

**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 **April 17, 2023 at 1:00 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	Paul C. Reynolds and Carey A. Reynolds	036 () 188	009489	613273	5533 Brummitt Hollow Road, Norton
2	George W. Alley and Edna M. Alley	097A6 (0A) 023	031510	613366	138 Beech Avenue NE, Coeburn
3	Viola Woodward	104A4 (07) 005 023	017967	613310	303 Wise Street, Appalachia
4	Louella Sizemore, et als and Anne Mullins	047A1 () 292	015342	509037	5344 Stonega Road, Stonega
5	H C McKinney and Shelby McKinney	104A6 (04) 007 008 -9-10	018856	508985	307 Sequoia Street, Appalachia
6	Karen L. Vanwinkle	104A5 (03) 009 010	018967	94781	322 Park Avenue, Appalachia
7	Thomas Smith	097A1 (01) 002 005 -6-7-8-9-10-11	006023	509041	409 6th Street NW, Coeburn
8	E D Vicars, Trustee	097A3 (02) 00B 018A	005963	94517	Vacant, Off 2nd Street SW, Coeburn
9	E D Vicars, Trustee	097A3 (01) 063 004 +8-9-10-11+ 13+16	005961	94517	Vacant, 9th Street NW, Coeburn
10	Roy C Mullins	028 () 153A	011667	508996	6860 Hurricane Road, Wise
11	Maurilio Garcia Estate and Viola Garcia	076 () 040B	015371	508921	1719 Artesian Well Hollow Road, Big Stone Gap

12	Taylor Mullins (Life) and Lois T. Mullins (Life), et als	017 () 075A and 017 () 075B	003651 and 003652	363234	8740 Bean Gap Road, Pound
13	Robert Gibson (Estate) and Wade Gibson, Sr. (Estate)	055 () 060A	006821	146804	714 Meadow Street NE, Coeburn
14	Cami Hall	104A4 (04) 008 013 -14 and 104A4 (04) 008 015	018154 and 018156	508934	411 Mouser Street, Appalachia
15	Betty Jo McFall (Life) and Grover and Michail McFall	006 () 140	002262	508984	8836 Clintwood Highway, Pound

**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 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.

**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 (\$20,000.00) 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.**

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](http://www.taxva.com), by email to [taxsales@taxva.com](mailto: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 Monday, April 17, 2023 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.

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Signature

Print Name:

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Address:

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Phone:

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Email:

Title will be taken in the name of:

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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 17th day of April 2023, 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.

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Taxing Authority Consulting Services, PC

**Paul C. Reynolds and Carey A. Reynolds**



**Map Number:** 036 () 188

**Land Value: \$9,200**

**Acreage:**  $\pm$  3.29 acres

**Property Description:** 5533 Brummitt Hollow Road, Norton

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**  
**George W. Alley and Edna M. Alley**



**Current Owner:** George W. Alley and Edna M. Alley

**Parcel ID:** 031510

**Map Number:** 097A6 (0A) 023

**Building Value:** \$24,600

**Land Value:** \$7,600

**Total Value:** \$32,200

**Acreage:** ± 0.29 acre

**Property Description:** 138 Beech Avenue NE, Coeburn

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**Property 3**  
**Viola Woodward**



**Current Owner:** Viola Woodward

**Parcel ID:** 017967

**Map Number:** 104A4 (07) 005 023

**Building Value:** \$51,800

**Land Value:** \$6,000

**Total Value:** \$57,800

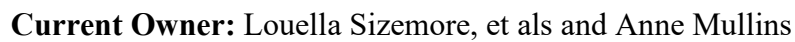
**Acreage:** n/a

**Property Description:** 303 Wise Street, Appalachia

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**Louella Sizemore, et als and Anne Mullins**



**Map Number:** 047A1 () 292

**Building Value:** \$21,800

**Land Value: \$1,500**

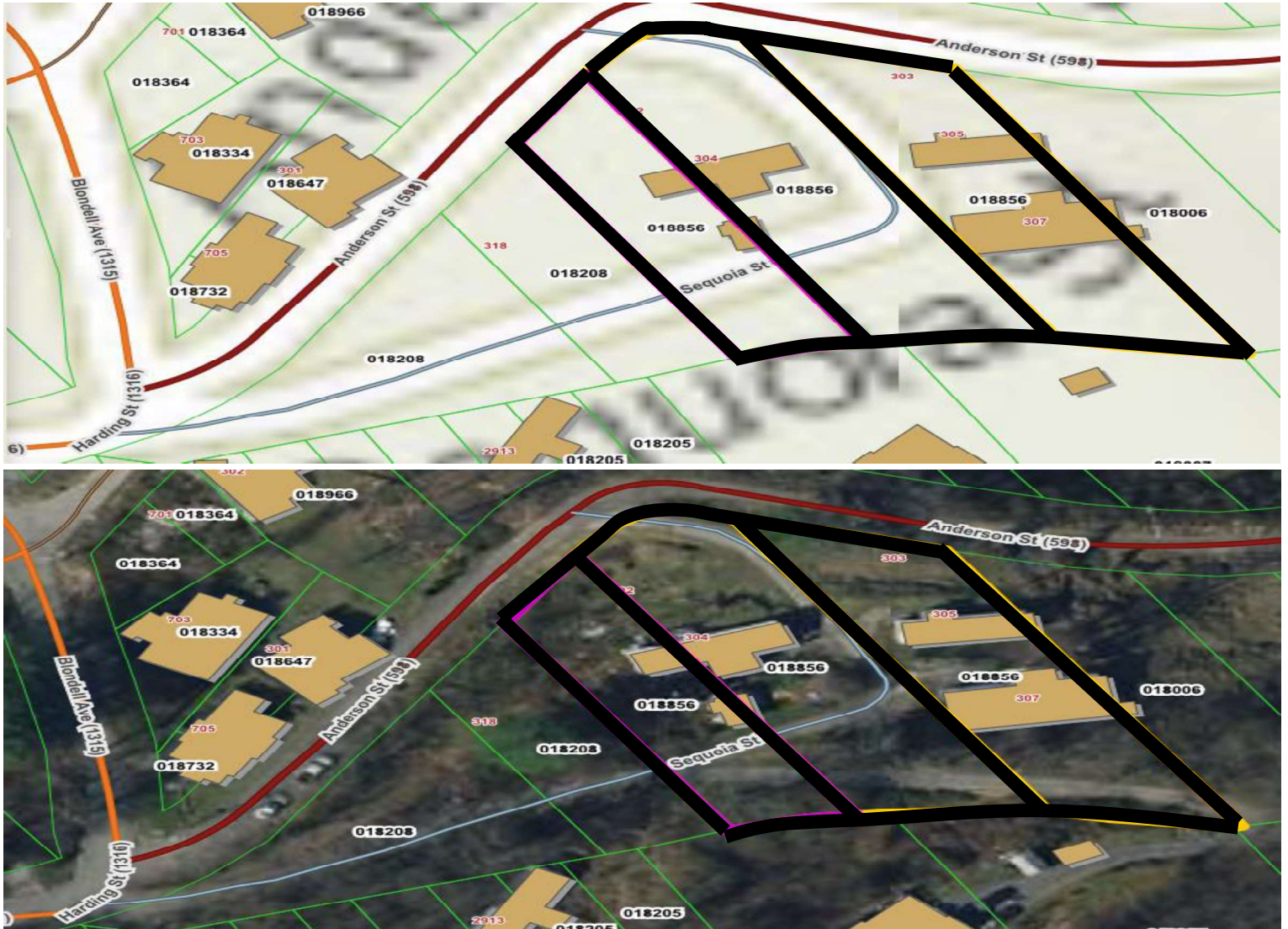
**Total Value: \$23,300**

**Acreage:**  $\pm 0.154$  acre

**Property Description:** 5344 Stonega Road, Stonega

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**Property 5**  
**H C McKinney and Shelby McKinney**



**Current Owner:** H C McKinney and Shelby McKinney

**Parcel ID:** 018856

**Map Number:** 104A6 (04) 007 008 -9-10

**Building Value:** \$20,900

**Land Value:** \$8,100

**Total Value:** \$29,000

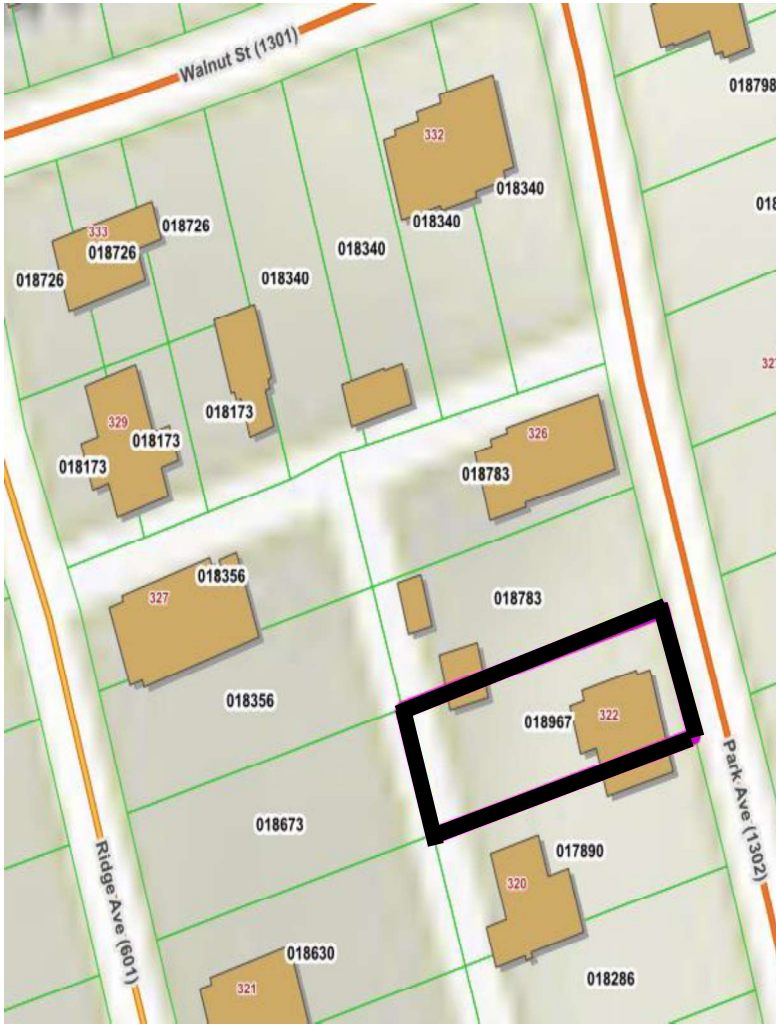
**Acreage:** n/a

**Property Description:** 307 Sequoia Street, Appalachia

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**Property 6**  
**Karen L. Vanwinkle**



**Current Owner:** Karen L. Vanwinkle

**Parcel ID:** 018967

**Map Number:** 104A5 (03) 009 010

**Building Value:** \$8,200

**Land Value:** \$3,500

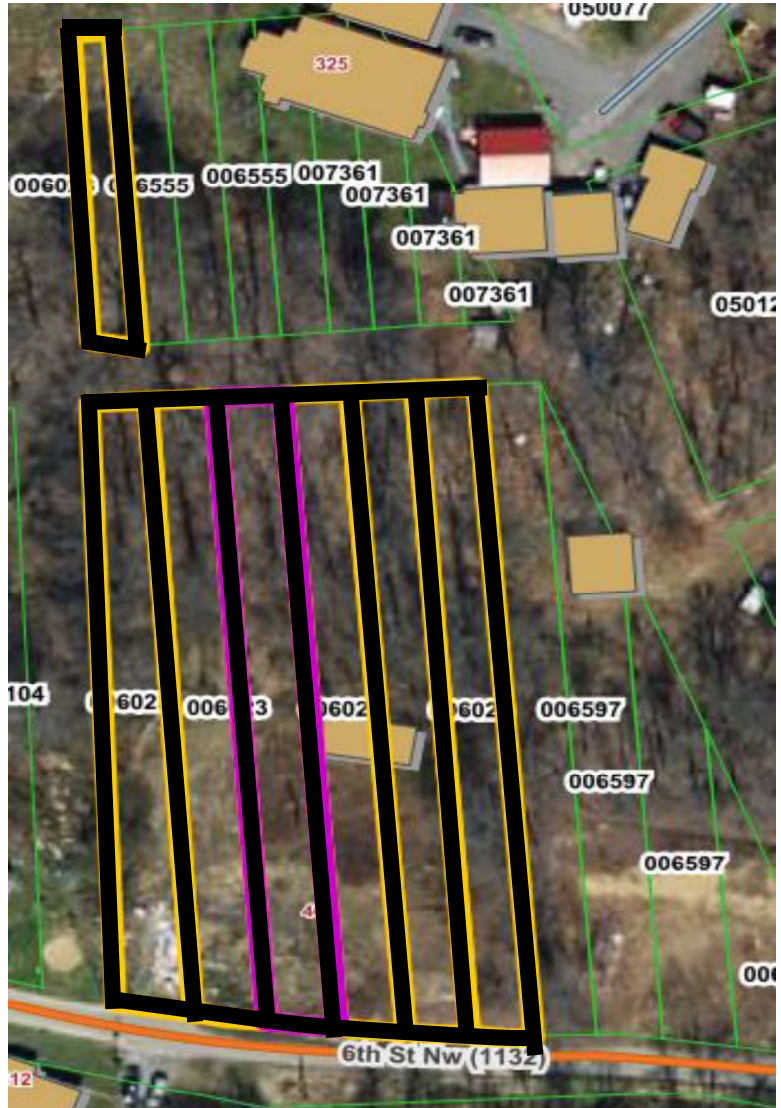
**Total Value:** \$11,700

**Acreage:** n/a

**Property Description:** 322 Park Avenue, Appalachia

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**Property 7**  
**Thomas Smith**



**Current Owner:** Thomas Smith

**Parcel ID:** 006023

**Map Number:** 097A1 (01) 002 005 -6-7-8-9-10-11

**Building Value:** \$6,000

**Land Value:** \$7,000

**Total Value:** \$13,000

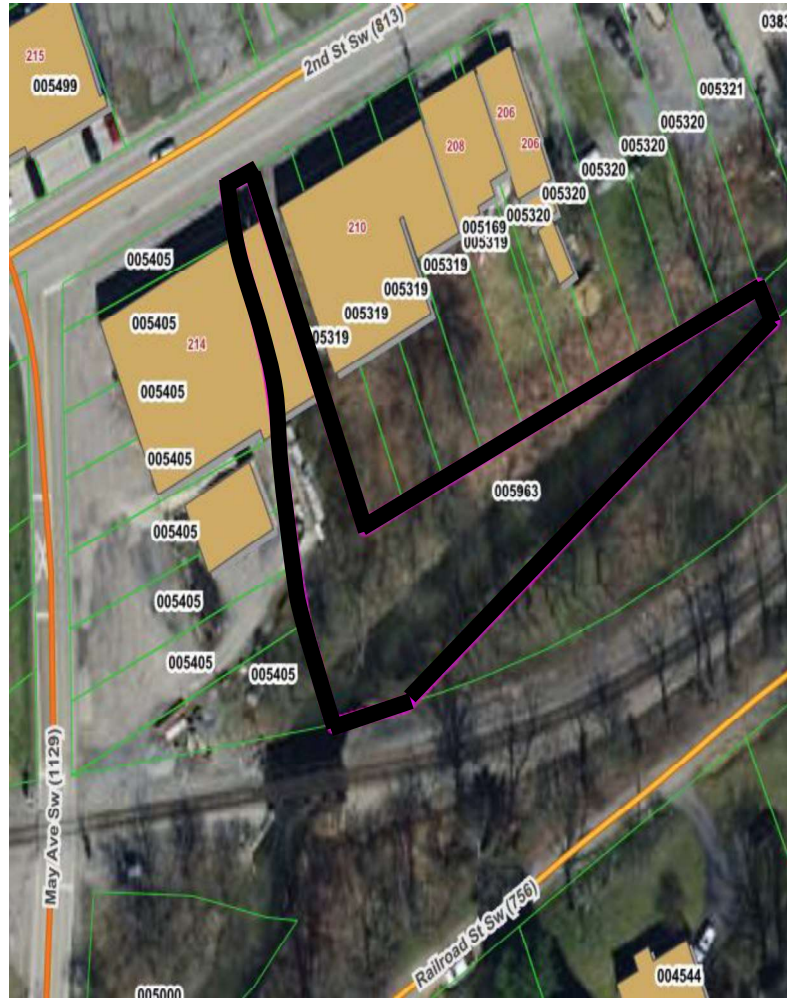
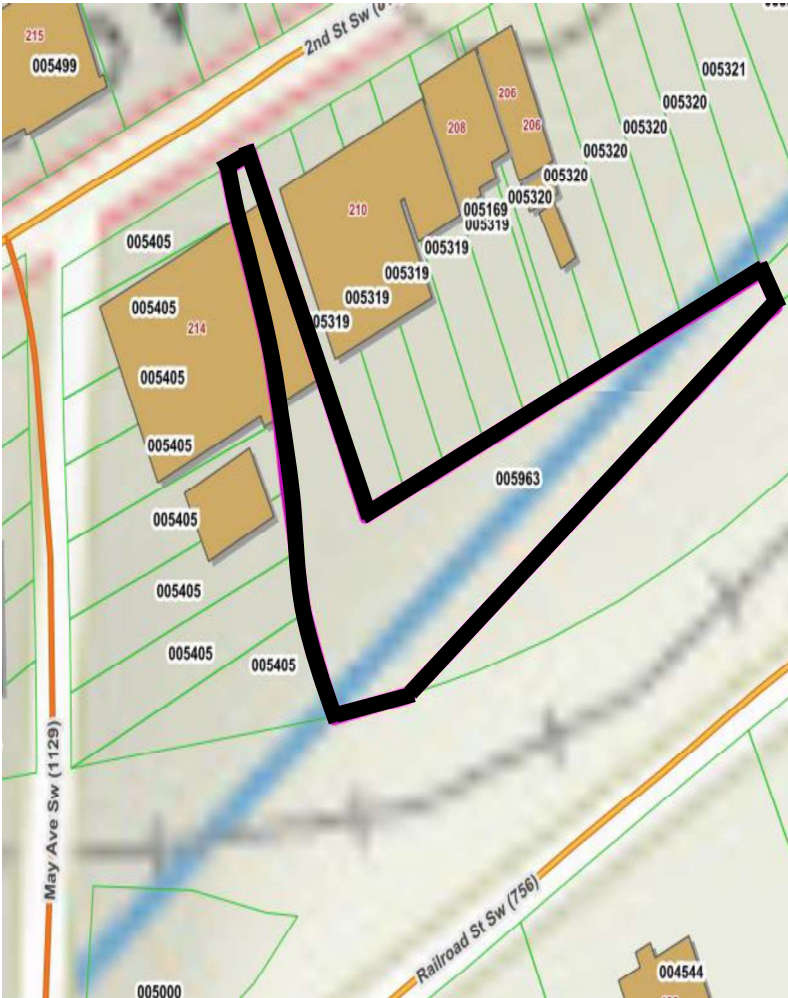
**Acreage:** n/a

**Property Description:** 409 6<sup>th</sup> Street NW, Coeburn

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**Property 8**  
**E D Vicars, Trustee**



**Current Owner:** E D Vicars, Trustee

**Parcel ID:** 005963

**Map Number:** 097A3 (02) 00B 018A

**Building Value:** n/a

**Land Value:** \$3,500

**Total Value:** \$3,500

**Acreage:** n/a

**Property Description:** Vacant, off 2<sup>nd</sup> Street NW, Coeburn

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### Property 9

**E D Vicars, Trustee**



**Current Owner:** E D Vicars, Trustee

**Parcel ID:** 005961

**Map Number:** 097A3 (01) 063 004 +8-9-10-11+ 13+16

**Building Value:** n/a

**Land Value: \$23,000**

**Total Value: \$23,000**

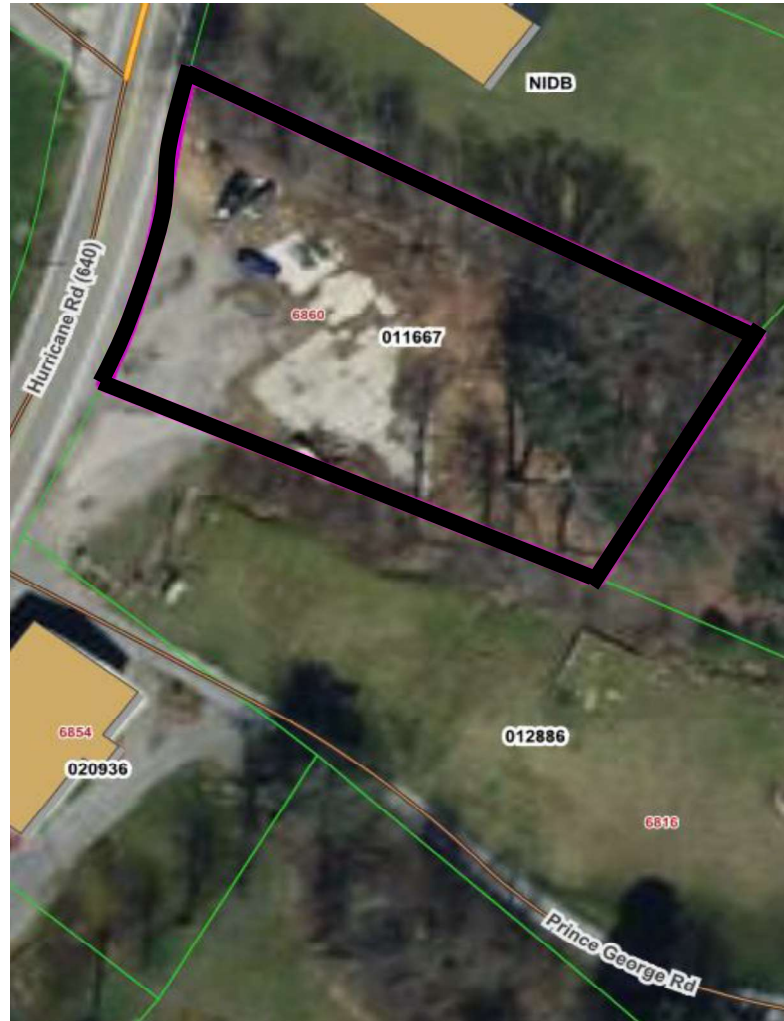
**Acreage:** n/a

**Property Description:** Vacant, 9<sup>th</sup> Street NW, Coeburn

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**Property 10**  
**Roy C. Mullins**



**Current Owner:** Roy C. Mullins

**Parcel ID:** 011667

**Map Number:** 028 () 153A

**Building Value:** n/a

**Land Value:** \$12,000

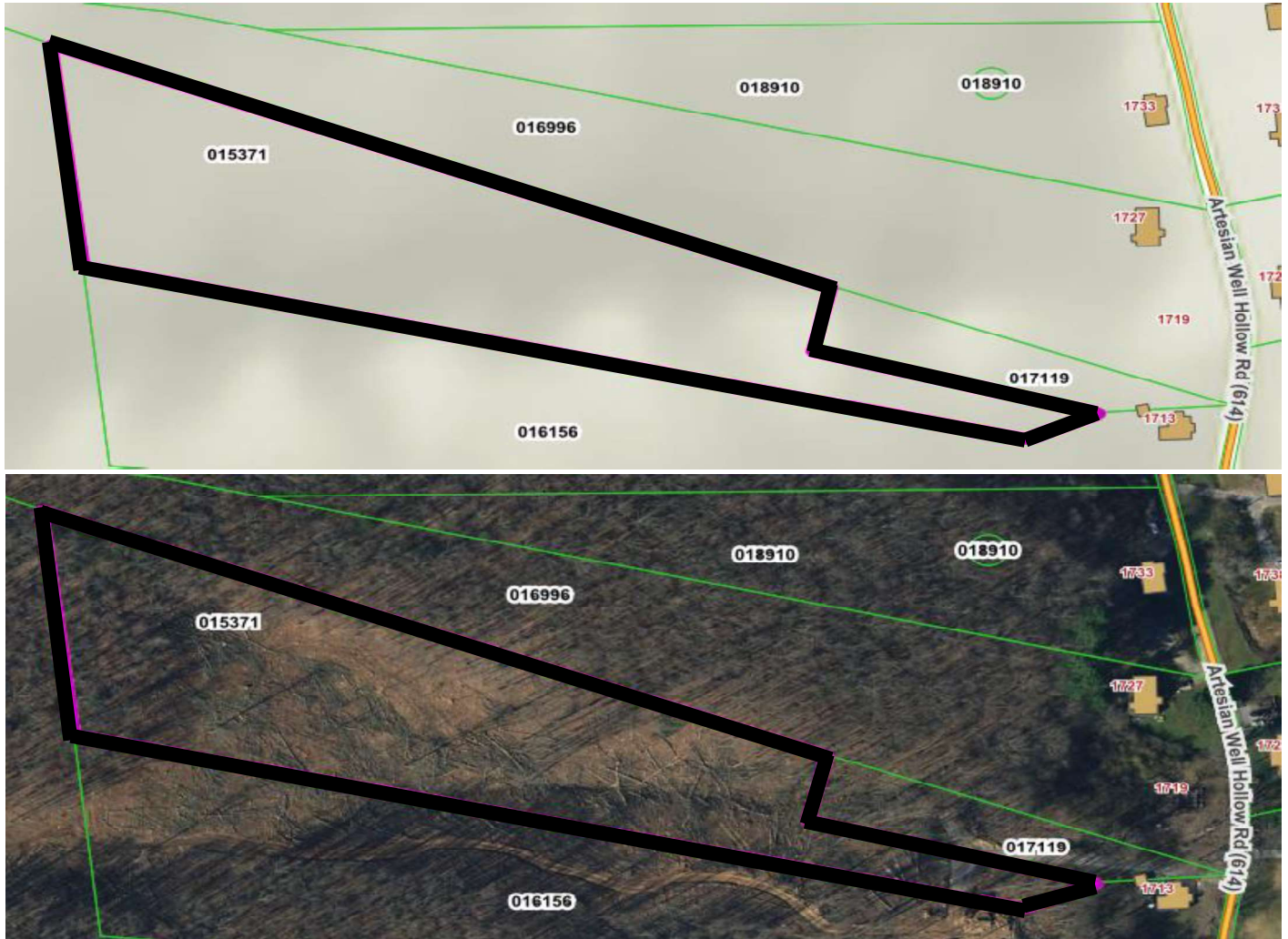
**Total Value:** \$12,000

**Acreage:** ± 0.393

**Property Description:** 6860 Hurricane Road, Wise

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**Property 11**  
**Maurilio Garcia Estate and Viola Garcia**



**Current Owner:** Maurilio Garcia Estate and Viola Garcia

**Parcel ID:** 015371

**Map Number:** 076 () 040B

**Building Value:** \$3,000

**Land Value:** \$13,100

**Total Value:** \$16,100

**Acreage:** ± 6.14 acres

**Property Description:** 1719 Artesian Well Hollow Road, Big Stone Gap

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## Property 12

Taylor Mullins (Life) and Lois T. Mullins (Life), et als



**Current Owner:** Taylor Mullins (Life) and Lois T. Mullins (Life), et als

**Parcel ID:** 003651 and 003652

**Map Number:** 017 () 075A and 017 () 075B

**Building Value:** \$55,900

**Land Value:** \$10,300

**Total Value:** \$66,200

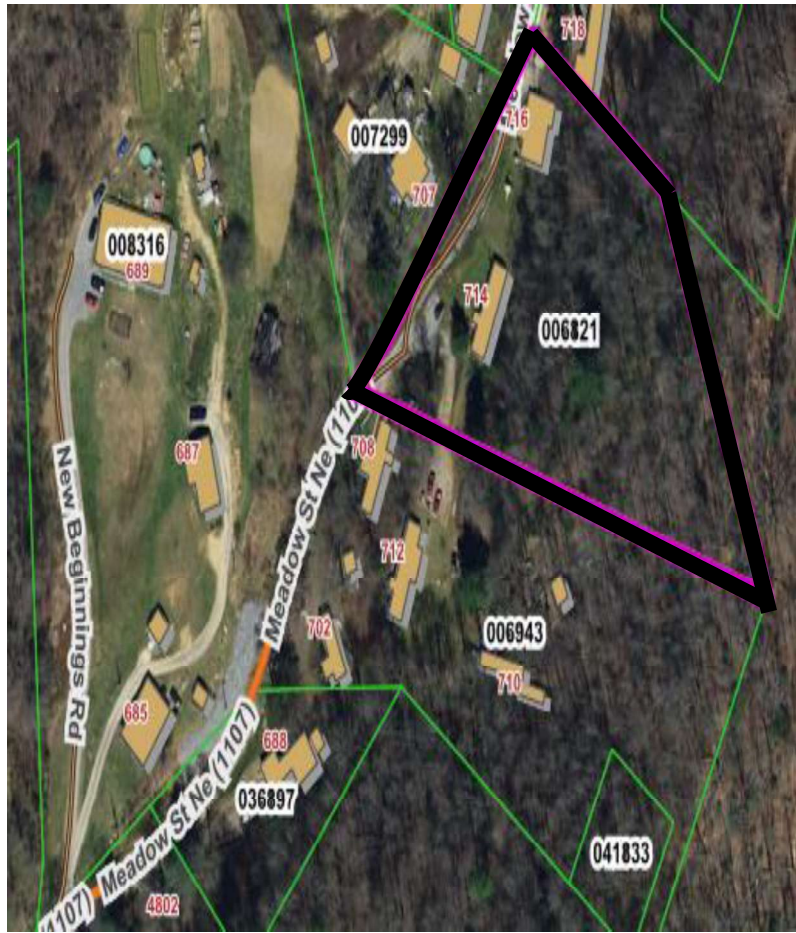
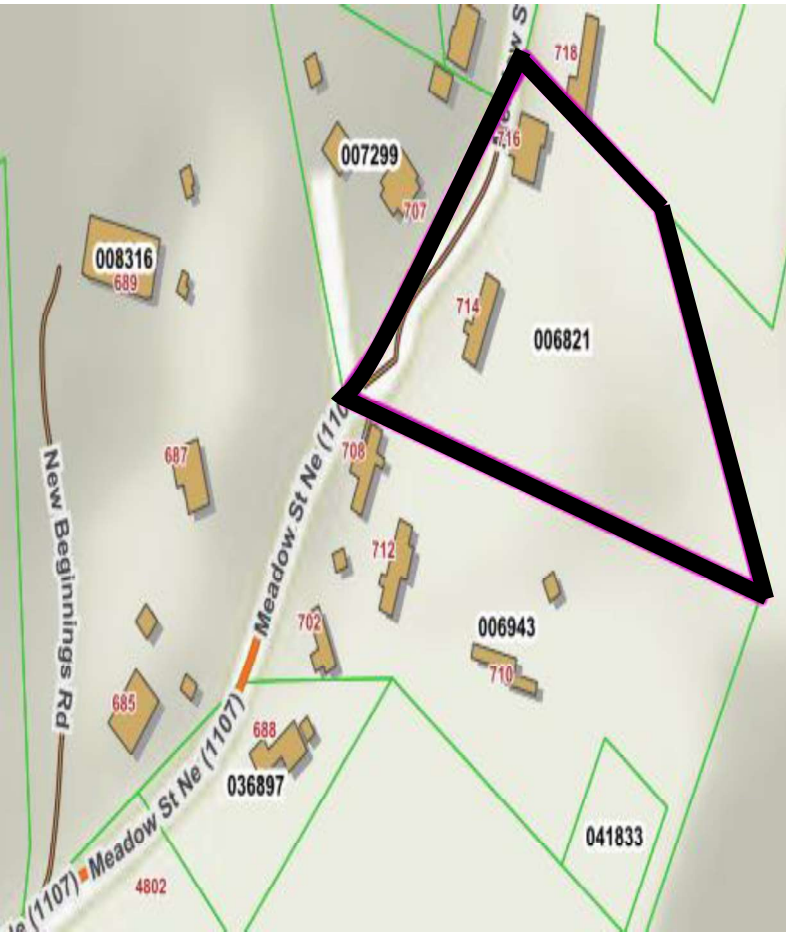
**Acreage:** ± 1.03 acres

**Property Description:** 8740 Bean Gap Road, Pound

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### Property 13

Robert Gibson (Estate) and Wade Gibson, Sr. (Estate)



**Current Owner:** Robert Gibson (Estate) and Wade Gibson, Sr. (Estate)

**Parcel ID:** 006821

**Map Number:** 055 () 060A

**Building Value:** \$12,000

**Land Value:** \$13,100

**Total Value:** \$25,100

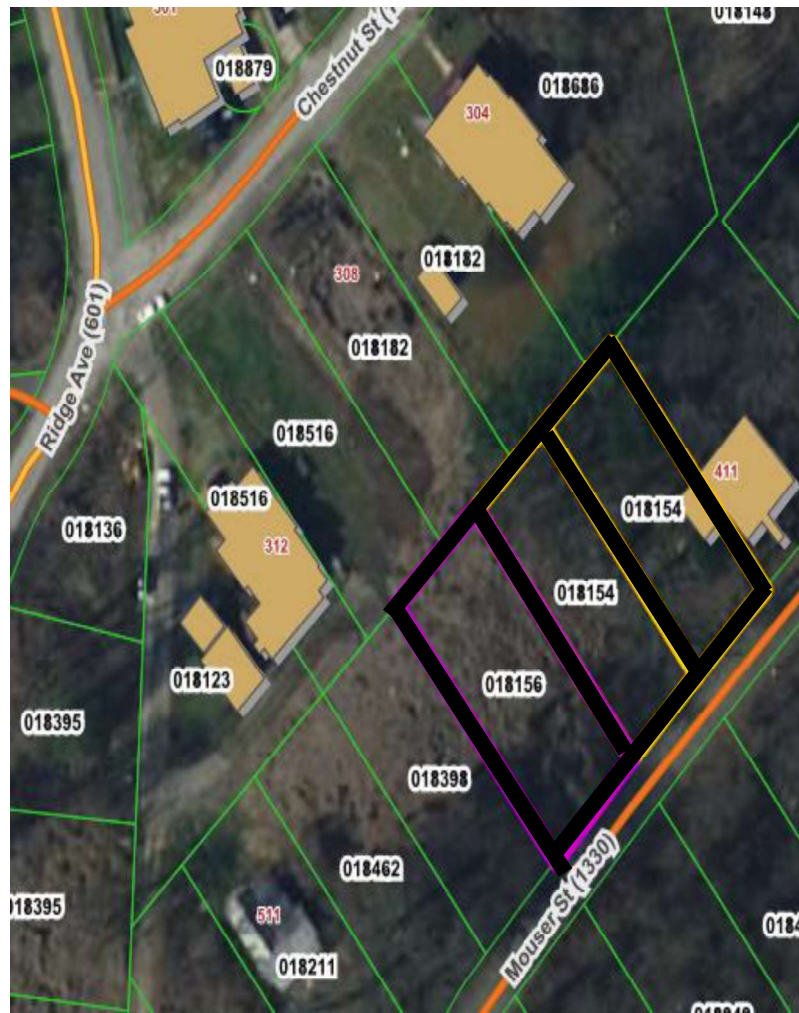
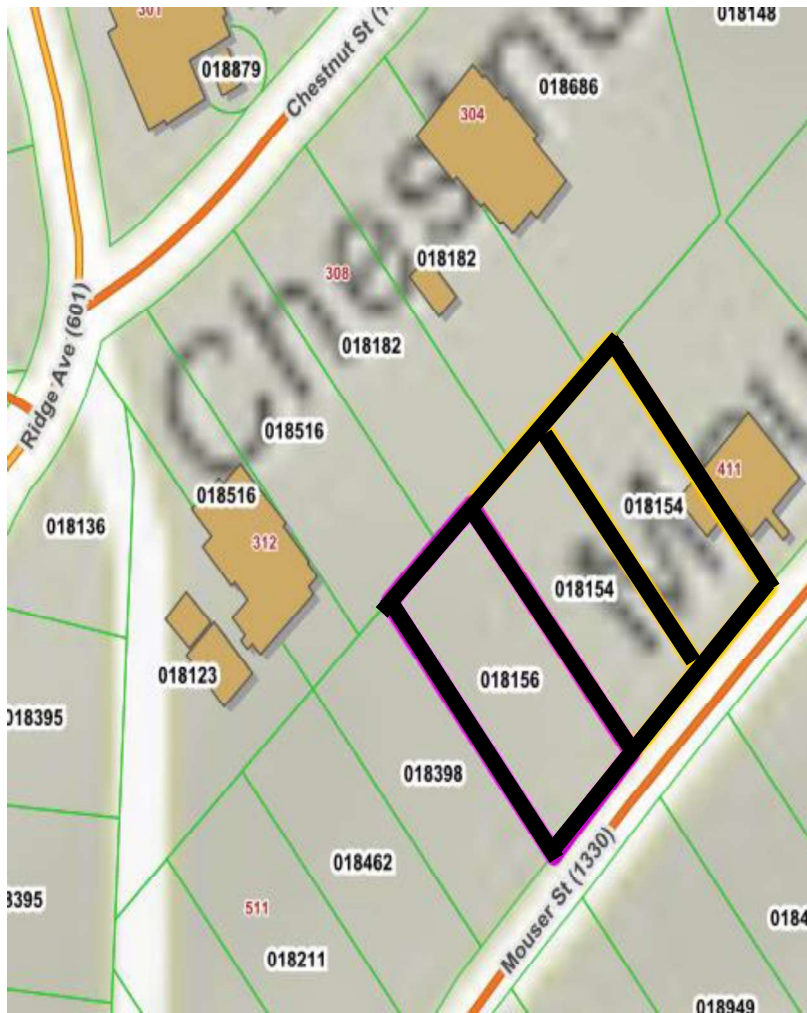
**Acreage:** ± 9.00 acres

**Property Description:** 714 Meadow Street NE, Coeburn

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**Property 14**  
**Cami Hall**



**Current Owner:** Cami Hall

**Parcel ID:** 018154 and 018156

**Map Number:** 104A4 (04) 008 013 -14 and 104A4 (04) 008 015

**Building Value:** \$27,900

**Land Value:** \$8,500

**Total Value:** \$36,400

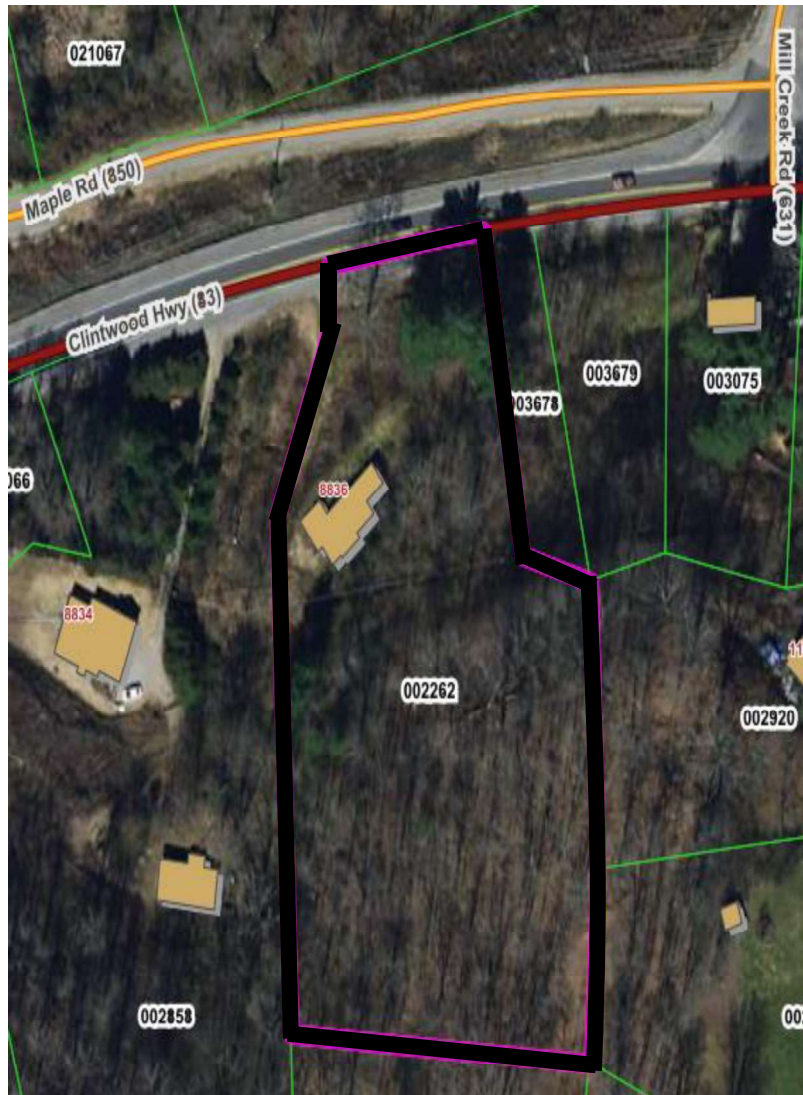
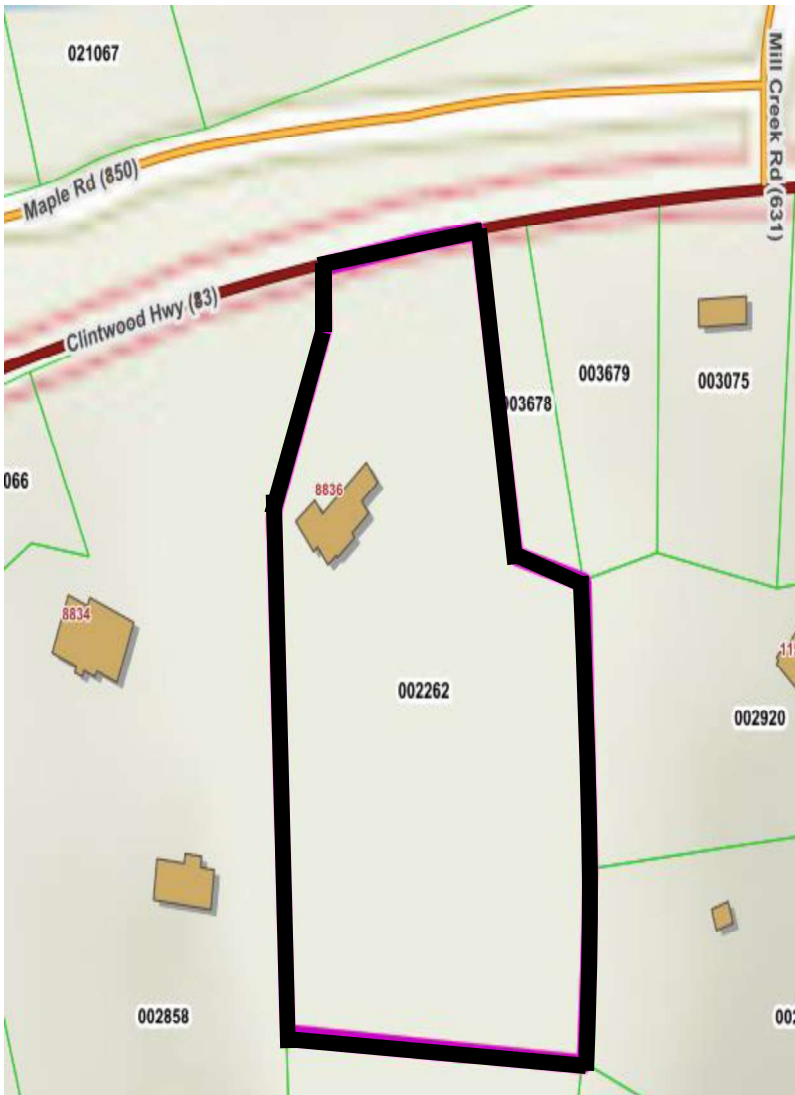
**Acreage:** n/a

**Property Description:** 411 Mouser Street, Appalachia

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## Property 15

**Betty Jo McFall (Life) and Grover and Michail McFall**



**Current Owner:** Betty Jo McFall (Life) and Grover and Michail McFall

**Parcel ID:** 002262

**Map Number:** 006 () 140

**Building Value:** \$8,600

**Land Value:** \$7,800

**Total Value:** \$16,400

**Acreage:** ± 3.00 acres

**Property Description:** 8836 Clintwood Highway, Pound

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