

**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 November 15, 2023 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 take precedence over any prior written or verbal terms of sale.

| | Property Owner(s) | Tax Map No. | Account No. | TACS No. | Property Description |
|-----|---|--|--|----------|--------------------------------------|
| J1 | Sudorthia Sue Kilgore | 054D (01) 021 001A1; 054D (01) 021 001; 054D (02) 001 021 -22; and, 054D (02) 001 020 | 007515; 009641; 006809; and, 009640 | 508961 | 11731 Essex Road, Coeburn |
| J2 | Sue B. Kilgore | 054D (01) 023 001 | 007501 | 508961 | Vacant; Buckingham Road, Coeburn |
| J3 | Sue B. Kilgore | 054D (02) 001 012 -13 | 007500 | 508961 | 4417 Buckingham Road, Coeburn |
| J4 | Sudorthia Sue Kilgore | 054D (02) 001 010 | 006298 | 508961 | Vacant; Essex Road, Coeburn |
| J5 | Sudorthia Sue Kilgore and Eric A. Kilgore, et als | 054D (01) 021 002 | 009642 | 508961 | Vacant; Mitchell Road, Coeburn |
| J6 | Irene A. Higgins | 046A () 301 -302 | 015608 | 363307 | 1437 Derby Road, Appalachia |
| J7 | Glen Mack Mullins | 006A (02) 004 001 - THRU-9 +15 THRU23 +29THRU40 | 017345 | 363317 | 11509 Highland Drive, Pound |
| J8 | Thelma L. Barnette | 061C () 208 | 016769 | 146751 | 2925 Imboden Road, Appalachia |
| J9 | Pamela D. Mullins | 017B (02) 009 | 002509 | 508998 | 9541 Orby Cantrell Highway, Pound |
| J10 | Patrick Belcher | 038F (01) 006 008 -9-10 | 009746 | 613222 | 6615 Suntree Road, Wise |

| | | | | | |
|-----|---|---|----------------------|--------|---|
| J11 | Allen Moore and Nicholas Walker Moore | 076A9 (02) 008 001 -2; and, 076A9 (02) 008 003 | 000637 and 000638 | 94424 | 6 W 12th Street N, Big Stone Gap |
| J12 | April M. Roberson | 026 () 020 | 003817 | 613163 | 8323 Scott Roberson Hollow Road, Wise |
| J13 | Wendy Collins Ellis | 076A4 (05) 154 001 -2- 3-4; and, 076A4 (05) 154 00A | 000440 and 041077 | 762565 | 1203 1st Avenue E, Big Stone Gap |
| J14 | Hobert R. Herron, Sr. and Deborah S. Herron | 076A10 () 002 005 -6-7- 8-9-10-11-12-13-14-15- 16 | 001747 | 94452 | Vacant; Dawson Avenue W, Big Stone Gap |
| J15 | Jeraldine Ring | 070A (01) 001 026; and, 070A (01) 001 025 | 009659 and 007612 | 509025 | 12721 Mosswood Lane, Coeburn |
| J16 | Jody L. Campbell and Veronica O. Campbell, et al. | 097A4 (01) 020 007A -8 | 005371 | 146770 | 616 Queen Street, Coeburn |
| J17 | Daniel Adams and Christopher West | 034A () 305 -306 | 011564 | 508897 | 6114 Fellowship Road, Appalachia |
| J18 | Home Town Food, Inc. | 104A4 (05) 022 015A; and, 104A4 (05) 022 016 -17 | 018426 and 018427 | 508947 | 104 Powell Street, Appalachia |

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 \$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.**

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.

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

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 Wise 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 Wise, 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 15th day of November 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.

Taxing Authority Consulting Services, PC

Property 1
Sudorthia Sue Kilgore



Owner: Sudorthia Sue Kilgore

Tax Map No.: 054D (01) 021 001A1; 054D (01) 021 001; 054D (02) 001 021 -22; and, 054D (02) 001 020

Account No.: 007515; 009641; 006809; and, 009640

Land Value: \$18,000

Improvement Value: \$25,000

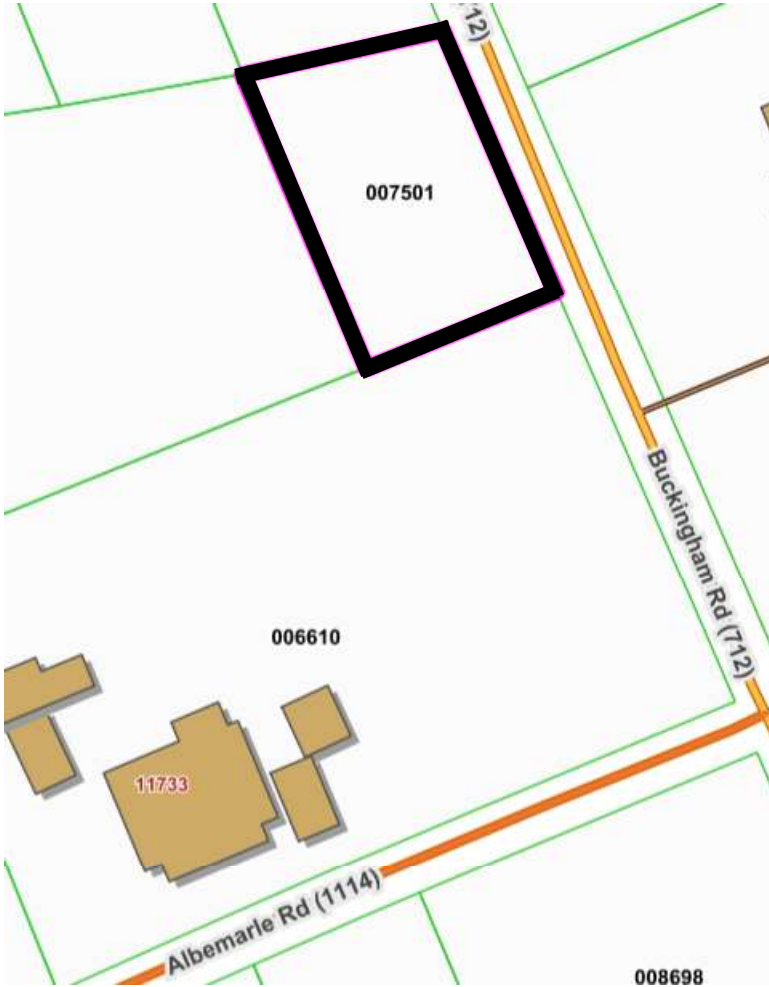
Total Value: \$43,000

Acreage: n/a

Property Description: 11731 Essex Road, Coeburn

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
Sue B. Kilgore



Owner: Sue B. Kilgore

Tax Map No.: 054D (01) 023 001

Account No.: 007501

Land Value: \$1,000

Improvement Value: n/a

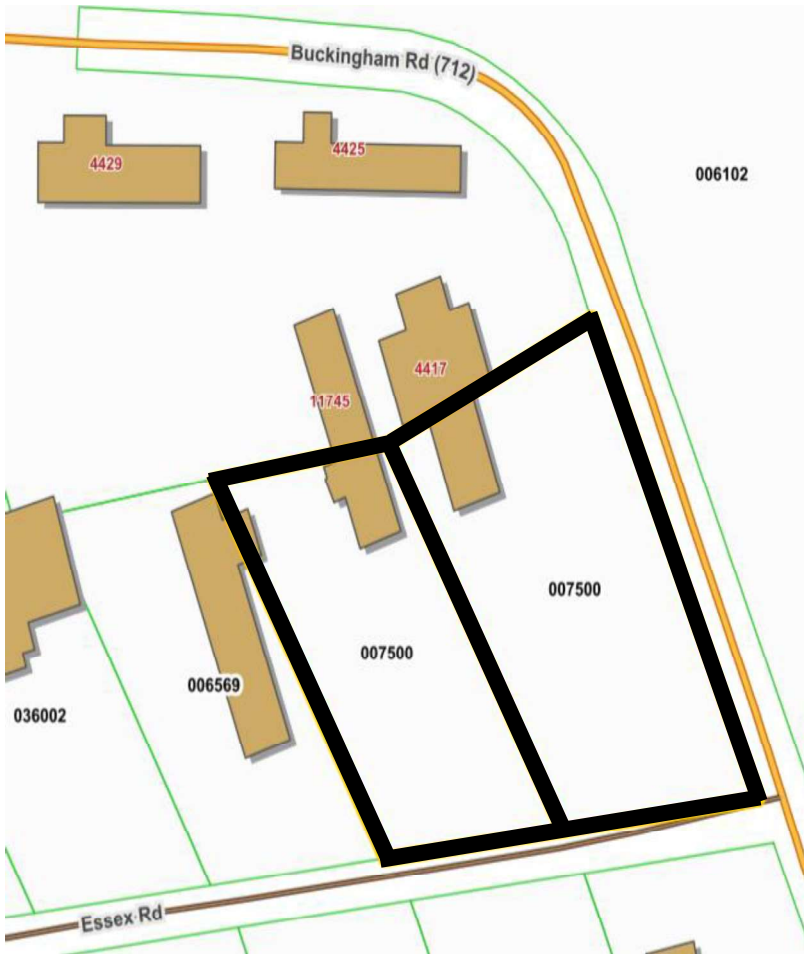
Total Value: \$1,000

Acreage: n/a

Property Description: Vacant; Buckingham Road, Coeburn

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Property 3
Sue B. Kilgore



Owner: Sue B. Kilgore

Tax Map No.: 054D (02) 001 012 -13

Account No.: 007500

Land Value: \$6,300

Improvement Value: \$12,000

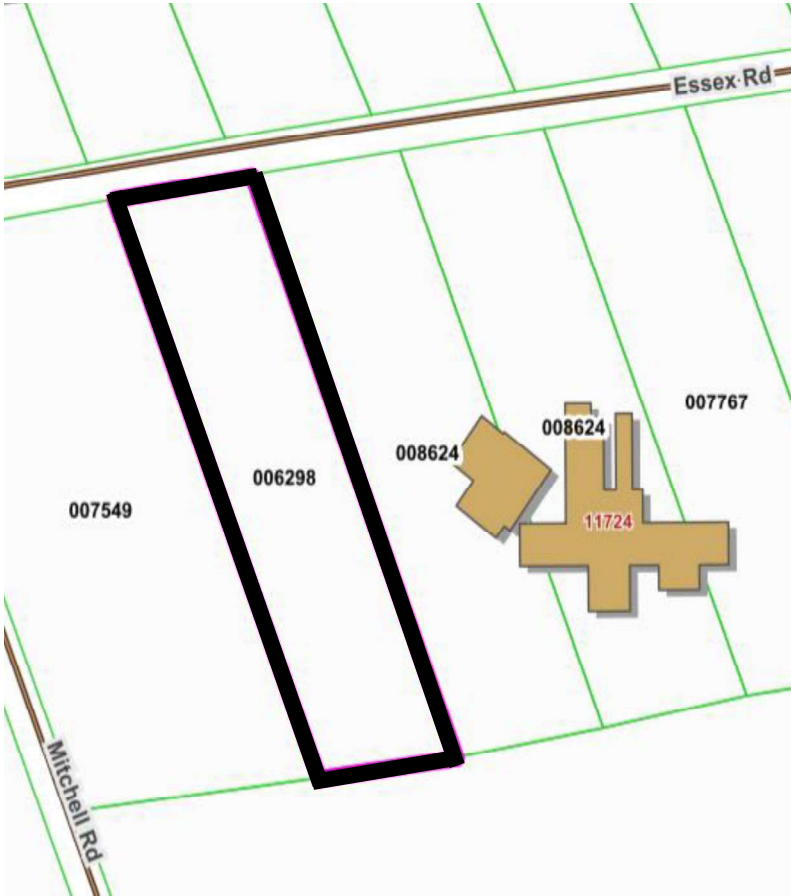
Total Value: \$18,300

Acreage: n/a

Property Description: 4417 Buckingham Road, Coeburn

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Property 4
Sudorthia Sue Kilgore



Owner: Sudorthia Sue Kilgore

Tax Map No.: 054D (02) 001 010

Account No.: 006298

Land Value: \$2,300

Improvement Value: n/a

Total Value: \$2,300

Acreage: n/a

Property Description: Vacant; Essex Road, Coeburn

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Property 5

Sudorthia Sue Kilgore and Eric A. Kilgore, et als



Owner: Sudorthia Sue Kilgore

Tax Map No.: 054D (01) 021 002

Account No.: 009642

Land Value: \$4,500

Improvement Value: n/a

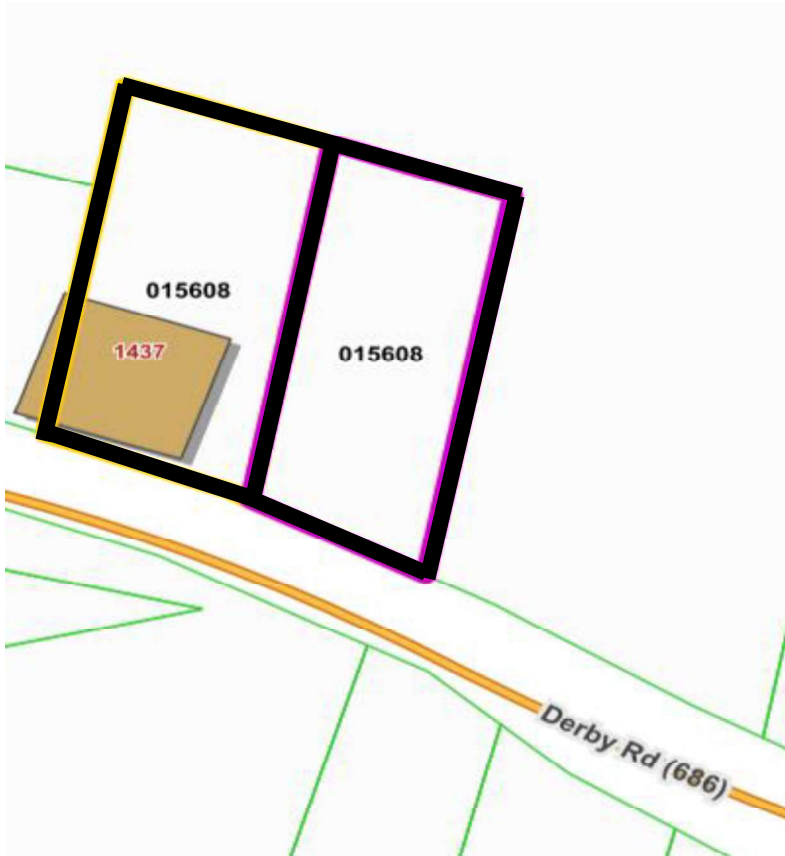
Total Value: \$4,500

Acreage: n/a

Property Description: Vacant; Mitchell Road, Coeburn

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Property 6
Irene A. Higgins



Owner: Irene A. Higgins

Tax Map No.: 046A () 301 -302

Account No.: 015608

Land Value: \$3,500

Improvement Value: \$6,000

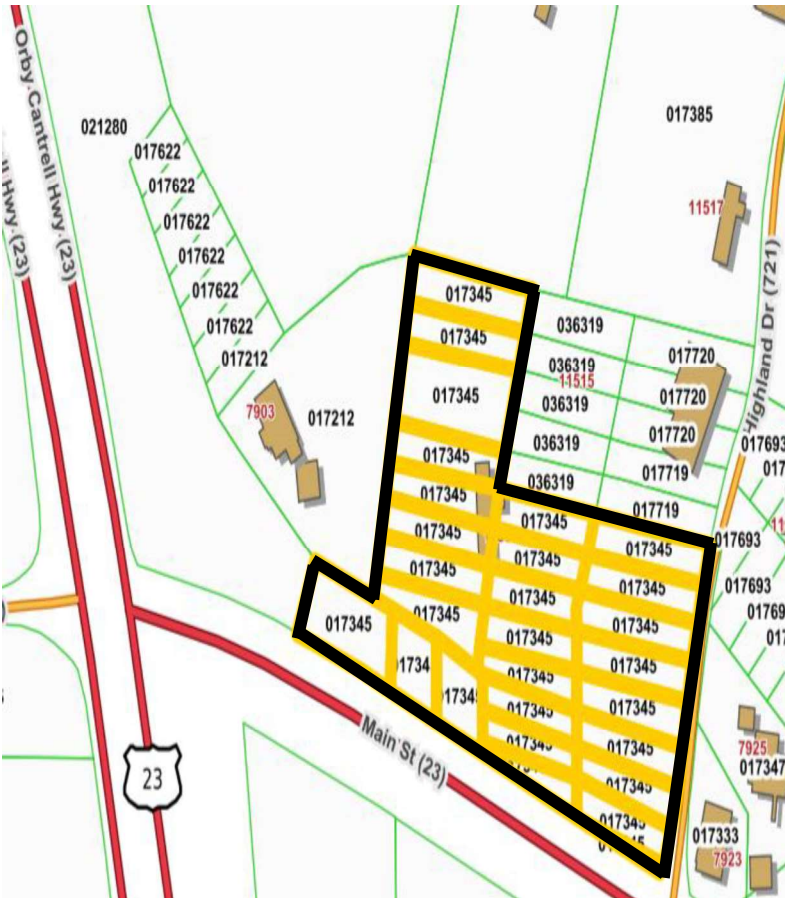
Total Value: \$9,500

Acreage: ± 0.766 acre

Property Description: 1437 Derby Road, Appalachia

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Glen Mack Mullins



Owner: Glen Mack Mullins

Tax Map No.: 006A (02) 004 001 -THRU-9 +15 THRU23 +29THRU40

Account No.: 017345

Land Value: \$6,900

Improvement Value: \$15,400

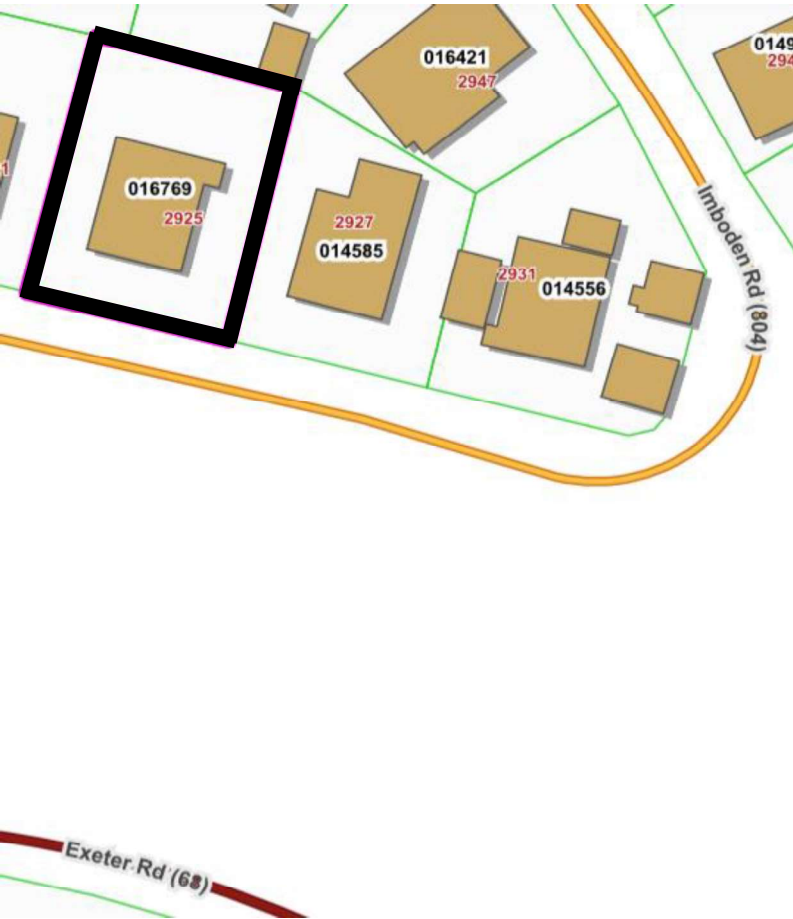
Total Value: \$22,300

Acreage: ± 1.612 acre

Property Description: 11509 Highland Drive, Pound

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Property 8
Thelma L. Barnette



Owner: Thelma L. Barnette

Tax Map No.: 061C () 208

Account No.: 016769

Land Value: \$3,000

Improvement Value: \$14,000

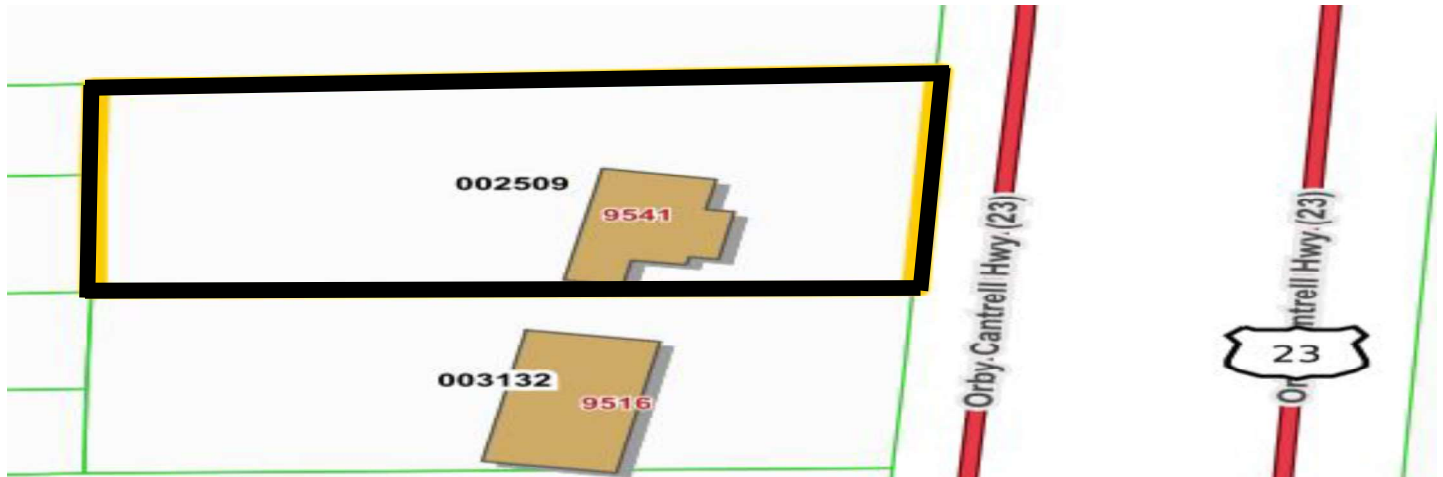
Total Value: \$17,000

Acreage: ± 0.129 acre

Property Description: 2925 Imboden Road, Appalachia

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Property 9
Pamela D. Mullins



Owner: Pamela D. Mullins

Tax Map No.: 017B (02) 009

Account No.: 002509

Land Value: \$10,000

Improvement Value: \$49,400

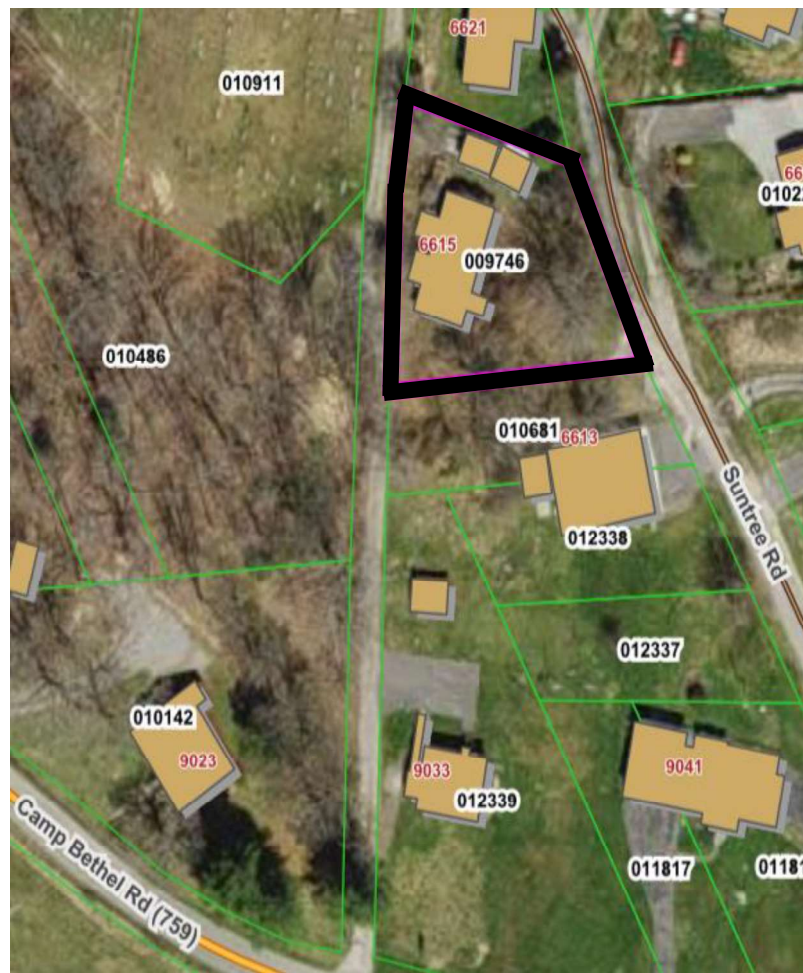
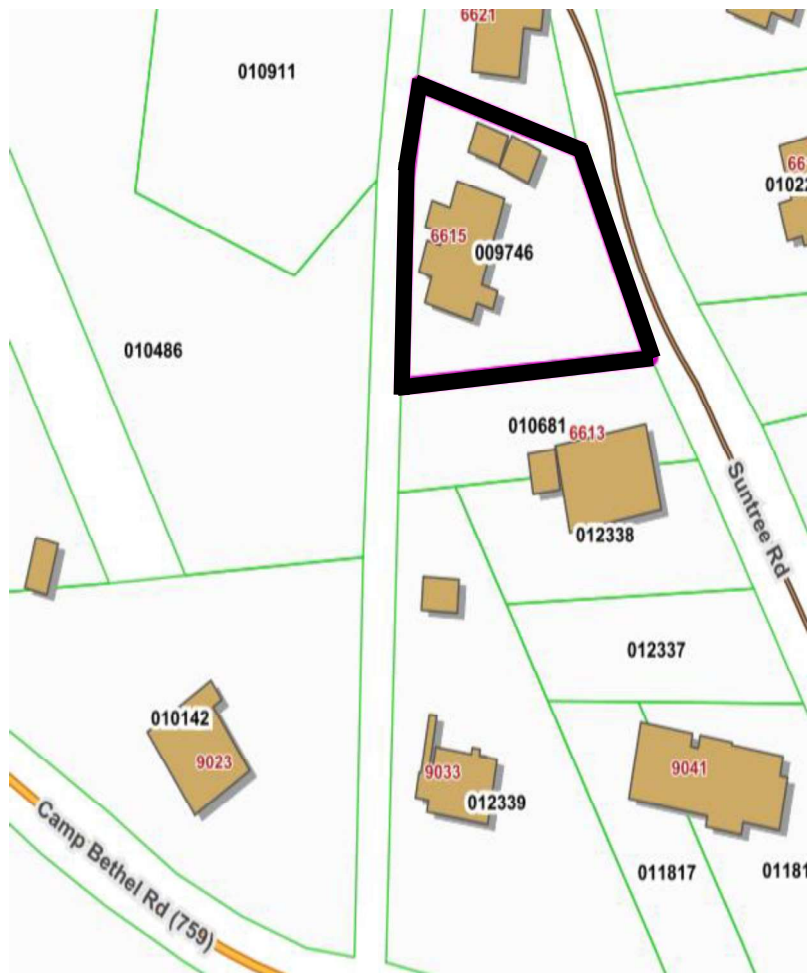
Total Value: \$59,400

Acreage: n/a

Property Description: 9541 Orby Cantrell Highway, Pound

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Property 10
Patrick Belcher



Owner: Patrick Belcher

Tax Map No.: 038F (01) 006 008 -9-10

Account No.: 009746

Land Value: \$10,000

Improvement Value: \$38,900

Total Value: \$48,900

Acreage: ± 0.337 acre

Property Description: 6615 Suntime Road, Wise

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Property 11
Allen Moore and Nicholas Walker Moore



Owner: Allen Moore and Nicholas Walker Moore

Tax Map No.: 076A9 (02) 008 001 -2; and, 076A9 (02) 008 003

Account No.: 000637 and 000638

Land Value: \$8,000

Improvement Value: \$17,600

Total Value: \$25,600

Acreage: n/a

Property Description: 6 W 12th Street N, Big Stone Gap

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Property 12
April M. Roberson



Owner: April M. Roberson

Tax Map No.: 026 () 020

Account No.: 003817

Land Value: \$85,800

Improvement Value: \$180,300

Total Value: \$266,100

Acreage: ± 15.00 acres

Property Description: 8323 Scott Roberson Hollow Road, Wise

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Property 13
Wendy Collins Ellis



Owner: Wendy Collins Ellis

Tax Map No.: 076A4 (05) 154 001 -2-3-4; and, 076A4 (05) 154 00A

Account No.: 000440 and 041077

Land Value: \$21,400

Improvement Value: \$132,400

Total Value: \$153,800

Acreage: n/a

Property Description: 1203 1st Avenue E, Big Stone Gap

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Property 14

Hoibt R. Herron, Sr. and Deborah S. Herron



Owner: Hoibt R. Herron, Sr. and Deborah S. Herron

Tax Map No.: 076A10 () 002 005 -6-7-8-9-10-11-12-13-14-15-16

Account No.: 001747

Land Value: \$10,800

Improvement Value: n/a

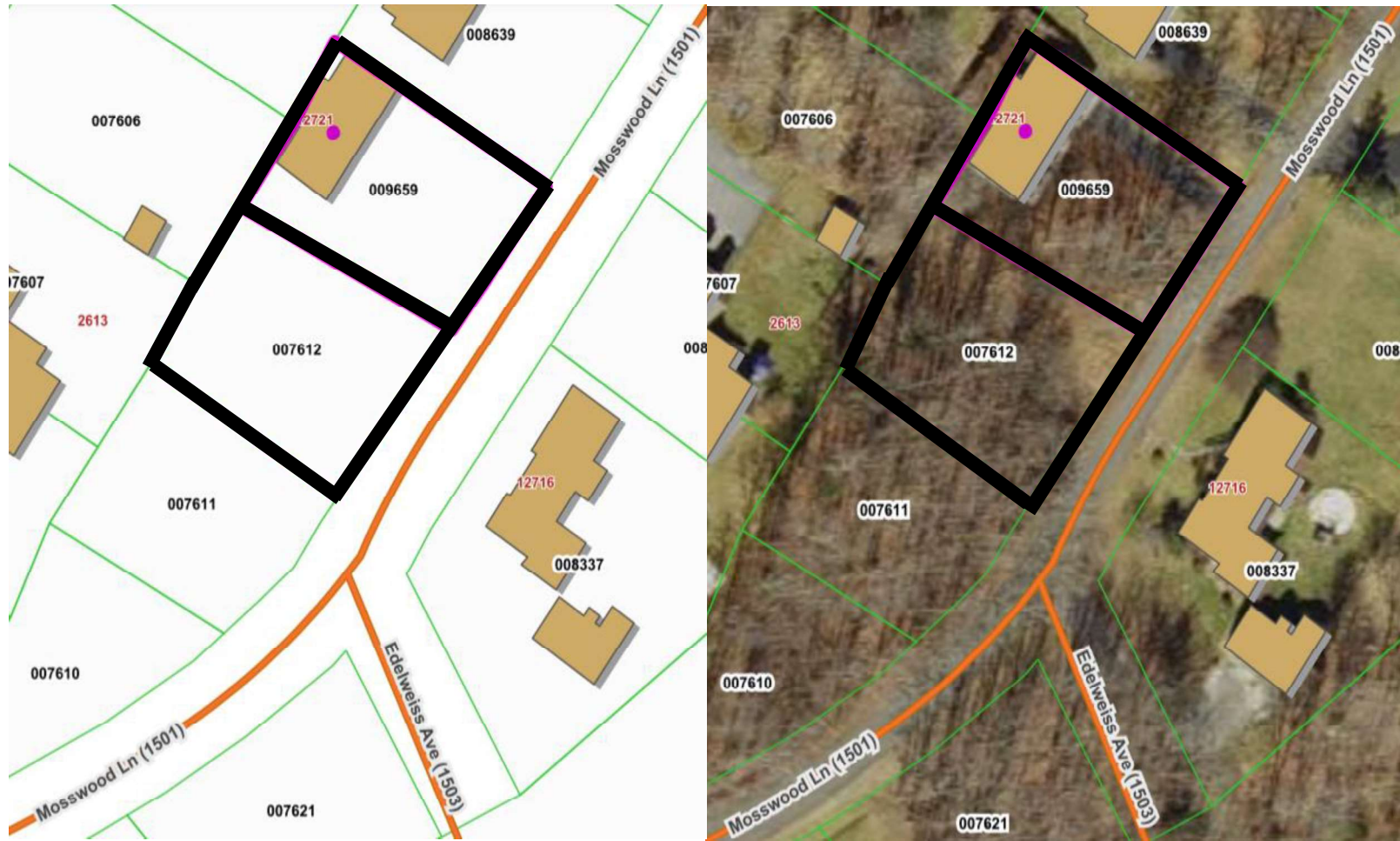
Total Value: \$10,800

Acreage: n/a

Property Description: Vacant; Dawson Avenue W, Big Stone Gap

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Property 15
Jeraldine Ring



Owner: Jeraldine Ring

Tax Map No.: 070A (01) 001 026; and, 070A (01) 001 025

Account No.: 009659 and 007612

Land Value: \$35,000

Improvement Value: \$4,500

Total Value: \$39,500

Acreage: n/a

Property Description: 12721 Mosswood Lane, Coeburn

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Property 16

Jody L. Campbell and Veronica O. Campbell, et al.



Owner: Jody L. Campbell and Veronica O. Campbell, et al.

Tax Map No.: 097A4 (01) 020 007A -8

Account No.: 005371

Land Value: \$6,000

Improvement Value: \$6,000

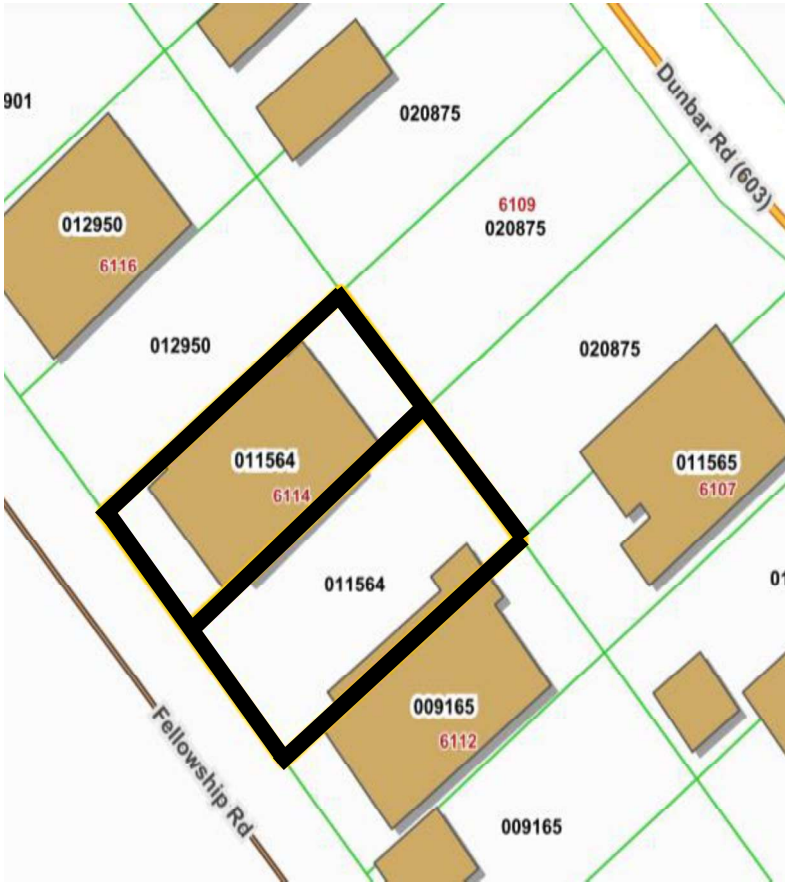
Total Value: \$12,000

Acreage: n/a

Property Description: 616 Queen Street, Coeburn

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Property 17
Daniel Adams and Christopher West



Owner: Daniel Adams and Christopher West

Tax Map No.: 034A () 305 -306

Account No.: 011564

Land Value: \$3,000

Improvement Value: \$50,900

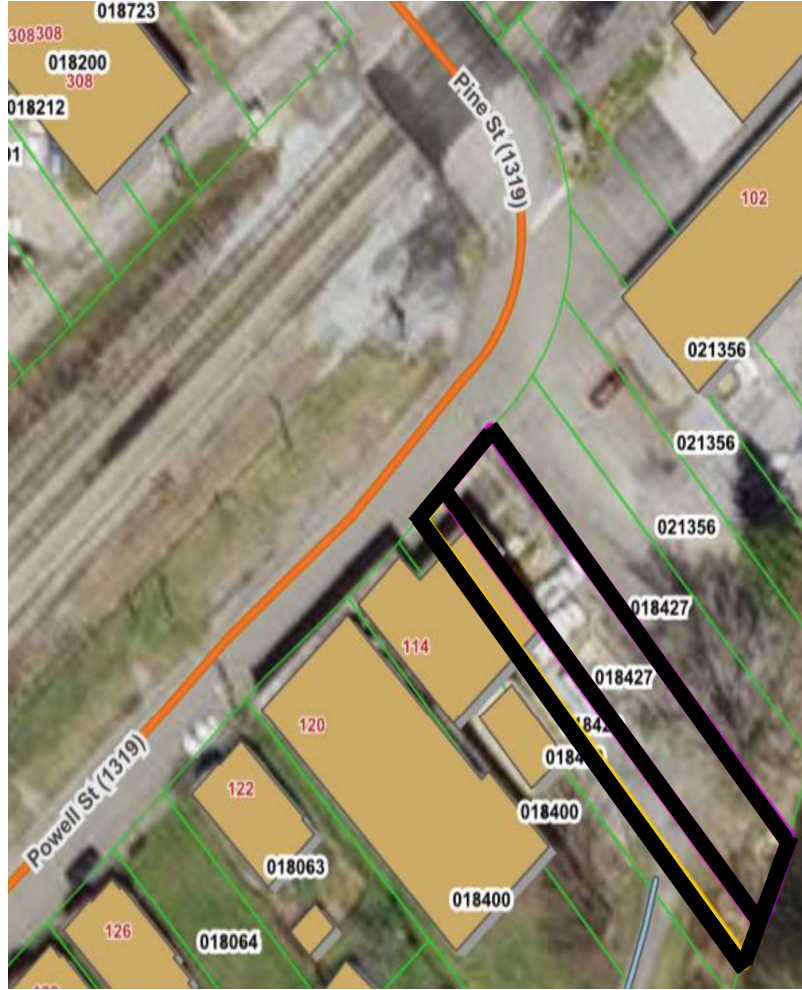
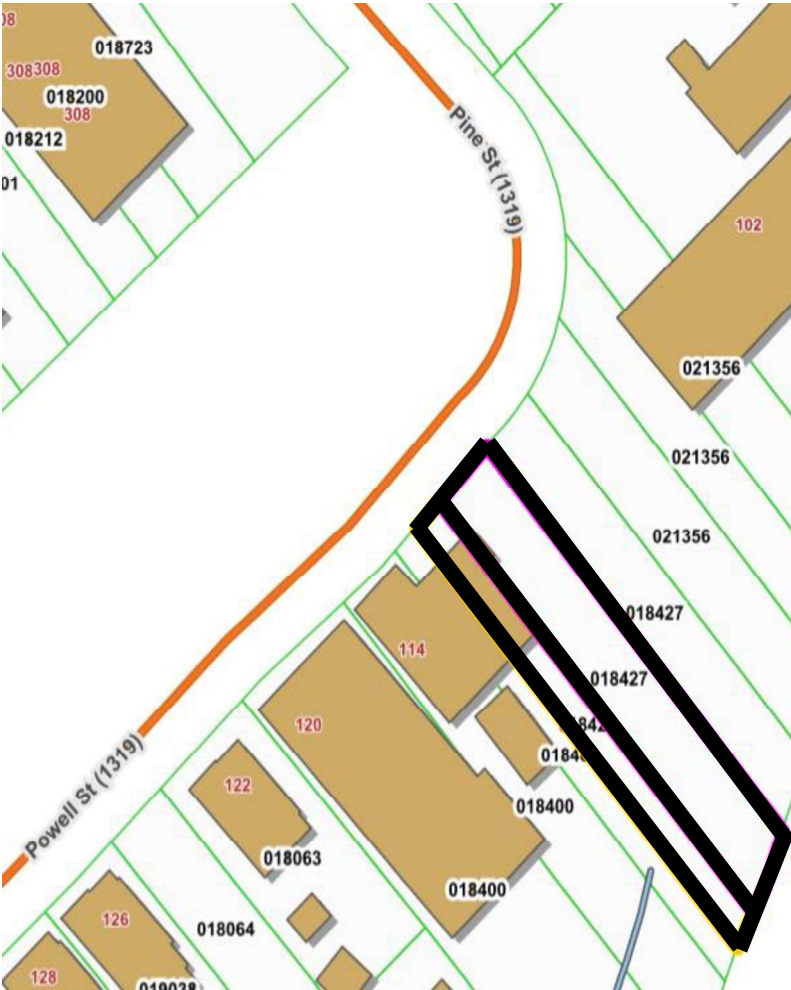
Total Value: \$53,900

Acreage: ± 0.132 acre

Property Description: 6114 Fellowship Road, Appalachia

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Property 18
Home Town Food, Inc.



Owner: Home Town Food, Inc.

Tax Map No.: 104A4 (05) 022 015A; and, 104A4 (05) 022 016 -17

Account No.: 018426 and 018427

Land Value: \$11,000

Improvement Value: \$40,500

Total Value: \$51,500

Acreage: n/a

Property Description: 104 Powell Street, Appalachia

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