

**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 **April 12, 2024 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 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	James Quesenberry, Jr.	064 () 046B	32834	509019	Vacant; Skeens Ridge Road, Big Stone Gap
N2	Herschel D. Stallard and Aline Stallard	037B1 () 104B	12441	94615	Vacant; Orby Cantrell Highway and W. Main Street, Wise
N3	Charles H. Davis	025 () 037B	11036	94599	Not Mapped on GIS; Wise
N4	Shelby Gibson and Ethel E. Collins (Life)	068 () 020B	33680	94815	Vacant; Pine Camp Road, Coeburn
N5	Angela Collins	010 () 051C	36808	94844	6928 South Fork Road, Pound
N6	Hobert Miller	076A8 (03) 022 032	1193	363212	Vacant; Main Avenue W., Big Stone Gap
N7	Hobert Miller	076A8 (03) 021 001 -2-3-4	299	363212	Vacant; Shelby Avenue W.; Big Stone Gap
N8	Unknown Owner	011C (02) 018	35140	631086	Vacant; Mant Street, Pound
N9	Ruth Joseph	007 () 031M	3180	94478	Vacant; near Rum Hill Lane, Pound
N10	Arthur Kiser	054D (02) 001 011	7549	94542	Vacant; Mitchell Road, Coeburn

N11	Charles Boggs, et al and Yvonne Nesbitt Rasnick	011 () 056	017319	838664	Vacant; N River Road, Pound
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GENERAL TERMS OF SALE: The Treasurer 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. 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 \$150.00, 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

At that certain real estate tax sale which closed on Friday, April 12, 2024, 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 (April 12, 2024). 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:

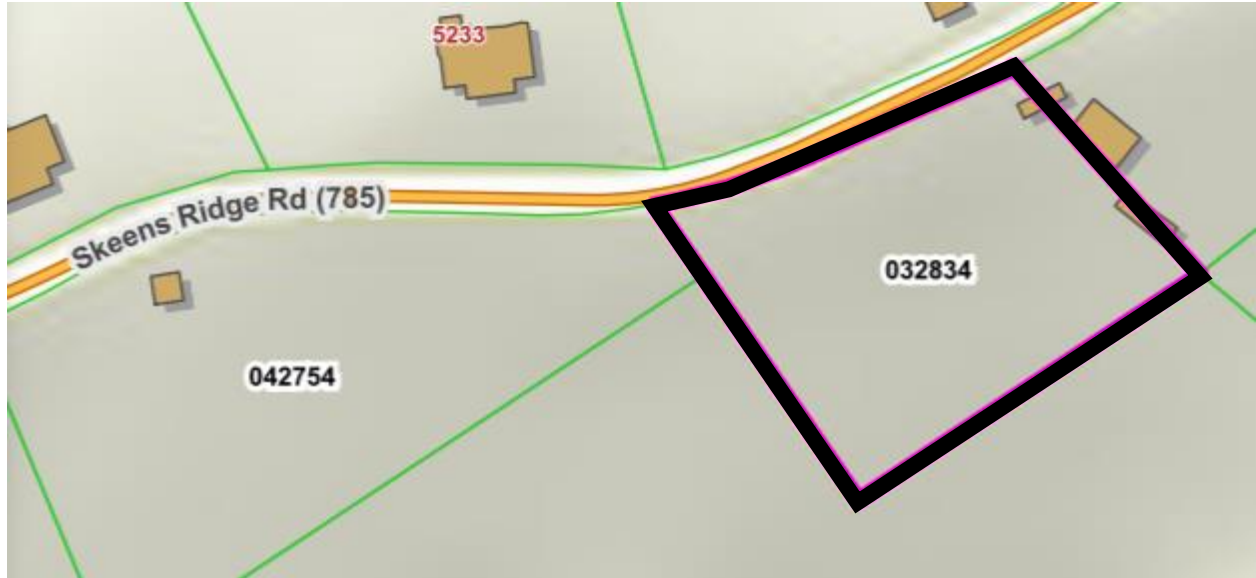
Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 12th day of April 2024, 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
James Quesenberry, Jr.



Parcel ID	<input type="text" value="032834"/>
Owner Name	<input type="text" value="QUESENBERRY JAMES JR"/>
Owner Address	<input type="text" value="1301 RASPBERRY LN
ALBION, MI 49224-9474"/>

Legal Description	<input type="text" value="1 AC. POWELL VALLEY
BUTCHERS FORK"/>
Account Num	<input type="text" value="R032834"/>
Map Number	<input type="text" value="064 () 046B"/>
Latest Deed	<input type="text" value="0"/>
Acres	<input type="text" value="1"/>
Zoning	<input type="text" value="Conservation Reservation"/>

Land Value	<input type="text" value="\$5,000"/>
Building Value	<input type="text" value="\$0"/>
Total Value	<input type="text" value="\$5,000"/>

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

Herschel D. Stallard and Aline Stallard



Parcel ID
012441

Owner Name
STALLARD HERSCHEL D
STALLARD ALINE

Owner Address
RR 2 BOX 131-A1
FAYETTEVILLE, TN 37334-9802

Legal Description
GLAMORGAN PT. TR. MARTHA
CARTER 0.27

Account Num
R012441

Map Number
037B1 () 104B

Latest Deed
0

Acres
0.27

Zoning
Heavy Industrial

Land Value
\$1,500

Building Value
\$0

Total Value
\$1,500

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Property N3
Charles H. Davis



Parcel ID

011036

Owner Name

DAVIS CHARLES H

Owner Address

RR 1 BOX 865
NORTON, VA 24273-9753

Legal Description

GUEST RIVER ABT. 1.00 AC.

Account Num

R011036

Map Number

025 () 037B

Latest Deed

0

Acres

1

Zoning

Agricultural-Rural Residential

Land Value

\$2,500

Building Value

\$0

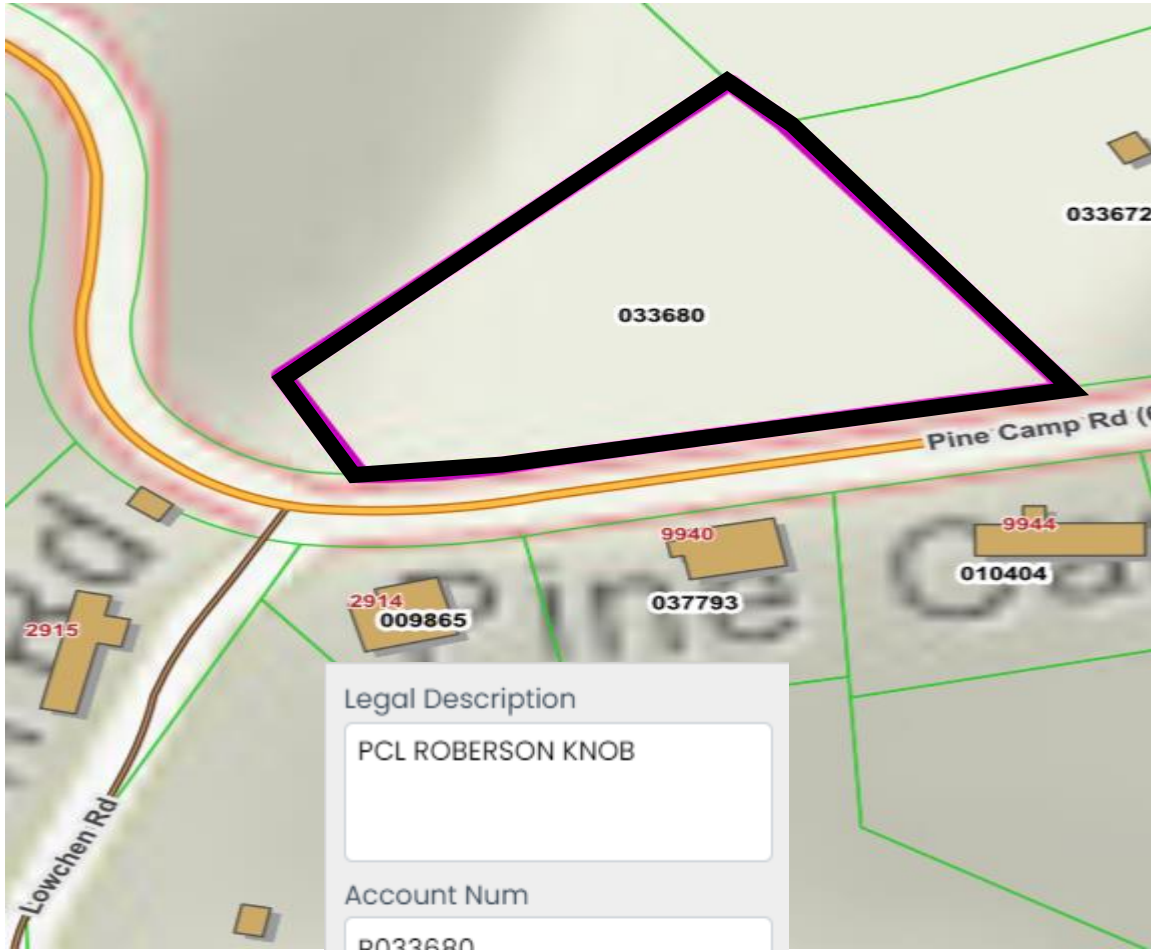
Total Value

\$2,500

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Property N4

Shelby Gibson and Ethel E. Collins (Life)



Legal Description

PCL ROBERSON KNOB

Account Num

R033680

Map Number

068 () 020B

Latest Deed

0

Acres

0

Zoning

Agricultural-Rural Residential

Land Value

\$1,800

Building Value

\$0

Total Value

\$1,800

Parcel ID

033680

Owner Name

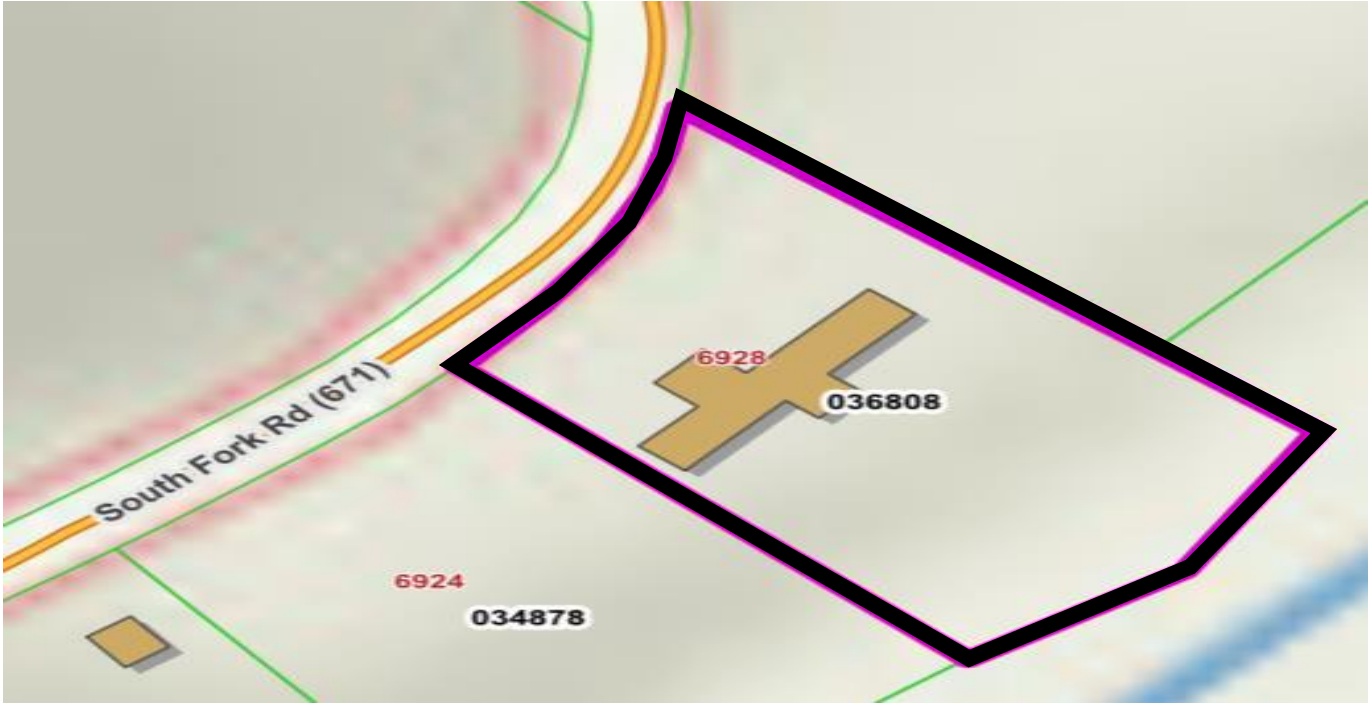
GIBSON SHELBY
COLLINS ETHEL (LIFE) E

Owner Address

PO BOX 662
COEBURN, VA 24230-0662

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Property N5
Angela Collins



Parcel ID

036808

Owner Name

COLLINS ANGELA

Owner Address

6928 S FORK RD
POUND, VA 24279-3004

Legal Description

.396 AC S.F. POUND RIVER

Account Num

R036808

Map Number

010 () 051C

Latest Deed

201102064

Acres

0.396

Zoning

Agricultural-Rural Residential

Land Value

\$4,100

Building Value

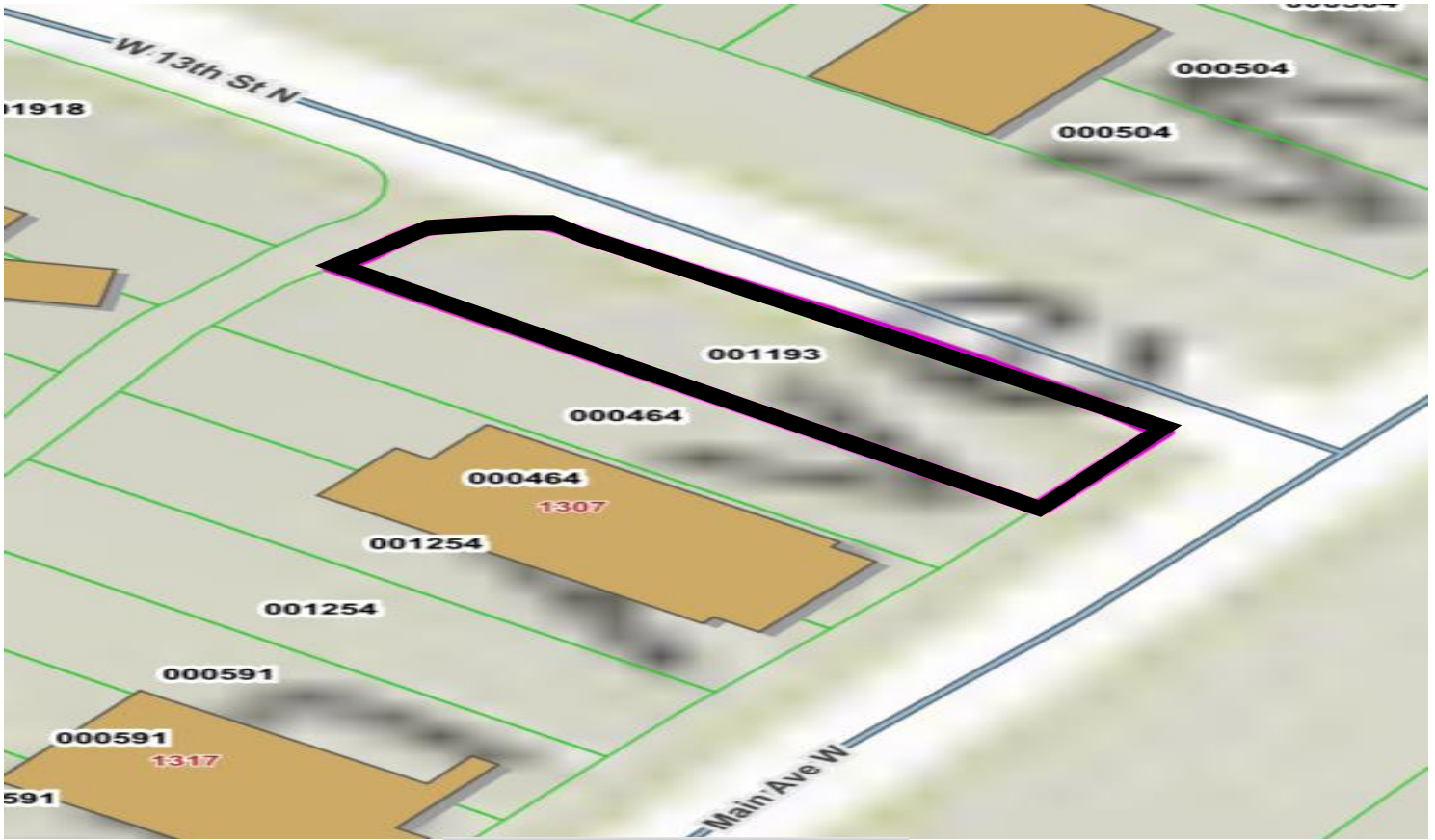
\$4,500

Total Value

\$8,600

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Property N6
Hobert Miller



Parcel ID

001193

Owner Name

MILLER HOBERT

Owner Address

C/O ROGER MILLER
7480 WALKER RD
HILLSBORO, OH 45133

Legal Description

L 32 BK 22 CL CO

Account Num

R001193

Map Number

076A8 (03) 022 032

Latest Deed

0

Acres

0

Zoning

Residential

Land Value

\$3,000

Building Value

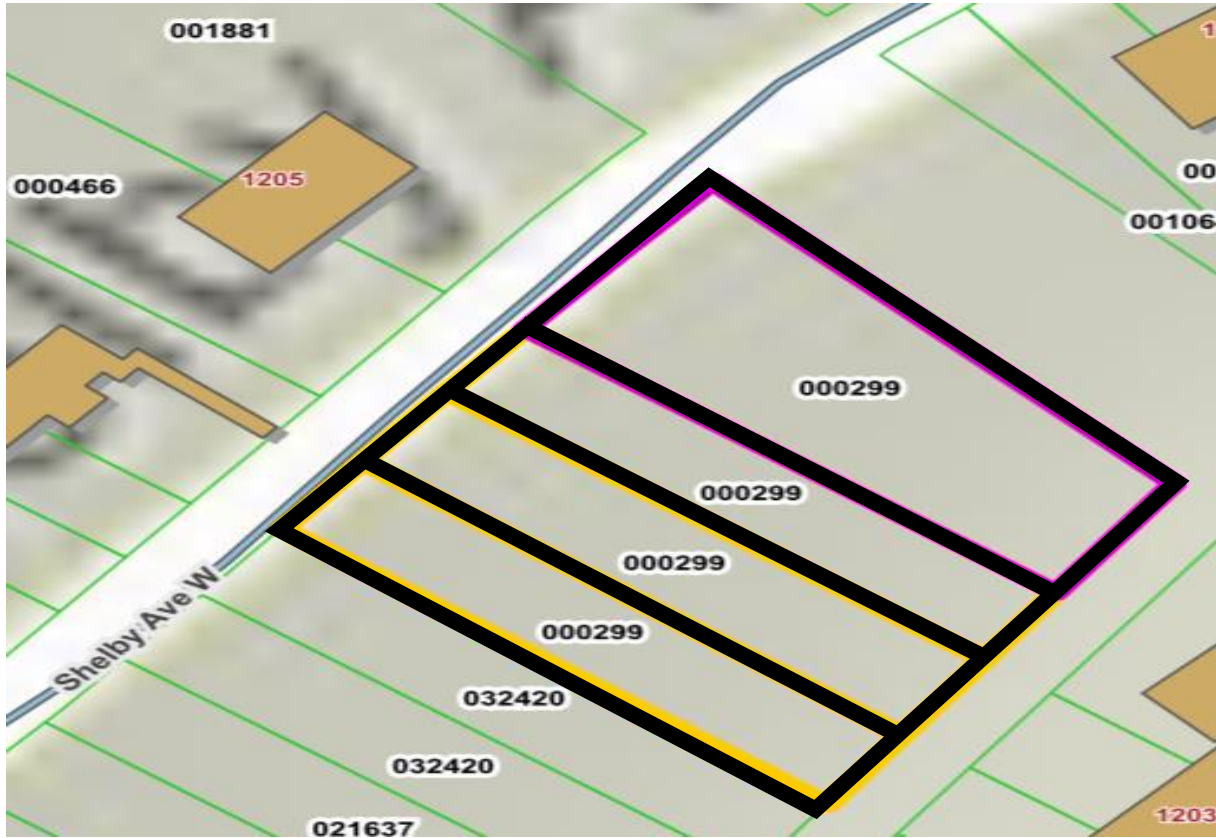
\$0

Total Value

\$3,000

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Property N7
Hobert Miller



Parcel ID 000299	Legal Description 1-2-3-4 B 21 CL CO.	Land Value \$5,000
Owner Name MILLER HOBERT	Account Num R000299	Building Value \$0
Owner Address C/O ROGER MILLER 7480 WALKER RD HILLSBORO, OH 45133	Map Number 076A8 (03) 021 001 -2-3-4	Total Value \$5,000
	Latest Deed 0	
	Acres 0	
	Zoning Residential	

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Property N8
Unknown Owner



Parcel ID

035140

Owner Name

UNKNOWN UNKNOWN

Owner Address

GENERAL DELIVERY
WISE, VA 24293

Legal Description

LOT 18 WRIGHT ADDITION

Account Num

R035140

Map Number

011C (02) 018

Latest Deed

0

Acres

0

Zoning

Residential District

Land Value

\$200

Building Value

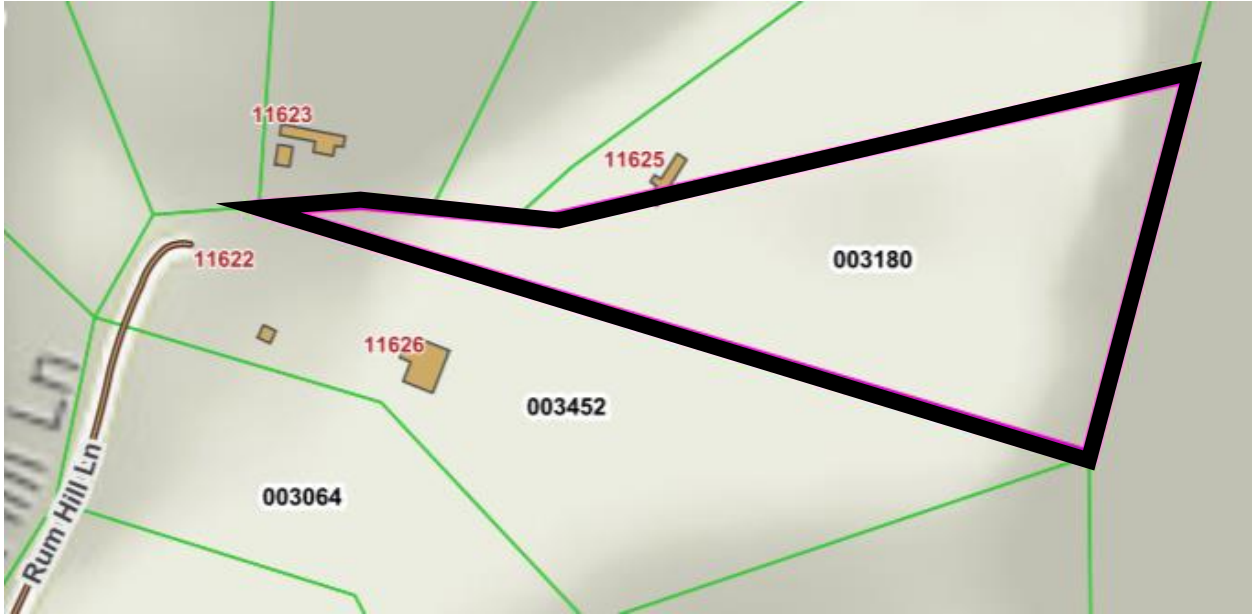
\$0

Total Value

\$200

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**Property N9
Ruth Joseph**



Parcel ID
003180

Owner Name
JOSEPH RUTH

Owner Address
3395 RED RUN
STERLING HTS., MI 48312

Legal Description
ELI EDWARDS 3.62 AC.

Account Num
R003180

Map Number
007 () 031M

Latest Deed
0

Acres
3.62

Zoning
Agricultural-Rural Residential

Land Value
\$3,600

Building Value
\$0

Total Value
\$3,600

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Property N10
Arthur Kiser



Parcel ID
007549

Owner Name
KISER ARTHUR

Owner Address
C/O THOMPSON LINDA
1463 SW PARK DR
PRINEVILLE, OR 97754

Legal Description
L 11 MCCONNELL ADD.
RIVERVIEW

Account Num
R007549

Map Number
054D (02) 001 011

Latest Deed
0

Acres
0

Zoning
General Residential

Land Value
\$3,600

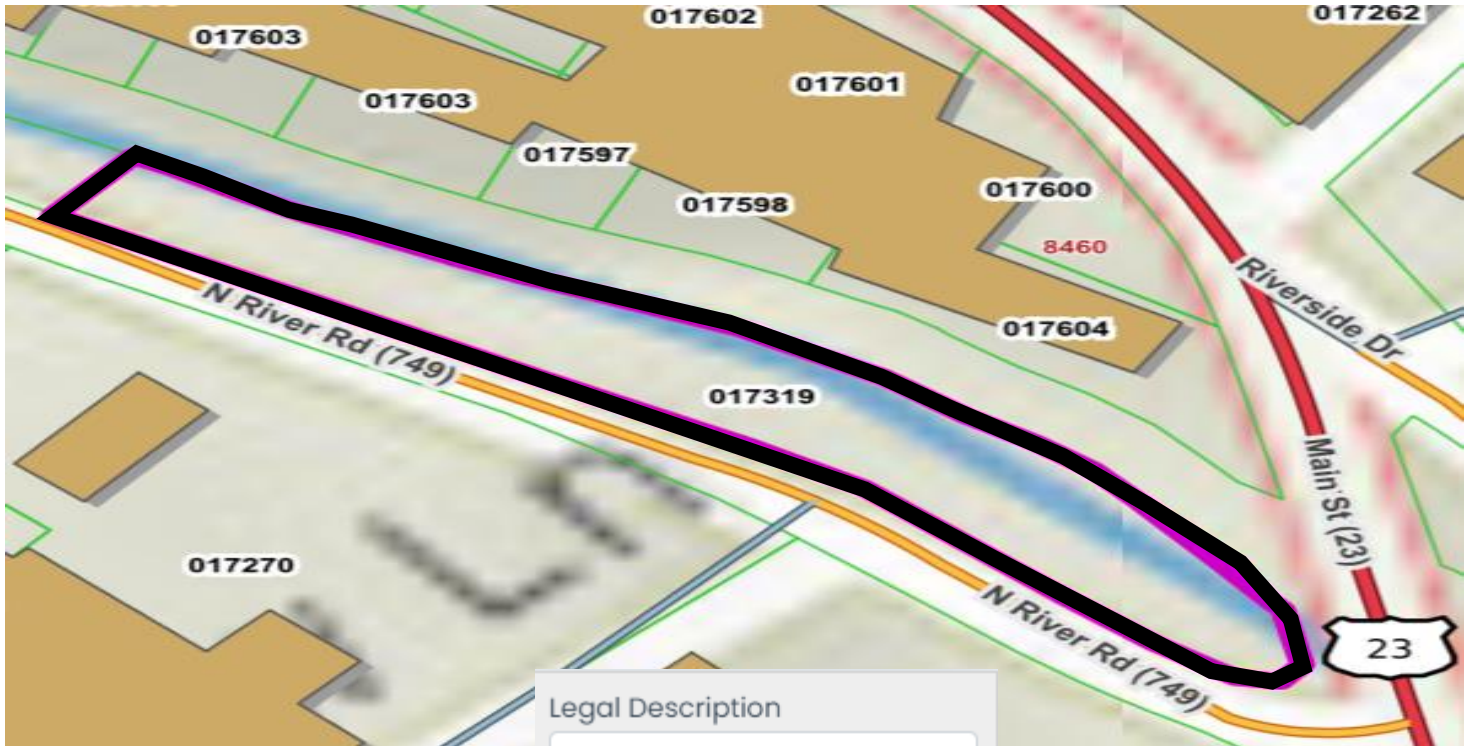
Building Value
\$0

Total Value
\$3,600

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Property N11

Charles Boggs, et al. and Yvonne Nesbitt Rasnick



Parcel ID	017319
Owner Name	BOGGS CHARLES ETAL RASNICK NESBITT YVONNE
Owner Address	146 RICKS LN CLINTWOOD, VA 24228

Legal Description	0.50 AC. POUND R. 16,372 SQ. FT.
Account Num	R017319
Map Number	011 () 056
Latest Deed	0
Acres	0.5
Zoning	Residential District

Land Value	\$15,000
Building Value	\$0
Total Value	\$15,000

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