

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
COUNTY OF GRAYSON, VIRGINIA
&
TOWN OF FRIES, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Grayson, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate at the Independence Fire Department, located at **329 Davis Street, Independence, Virginia 24348, on November 15, 2023 at 11:00 am.**

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 For Sale At Auction, Inc. (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	TACS No.	Property Description
1	Andrew Blackburn	66-A-40	591762	3276 Rugby Road +/- 1 acre Double-wide mobile home assessed with parcel
2	Kenneth Boothe	16-A-47	591385	328 Lost Lake Road +/- 3.49 acres Vacant land, mobile home
3	Lee M Brinegar	73A1-6-15	591661	129 N. Edgewood Drive Unknown acreage Dwelling on parcel
4	Walter L Conklin REMOVED	30-A-24 REMOVED	591418	7740 Troutdale Hwy +/- 2.095 acres Unimproved parcel
5	Walter L Conklin REMOVED	29-A-16A REMOVED	591418	180 Ashland Lane +/- 1.01 acres Single-wide mobile home
6	Walter L Conklin REMOVED	47A-1-A,1 REMOVED	591418	186 Woodcrest Road +/- 5 acres Wilson District
7	Walter L Conklin REMOVED	70-A-137 REMOVED	591418	6101 Wilson Hwy +/- 1.99 acres Dwelling assessed with parcel

8	Tom W Cox	53A1-1-107	591427	Unimproved parcel +/- 5.416 acres Elk Creek District
9	Harold Lee Goins	56-A-157A	591625	Unimproved parcel +/- 1.5 acres Unmapped on GIS
10	Heather Henderson REMOVED	66-A-73 REMOVED	591669	902 Rugby Road +/- 17 acres Dwelling assessed with parcel
11	Ola Henderson	66-A-149	591665	3490 Highlands Pkwy +/- 2 acres Dwelling assessed with parcel
12	George S Hopkins	77-A-40B	591745	1987 Cross Roads Dr +/- 4.1247 acres Old Town District
13	Lisa Jones REDEEMED	19-A-140 REDEEMED	591681	2654 Comers Rock Rd +/- 0.5 acre Dwelling assessed with parcel
14	Cora Lee Mills	73A4-A-4	591778	off Wilson Hwy +/- 2 acres Unimproved parcel
15	Wilbur E Privett REMOVED	30-A-45A REMOVED	591406	481 Laurel Creek +/- 3 acres Unimproved & unmapped parcel
16	Henry D Spears REMOVED	24-A-124 REMOVED	591834	937 Providence Rd +/- 6.4 acres Providence District
17	Clifford James Testerman	73A4-1-1,2,3,5,6	591417	515 W. Main St. 0.5 acre Town of Independence
18	Everett L Viar Estate	25A1-2-29	591450	103 Short St Dwelling assessed with parcel Town of Fries
19	Joe Raul Villavicencio	35-4-9	591451	off Hidden Valley Ln +/- 1.91 acres Unimproved parcel

20	Leo Jackson Weaver Estate	29A-A-36	591454	90 Ripshin Rd +/- 0.83 acres Dwelling assessed with parcel
21	Robert E Wiles REDEEMED	43-A-5 REDEEMED	591473	1265 Middle Fork Ln +/- 1 acre Dwelling assessed with parcel

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. We do not provide, and do not assist, with obtaining title insurance or title to personal property.

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 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 \$150.00, 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.

Terms applicable to In-Person Bidders ONLY:

The deposit and buyer's premium are due on the day of the auction. The purchase contract will be completed at the auction, a copy of which will subsequently be mailed to the high bidder. 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 **www.forsaleatauction.biz**. 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 For Sale At Auction, Inc., at (804) 899-1776 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 deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than November 22, 2023)**. 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 County of Grayson and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Grayson or Town of Fries and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the **registration and bidding process** should be directed to the Auctioneer online at www.forsaleatauction.biz, by email to jerry@forsaleatauction.biz or by phone to Jerry Bertram, at (804) 229-9271. Questions concerning the **property subject to sale** should be directed to TACS online at www.taxva.com, by email to rcranmer@taxva.com, by phone to Reena Cranmer, at (804) 293-8608, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales
P.O. Box 31800
Henrico, Virginia 23294-1800

*****SAMPLE PURCHASER’S AGREEMENT & CONTRACT OF SALE*****

At that certain real estate tax sale which closed on Wednesday, November 15, 2023, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

Case Name: County of Grayson v. _____ (**Case No.** _____)

Tax Map Number: _____

Account Number: _____

TACS Number: _____

Buyer’s Premium: \$ _____

Bid Deposit: \$ _____

Credit Card Hold: \$(_____)

Total Due Now: \$ _____

I understand that the above-referenced “Total Due Now” is required to be deposited today with the Special Commissioner and that the balance of the high bid and the deed recordation cost will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Grayson, Virginia. I understand that in the event my payment is returned or otherwise does not clear within twenty (20) days, this contract of sale may be voided, I may be responsible for damages or costs of resale, and the next highest bidder may be contacted to purchase the property.

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 Special Commissioner intends to ask the Court 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 (November 15, 2023). I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit filed by the above-named locality, that this contract shall be voidable 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 Acknowledgement and Contract of Sale, or if the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit all amounts paid and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

I understand that by bidding, I have entered into a legally binding contract and that I waive all rescission rights. I understand that my bid was immediately binding, irrevocable, and enforceable.

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	Street Address
_____	_____
Name (please print)	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 [DATE], 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

County of Grayson v. Andrew Blackburn, et al.

Owner of Record: Brenda Blackburn, et al.

Tax Map No. 66-A-40 • Account No. 444909

TACS No. 591762

Public Record Information:

Acres: +/- 1

3276 Rugby Rd, Mouth of Wilson VA 24363

Double-wide Mobile Home

Wilson District

Land Value: \$16,500

Building Value: \$22,100



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Property #2

County of Grayson v. Kenneth Boothe, et al.

Owner of Record: Kenneth W. Boothe, et al.

Tax Map No.16-A-47 • Account No. 446471

TACS No. 591385

Public Record Information:

Acres: +/- 3.49

328 Lost Lake Rd, Troutdale VA 24378

Vacant Land, Mobile Home

Wilson District

Land Value: \$27,700

Building Value: \$5,400



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Property #3

County of Grayson v. Lee M. Brinegar

Owner of Record: Lee M. Brinegar

Tax Map No. 73A1-6-15 • Account No. 442090

TACS No. 591661

Public Record Information:

Unknown acreage

129 N. Edgewood Drive

Dwelling assessed with parcel

Town of Independence

Land Value: \$11,000

Building Value: \$22,900



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Property #4

County of Grayson v. Walter L. Conklin, et al.
Owner of Record: Walter L. & Rosella M. Conklin
Tax Map No. 30-A-24 • Account No. 448286
TACS No. 591418

Public Record Information:

Acres: +/- 2.095

7740 Troutdale Hwy, Troutdale VA 24378

Unimproved parcel

Wilson District

Land Value: \$21,400

Building Value: \$0



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Property #5

County of Grayson v. Walter L. Conklin, et al.
Owner of Record: Walter L. & Rosella Conklin
Tax Map No. 29-A-16A • Account No. 444185
TACS No. 591418

Public Record Information:

Acres: +/- 1.01

180 Ashland Ln, Troutdale VA 24378

Single-wide Mobile Home

Town of Troutdale

Land Value: \$11,000

Building Value: \$11,000



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Property #6

County of Grayson v. Walter L. Conklin, et al.
Owner of Record: Walter L. & Rosella M. Conklin
Tax Map No. 47A-1-A,1 • Account No. 448429
TACS No. 591418

Public Record Information:

Acres: +/- 5

186 Woodcrest Rd, Mouth of Wilson, VA 24363
Wilson District

Land Value: \$34,500

Building Value: \$6,600

Tax Map Nos. 47A-1-1 & 47A-1-A combined into one parcel, Tax Map No. 47A-1-A,1



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Property #7

County of Grayson v. Walter L. Conklin, et al.
Owner of Record: Walter L. & Rosella Mae Conklin
Tax Map No. 70-A-137 • Account No. 445923
TACS No. 591418

Public Record Information:

Acres: +/- 1.99

6101 Wilson Hwy, Independence, VA 24348

Dwelling assessed with parcel

Wilson District

Land Value: \$21,000

Building Value: \$50,100



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Property #8

County of Grayson v. Tom W. Cox

Owner of Record: Tom W. Cox

Tax Map No. 53A1-1-107 • Account No. 448838

TACS No. 591427

Public Record Information:

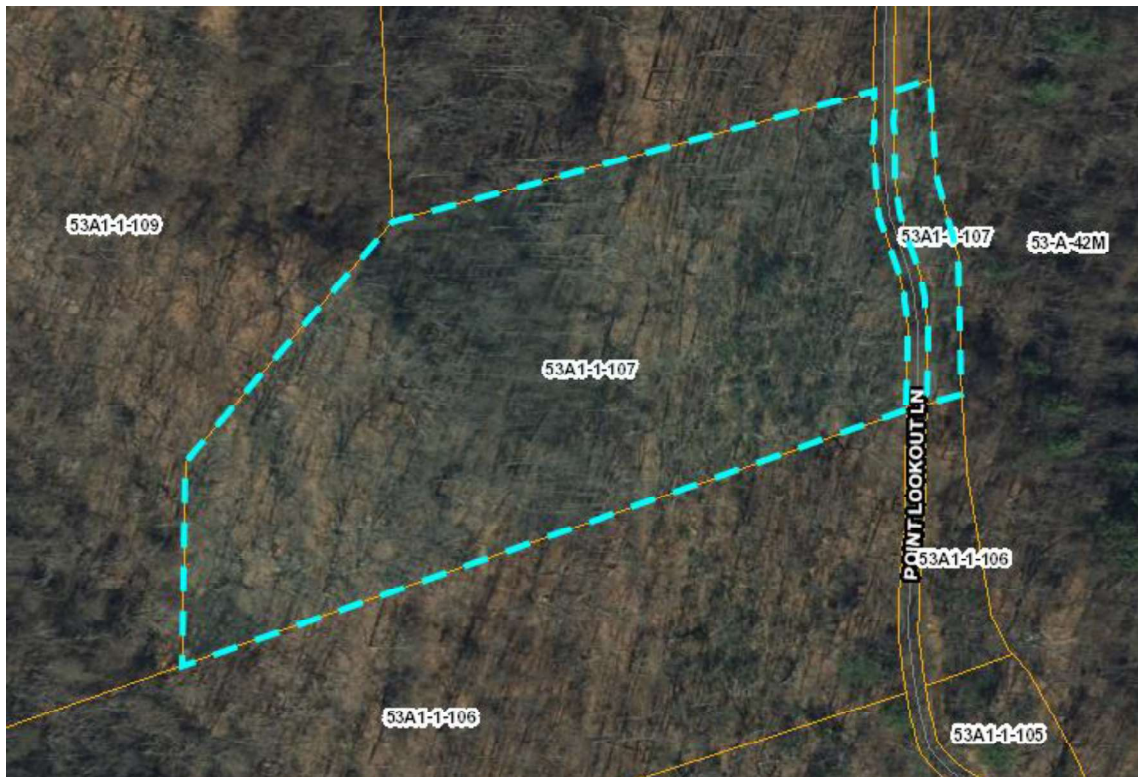
Acres: +/- 5.416

Unimproved parcel

Elk Creek District

Land Value: \$47,700

Building Value: \$0



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Property #9

County of Grayson v. Harold Lee Goins

Owner of Record: Harold Lee Goins

Tax Map No. 56-A-157A • Account No. 440974

TACS No. 591625

Public Record Information:

Acres: +/- 1.5

Unimproved parcel

Land Value: \$13,300

Building Value: \$0

Unmapped

Property #10

County of Grayson v. Heather Henderson, et al.

Owner of Record: Nancy Anders

Tax Map No. 66-A-73 • Account No. 442204

TACS No. 591669

Public Record Information:

Acres: +/- 17

902 Rugby Road, Mouth of Wilson, VA 24363

Dwelling assessed with parcel

Wilson District

Land Value: \$88,500

Building Value: \$32,200

REMOVED



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Property #11

County of Grayson v. Ola Henderson, et al.

Owner of Record: Lea Eller

Tax Map No. 66-A-149 • Account No. 442189

TACS No. 591665

Public Record Information:

Acres: +/- 2

3490 Highlands Pkwy, Mouth of Wilson, VA 24363

Dwelling assessed with parcel

Wilson District

Land Value: \$21,000

Building Value: \$18,600



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Property #12

County of Grayson v. George S. Hopkins, Sr., et al.

Owner of Record: Debra Phillips

Tax Map No. 77-A-40B • Account No. 444397

TACS No. 591745

Public Record Information:

Acres: +/- 4.1247

1987 Cross Roads Dr, Galax, VA 24333

Unimproved parcel

Old Town District

Land Value: \$25,100

Building Value: \$0



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Property #13

County of Grayson v. Lisa Jones

Owner of Record: Lisa Jones

Tax Map No. 19-A-140 • Account No. 442677

TACS No. 591681

Public Record Information:

Acres: +/- 0.5

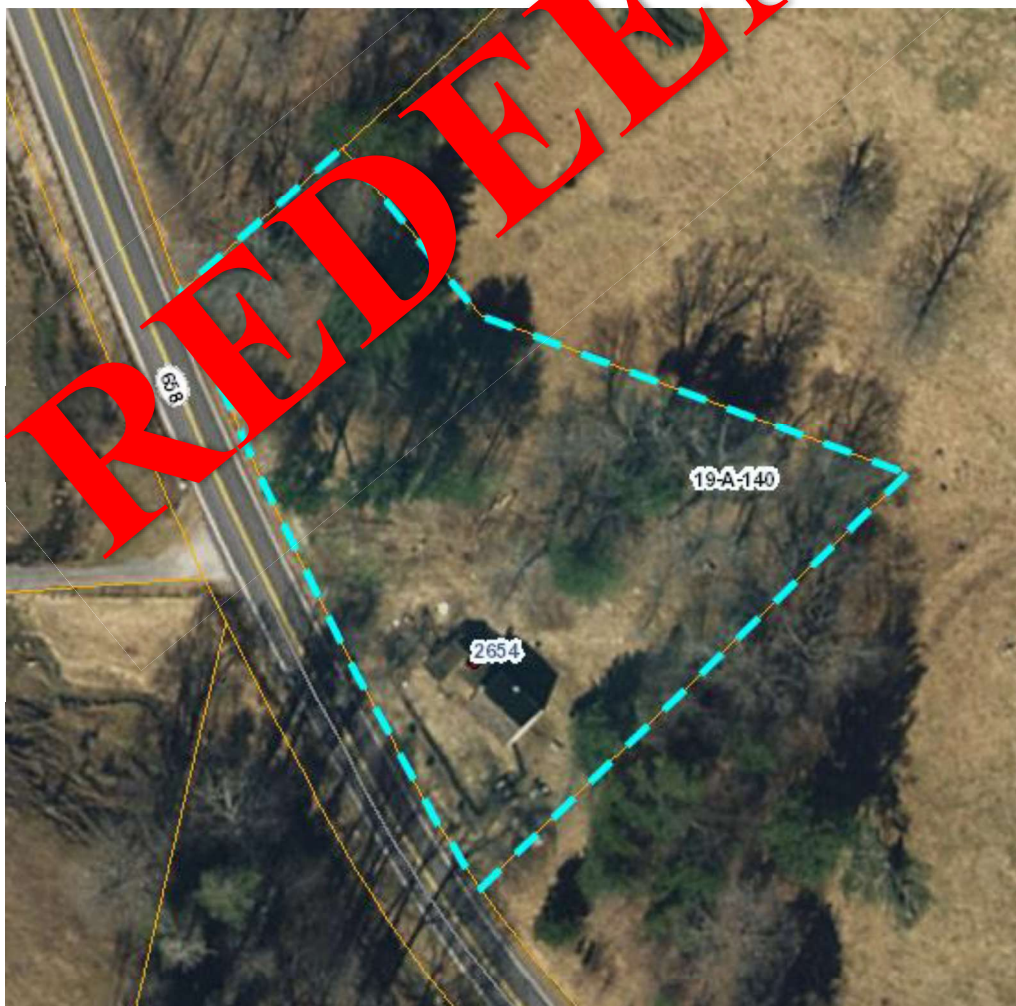
2654 Comers Rock Rd, Elk Creek, VA 24326

Dwelling assessed with parcel

Elk Creek District

Land Value: \$16,500

Building Value: \$17,100



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Property #14

County of Grayson v. Cora Lee Mills, et al.

Owner of Record: Cora Lee Mills, et al.

Tax Map No. 73A4-A-4 • Account No. 445507

TACS No. 591778

Public Record Information:

Acres: +/- 2

Off Wilson Hwy

Unimproved parcel

Elk Creek District

Land Value: \$21,000

Building Value: \$0



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Property #15

County of Grayson v. Wilbur E. Privett

Owner of Record: Wilbur E. Privett

Tax Map No. 30-A-45A • Account No. 447644

TACS No. 591406

Public Record Information:

Acres: +/- 3

481 Laurel Creek

Unimproved parcel

Wilson District

Land Value: \$13,500

Building Value: \$0

REMOVED
Unmapped

Property #16

County of Grayson v. Henry D. Spears

Owner of Record: Susie Bailey

Tax Map No. 24-A-124 • Account No. 449118

TACS No. 591834

Public Record Information:

Acres: +/- 6.4

937 Providence Rd, Fries, VA 24330

Dwelling assessed with parcel

Providence District

Land Value: \$34,300

Building Value: \$32,000



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Property #17

County of Grayson v. Clifford James Testerman, et al.

Owner of Record: Dana Moyer

Tax Map No. 73A4-1-1,2,3,5,6 • Account No. 448234

TACS No. 591417

Public Record Information:

Acres: +/- 0.5

515 W. Main St, Independence, VA 24348

Dwelling assessed with parcel

Town of Independence

Land Value: \$11,000

Building Value: \$32,900



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Property #18

County of Grayson v. Everett L. Viar Estate

Owner of Record: Delores Brewer

Tax Map No. 25A1-2-29 • Account No. 450098

TACS No. 591450

Public Record Information:

Acres: Unknown

103 Short St, Fries, VA 24330

Dwelling assessed with parcel

Town of Fries

Land Value: \$10,000

Building Value: \$48,000



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Property #19

County of Grayson v. Joe Raul Villavicencio

Owner of Record: Joe Raul Villavicencio

Tax Map No. 35-4-9 • Account No. 450116

TACS No. 591451

Public Record Information:

Acres: +/- 1.91

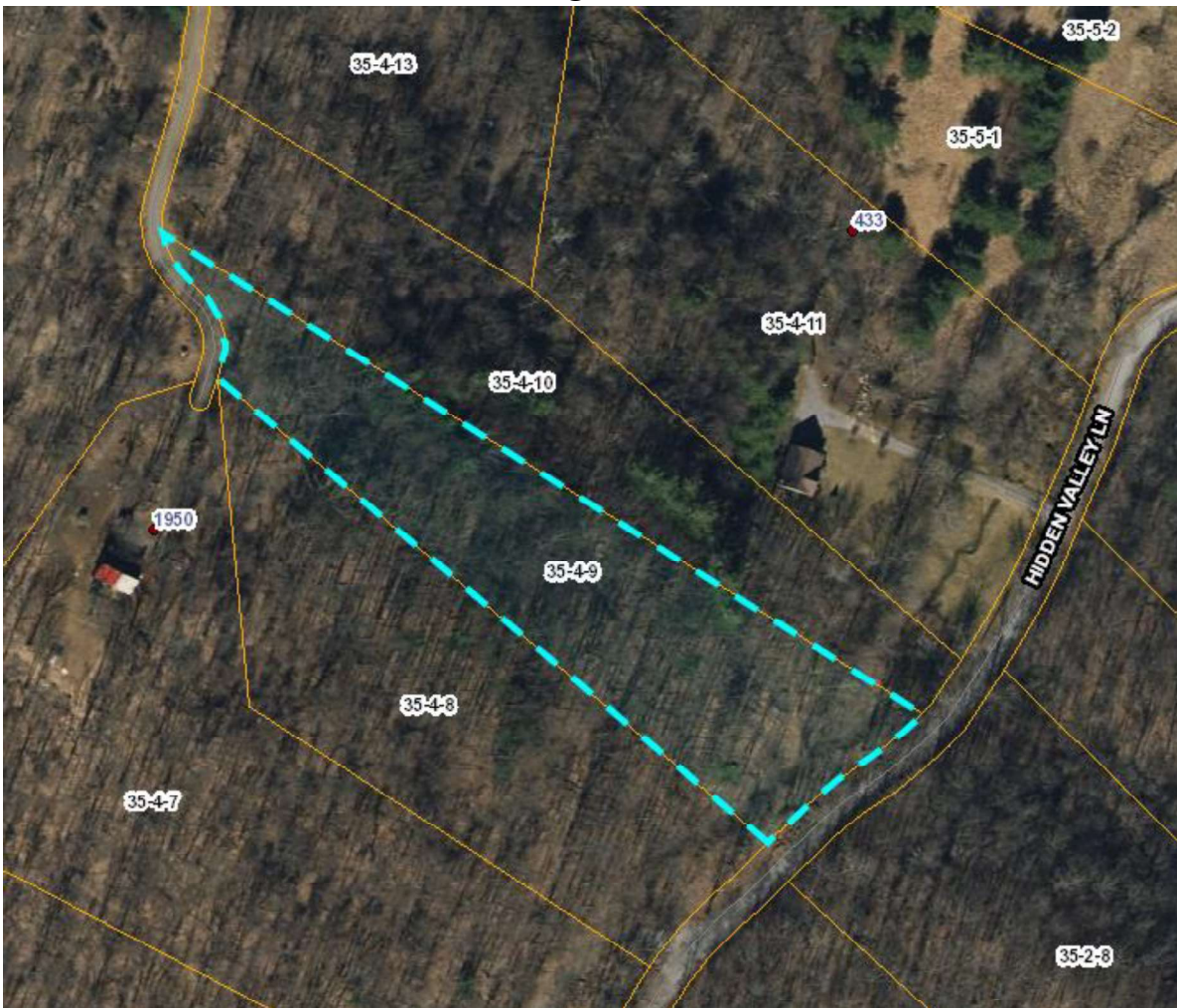
Off Hidden Valley Ln

Unimproved parcel

Elk Creek District

Land Value: \$20,600

Building Value: \$0



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Property #20

County of Grayson v. Leo Jackson Weaver Estate

Owner of Record: Leo Jackson Weaver Estate

Tax Map No. 29A-A-36 • Account No. 450379

TACS No. 591454

Public Record Information:

Acres: +/- 0.83

90 Ripshin Rd, Troutdale, VA 24378

Dwelling assessed with parcel

Town of Troutdale

Land Value: \$9,500

Building Value: \$22,700



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Property #21

County of Grayson v. Robert E. Wiles

Owner of Record: Walter Wiles

Tax Map No. 43-A-5 • Account No. 451438

TACS No. 591473

Public Record Information:

1265 Middle Fork Ln, Whitetop, VA 24292

Land Value: \$16,500

Building Value: \$32,300

GIS information to be updated

REDEEMED