

**NOTICE OF DELINQUENT TAXES
AND 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 a live public auction to be held 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 terms or conditions which may be 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
N1	Teresa Taylor	060A () 322	014854	363300	728 Exeter Road, Appalachia
N2	Chris Stapleton	037 () 091	012509	94616	Vacant; Guest River Road, Norton
N3	Gale Collins	076A10 () 007 013 -14-15-16	000381	94420	Vacant; Dawson Avenue W, Big Stone Gap
N4	Baxter Bolling and Mahala Bolling	081 () 007C	014662	94643	Vacant; near Orby Cantrell Highway, Big Stone Gap
N5	Emmett Fraley	104A4 (01) 002 026 and 104A4 (01) 002 025	018296 and 018300	94743	Vacant; Ridge Avenue, Appalachia
N6	Geneva Thompson	050A2 (01) 00A 005B	012672	94622	Vacant; near Roosevelt Road, Norton
N7	Bennie Sanders Heirs, et als	104A4 (01) 004 035 -36	018800	94769	Vacant; Inman Street, Appalachia
N8	Ronnie Fogarty	061B (01) 00A 002 and 061B (01) 00A 001	016603 and 018870	94691	2300 Exeter Road, Appalachia
N9	Michael Sullivan and Connie Sullivan	104A5 (02) 027 002 -3	018218	94737	Vacant; Poplar Street, Appalachia

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. 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. 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 pay the high bid in full, along with the buyer's premium and deed recording costs, following the close of the auction. **There will be a 10% buyer's premium, subject to a minimum of \$100.00, added to the winning bid.**

The highest bidder shall make payment in full on the day 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.**

GENERAL TERMS: To qualify as a purchaser at this auction you may not owe delinquent taxes to County of Wise. 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

**PURCHASER'S ACKNOWLEDGEMENT AND
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 \$ _____.

Property Owner:

Tax Map Number:

Account Number:

TACS Number:

Bid Amount: \$ _____

Buyer's Premium: \$ _____

Deed Recordation Fee: \$ _____

Credit Card Hold: \$(_____)

Total Due: \$ _____

I understand that the above-referenced "Total Due" is required to be paid today. 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, unknown liens, 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 Warranty Deed will be prepared after 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 (November 15, 2023). I further understand that in the event I owe delinquent taxes to the above-named locality, that this contract shall become 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 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 also understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, I agree to forfeit all amounts paid and pay any charges incurred in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

_____ 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 N1
Teresa Taylor



Owner: Teresa Taylor

Tax Map No.: 060A () 322

Account No.: 014854

Land Value: \$2,700

Improvement Value: \$4,500

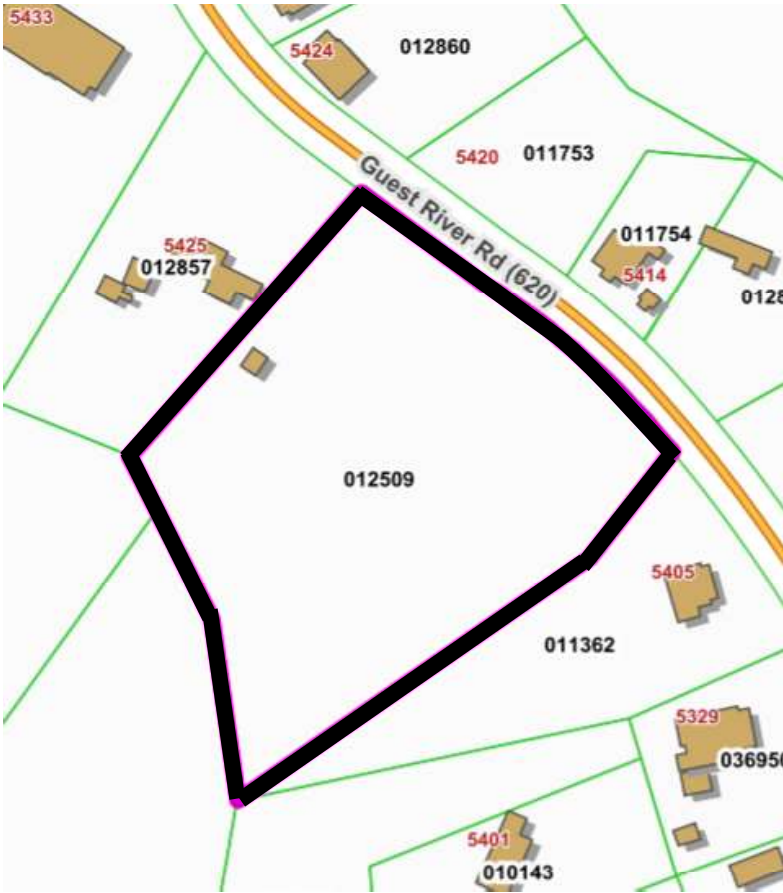
Total Value: \$7,200

Acreage: n/a

Property Description: 728 Exeter Road, Appalachia

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 N2
Chris Stapleton



Owner: Chris Stapleton

Tax Map No.: 037 () 091

Account No.: 012509

Land Value: \$4,300

Improvement Value: n/a

Total Value: \$4,300

Acreage: ± 2.15 acres

Property Description: Vacant; Guest River Road, Norton

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**Property N3
Gale Collins**



Owner: Gale Collins

Tax Map No.: 076A10 () 007 013 -14-15-16

Account No.: 000381

Land Value: \$7,000

Improvement Value: n/a

Total Value: \$7,000

Acreage: n/a

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

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Property N4
Baxter Bolling and Mahala Bolling



Owner: Baxter Bolling and Mahala Bolling

Tax Map No.: 081 () 007C

Account No.: 014662

Land Value: \$1,100

Improvement Value: n/a

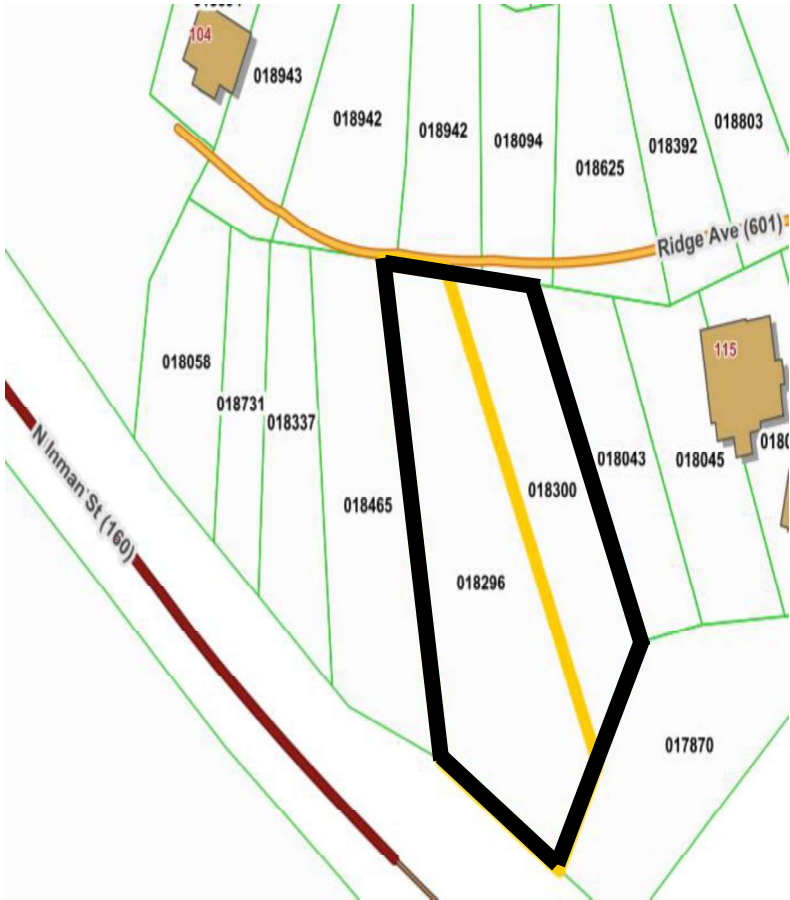
Total Value: \$1,100

Acreage: n/a

Property Description: Vacant; near Orby Cantrell Highway, Big Stone Gap

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**Property N5
Emmett Fraley**



Owner: Emmett Fraley

Tax Map No.: 104A4 (01) 002 026 and 104A4 (01) 002 025

Account No.: 018296 and 018300

Land Value: \$5,000

Improvement Value: n/a

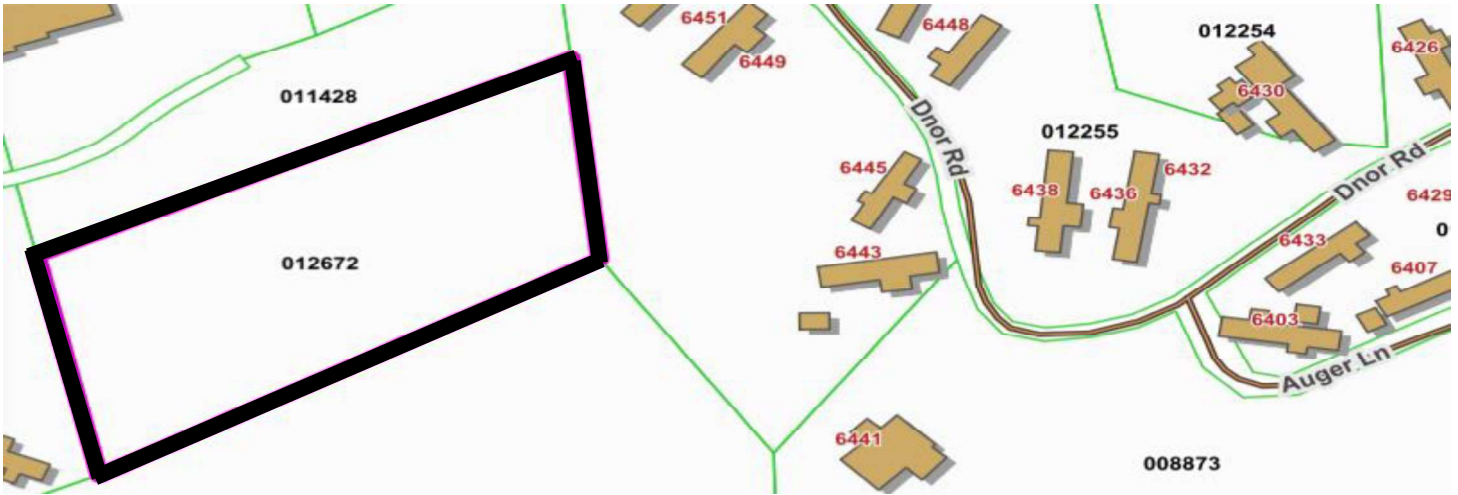
Total Value: \$5,000

Acreage: n/a

Property Description: Vacant; Ridge Avenue, Appalachia

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Property N6
Geneva Thompson



Owner: Geneva Thompson

Tax Map No.: 050A2 (01) 00A 005B

Account No.: 012672

Land Value: \$5,000

Improvement Value: n/a

Total Value: \$5,000

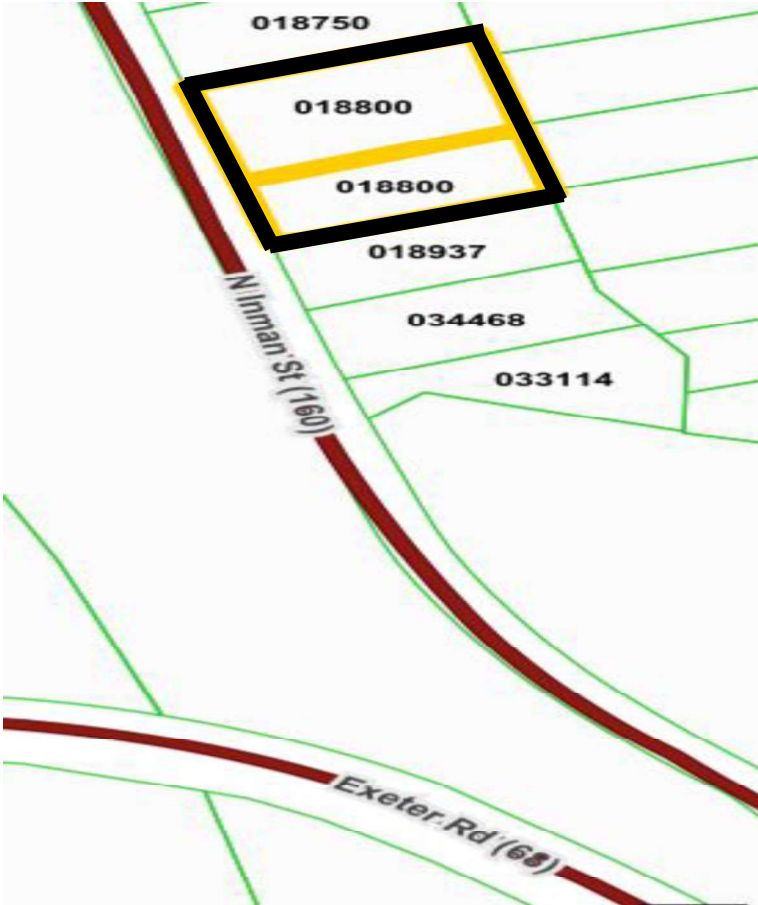
Acreage: n/a

Property Description: Vacant; near Roosevelt Road, Norton

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Property N7

Bennie Sanders Heirs, et als



Owner: Bennie Sanders Heirs, et als

Tax Map No.: 104A4 (01) 004 035 -36

Account No.: 018800

Land Value: \$4,500

Improvement Value: n/a

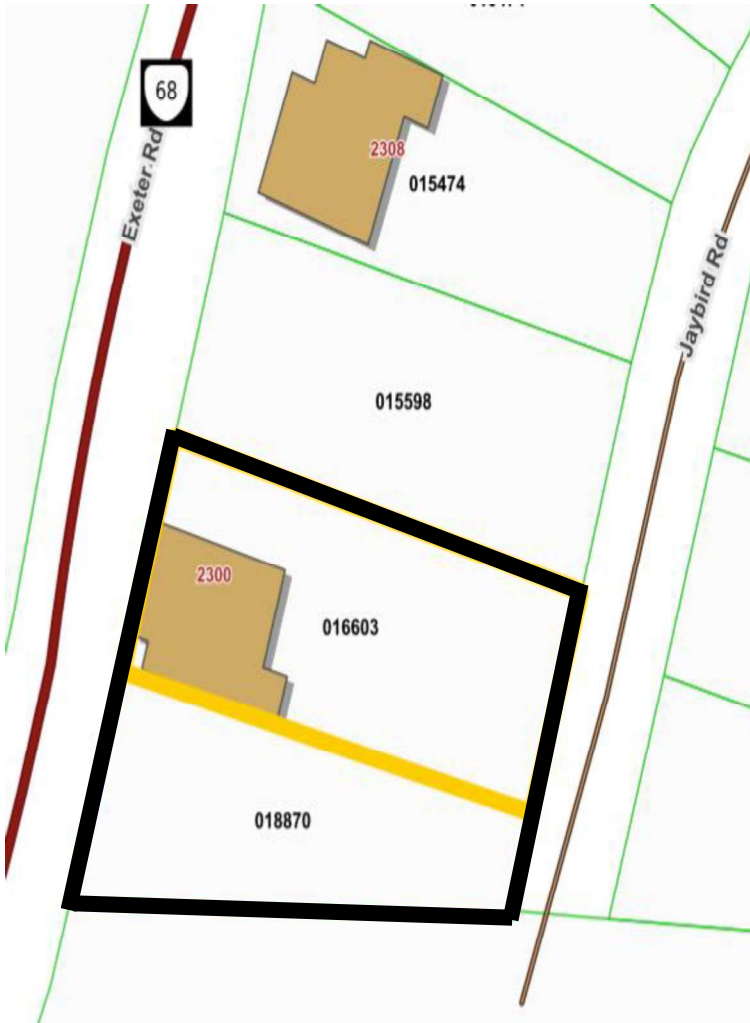
Total Value: \$4,500

Acreage: n/a

Property Description: Vacant; Inman Street, Appalachia

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Property N8
Ronnie Fogarty



Owner: Ronnie Fogarty

Tax Map No.: 061B (01) 00A 002 and 061B (01) 00A 001

Account No.: 016603 and 018870

Land Value: \$3,000

Improvement Value: \$4,500

Total Value: \$7,500

Acreage: n/a

Property Description: 2300 Exeter Road, Appalachia

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Property N9

Michael Sullivan and Connie Sullivan



Owner: Michael Sullivan and Connie Sullivan

Tax Map No.: 104A5 (02) 027 002 -3

Account No.: 018218

Land Value: \$2,000

Improvement Value: n/a

Total Value: \$2,000

Acreage: n/a

Property Description: Vacant; Poplar Street, Appalachia

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