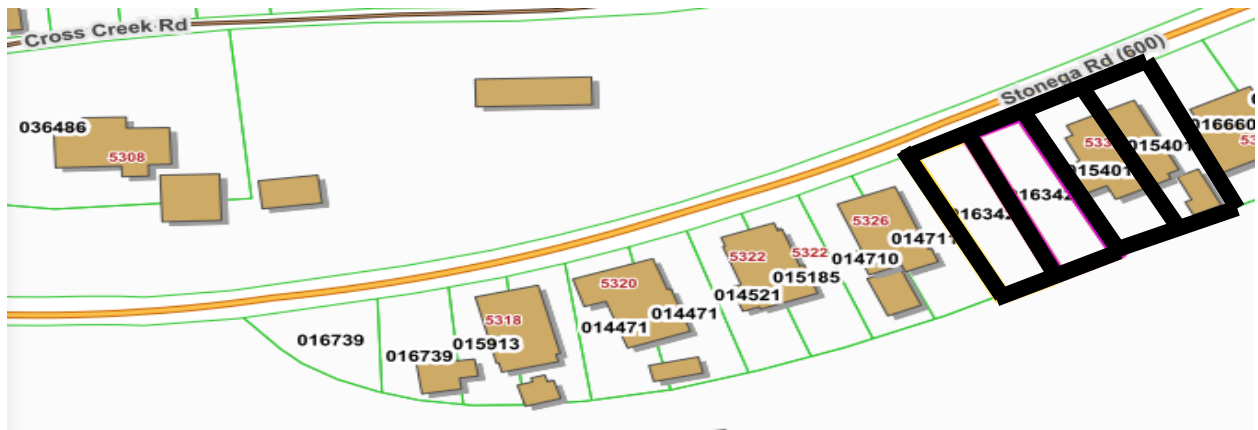
Building Value: \$31,600

Total Value: \$43,600

Acreage: n/a

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**Property 15
Robert L. Mabe**



Current Data

Tax Map No.: 047A1 () 281-282 and 047A1 () 283-284

Account No.: 16342 and 15401

Owner: Robert L. Mabe

Property Address and Description: 5332 Stonega Road, Appalachia

Land Value: \$5,500

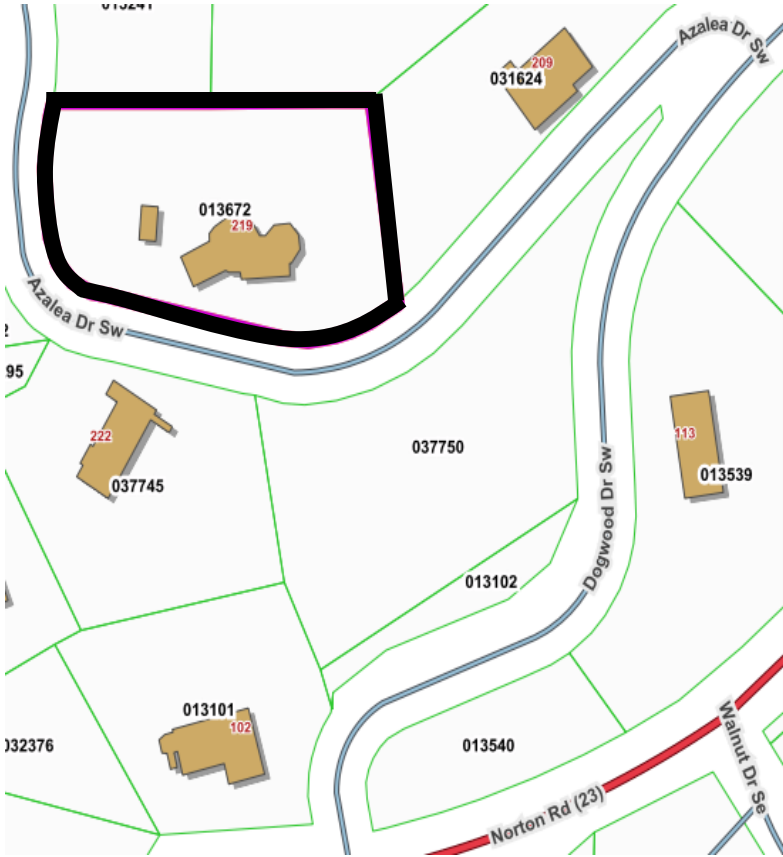
Building Value: \$49,100

Total Value: \$54,600

Acreage: n/a

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Property 16
Elizabeth Lester and Ryan Baker Hensley



Current Data

Tax Map No.: 037G (01) 010A-11-12

Account No.: 13672

Owner: Elizabeth Lester and Ryan Baker Hensley

Property Address and Description: 219 Azalea Drive SW, Wise

Land Value: \$16,000

Building Value: \$49,300

Total Value: \$65,300

Acreage: n/a

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