

**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 12, 2024 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	Nannie Arrington Belton Estate and Carl Hood, et als	076A2 (02) 195 001 -2-3-4-19-20	000036	508884	2203 5th Avenue E., Big Stone Gap
J2	Nannie Arrington Belton Estate and Carl Hood, et als	076A2 (02) 187 002 -3-4	00108	508884	1917 6th Avenue E., Big Stone Gap
J3	Roger C. Balthis, Jr.	011 () 048 and 011 () 048C	004385 and 036599	146252	Vacant; North River Road, Pound
J4	Roger C. Balthis, Jr.	011 () 048D	036600	146252	8297 North River Road, Pound
J5	Jeremy Anderson	038 () 043C3D and 038 () 043C3I	040293 and 038221	613400	9011 Suffolk Road, Wise
J6	Edna V. Stallard	011 () 178	002968	509043	Vacant; Bold Camp Road, Pound
J7	Edna V. Stallard	011B (01) 00F 00E	003987; 00388; 003989; and 003990	509043	Vacant; Right Fork Road, Pound
J8	Jessica Calton	104A5 (06) 035 006 -7	018158	146769	337 Callahan Avenue, Appalachia
J9	Robert Carl Herndon, et al.	010 () 094-M.O.	037779	508943	Mineral Rights Only; Roberson magisterial District
J10	Ricky McDaries and Tammy McDaries	081 () 004C	015245	146870	217 Orby Cantrell Highway, Big Stone Gap

J11	Jerry A. Fields and Gracie M. Fields	036 () 146B	010252	94589	5516 Brummitt Hollow Road, Norton
J12	Catherine Geraldine Rider and Patricia K. Bryant	097A1 (02) 064 001 -2B	005779	509022	307 Prospect Avenue, Coeburn

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

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.

_____	_____
<b>Signature</b>	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

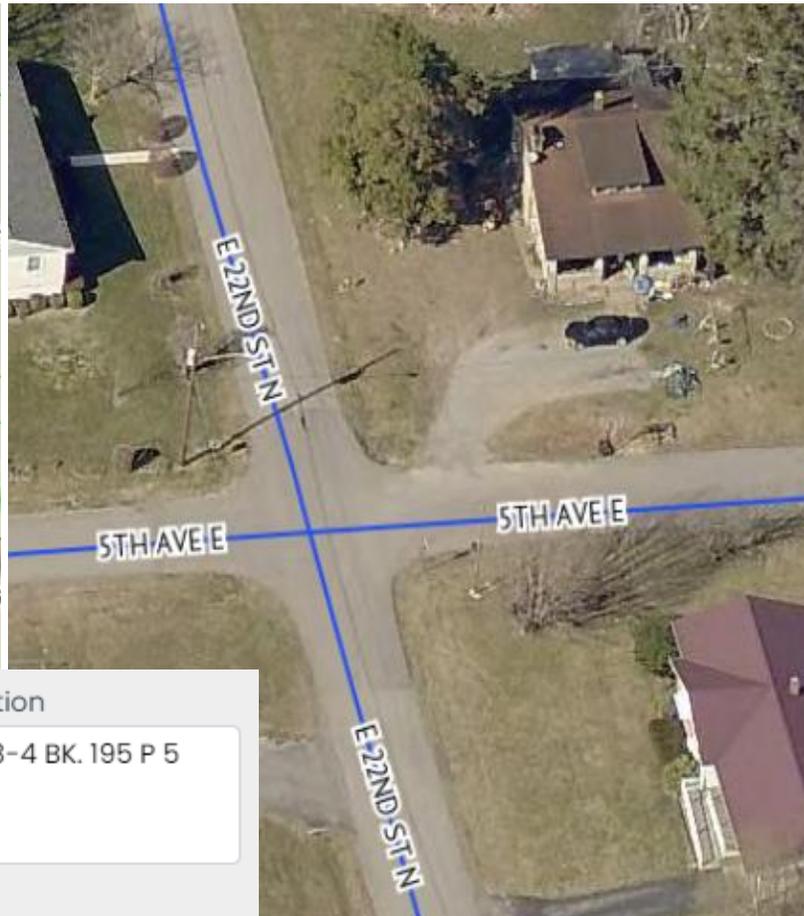
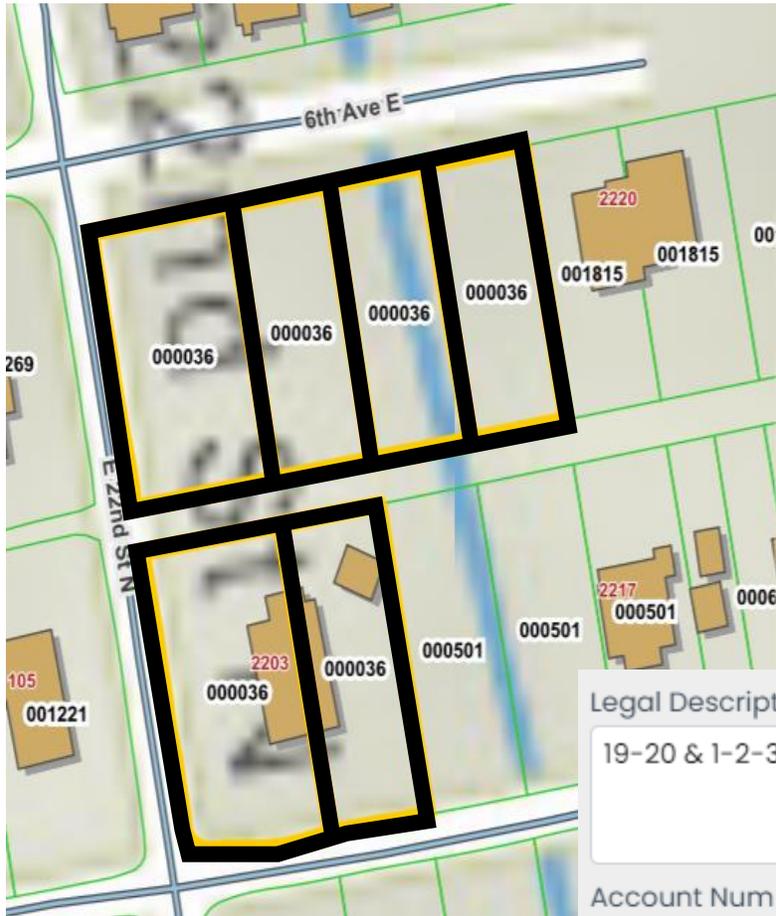
**CERTIFICATION**

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 J1

Nannie Arrington Belton Estate and Carl Hood, et als



### Legal Description

19-20 & 1-2-3-4 BK. 195 P 5

### Account Num

R000036

### Map Number

076A2 (02) 195 001 -2-3-4-19-

### Latest Deed

202103459

### Acres

0

### Zoning

Residential

### Parcel ID

000036

### Owner Name

BELTON NANNIE ARRINGTON  
ESTATE  
HOOD CARL ETALS

### Owner Address

C/O HOOD JOHN DENNIS  
ADMIN  
5545 SKEENS RIDGE RD

### Land Value

\$35,100

### Building Value

\$35,100

### Total Value

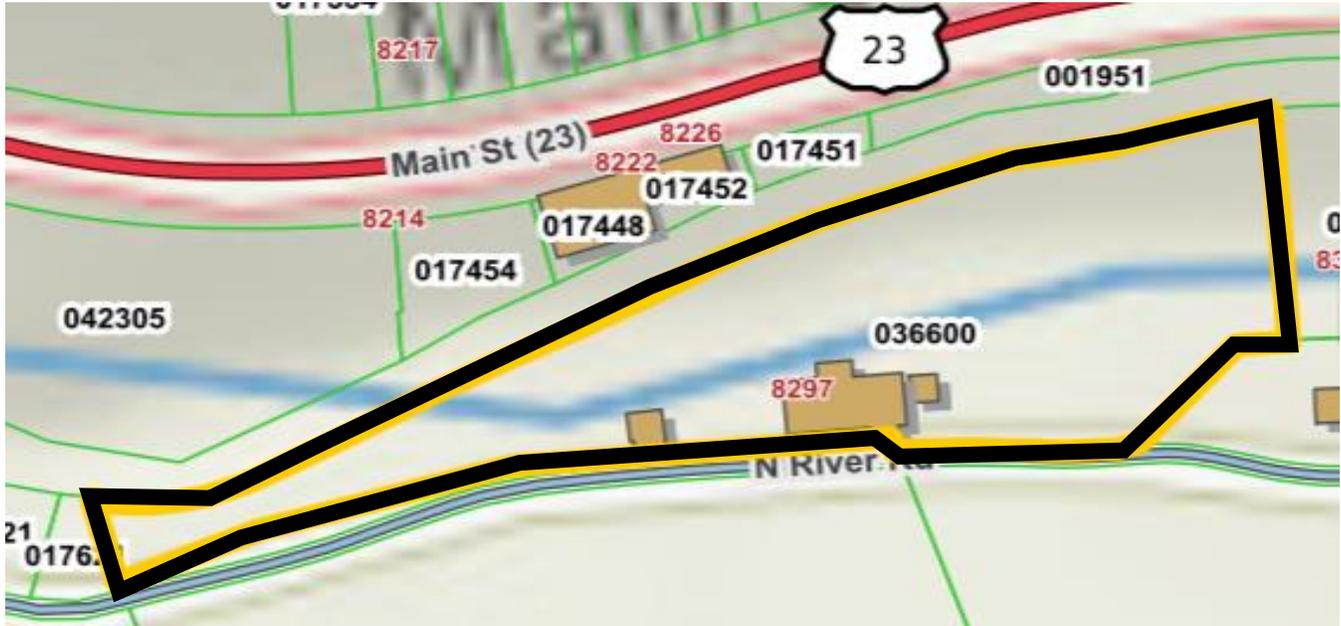
\$70,200

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 J4**  
**Roger C. Balthis, Jr.**



Parcel ID  
036600

Owner Name  
BALTHIS ROGER C JR

Owner Address  
PO BOX 277  
POUND, VA 24279-0277

Legal Description  
1.189AC (TR2) ALTA WRIGHT  
PLAT

Account Num  
R036600

Map Number  
011 ( ) 048D

Latest Deed  
0

Acres  
1.189

Zoning  
Residential District

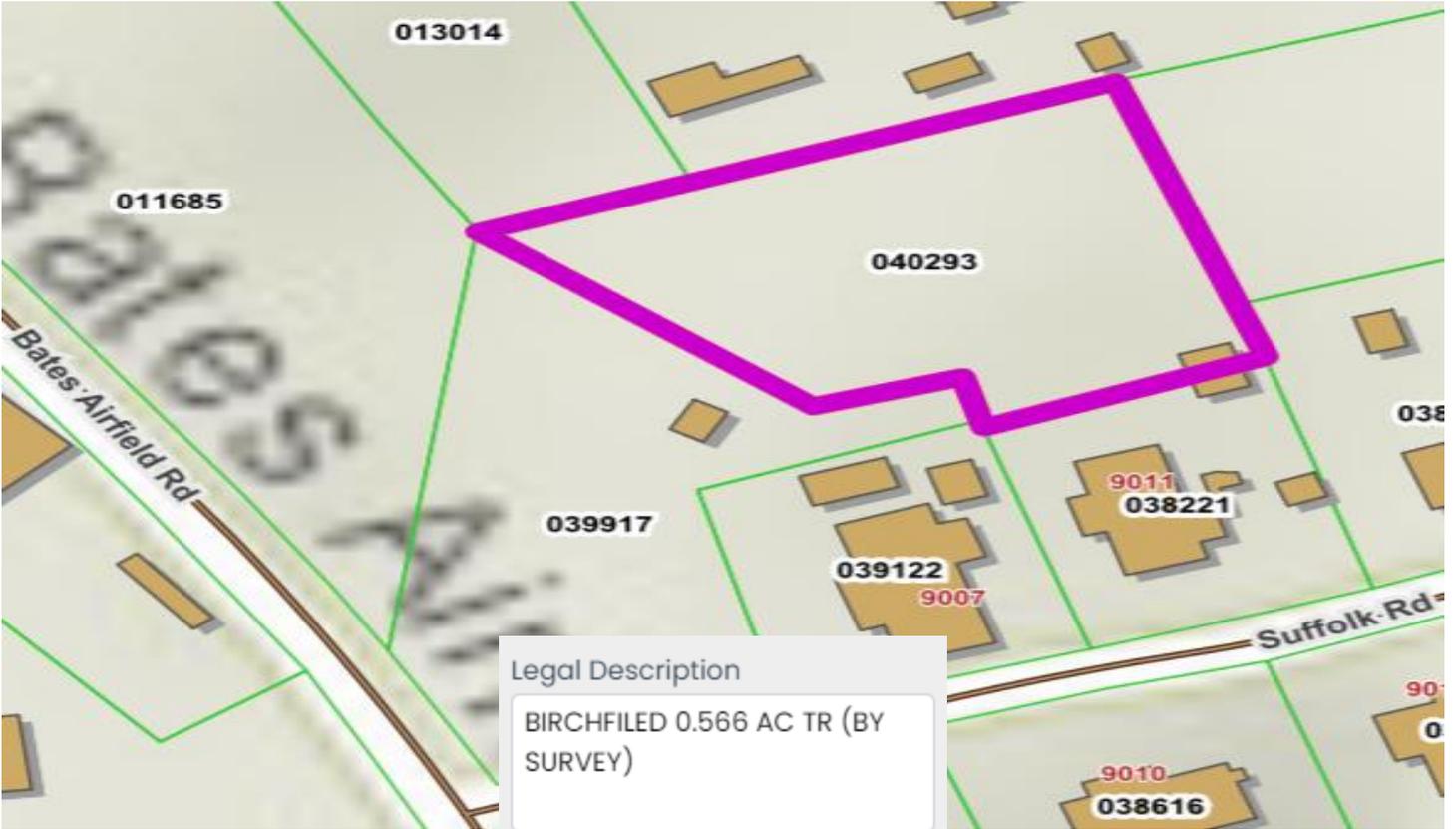
Land Value  
\$9,500

Building Value  
\$59,700

Total Value  
\$69,200

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**Property J5**  
**Jeremy Anderson**



Legal Description

BIRCHFILED 0.566 AC TR (BY SURVEY)

Account Num

R040293

Map Number

038 () 043C3I

Latest Deed

200804479

Acres

0.566

Zoning

Agricultural-Rural Residential

Parcel ID

040293

Owner Name

ANDERSON JEREMY

Owner Address

8 WESTWOOD LN  
HUNTINGTON, WV 25704-  
9438

Land Value

\$4,000

Building Value

\$0

Total Value

\$4,000

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**Property J6**  
**Edna V. Stallard**



Land Value	<input type="text" value="\$12,500"/>
Building Value	<input type="text" value="\$22,700"/>
Total Value	<input type="text" value="\$35,200"/>

Parcel ID	<input type="text" value="002968"/>
Owner Name	<input type="text" value="STALLARD EDNA V"/>
Owner Address	<input type="text" value="10751 RIGHT FORK RD&lt;br/&gt;POUND, VA 24279"/>
Legal Description	<input type="text" value="BOLD CAMP 7.60 AC (PCL &amp;&lt;br/&gt;1/5 AC)"/>
Account Num	<input type="text" value="R002968"/>
Map Number	<input type="text" value="011 ( ) 178"/>
Latest Deed	<input type="text" value="0"/>
Acres	<input type="text" value="7.6"/>

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**Property J7**  
**Edna V. Stallard**



Parcel ID  
003987

Owner Name  
STALLARD EDNA V

Land Value  
\$300

Building Value  
\$0

Total Value  
\$300

Parcel ID  
003988

Owner Name  
STALLARD EDNA V

Land Value  
\$1,200

Building Value  
\$0

Total Value  
\$1,200

Parcel ID  
003989

Owner Name  
STALLARD EDNA V

Land Value  
\$1,200

Building Value  
\$0

Total Value  
\$1,200

Parcel ID  
003990

Owner Name  
STALLARD EDNA V

Land Value  
\$2,000

Building Value  
\$1,300

Total Value  
\$3,300

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**Property J8**  
**Jessica Calton**



Parcel ID	018158
Owner Name	CALTON JESSICA
Owner Address	PO BOX 261 EAST STONE GAP, VA 24246-0261

Legal Description	6-7 BK. 35 P 6 KCI
Account Num	R018158
Map Number	104A5 (06) 035 006 -7
Latest Deed	0
Acres	0
Zoning	Single Family Residential

Land Value	\$3,500
Building Value	\$10,100
Total Value	\$13,600

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**Property J9**

**Robert Carl Herndon, et al.**



**WISE COUNTY**  
VIRGINIA

**\*\*MINERAL RIGHTS ONLY\*\***

**Map No.: 010 ( ) 094-M.O.**

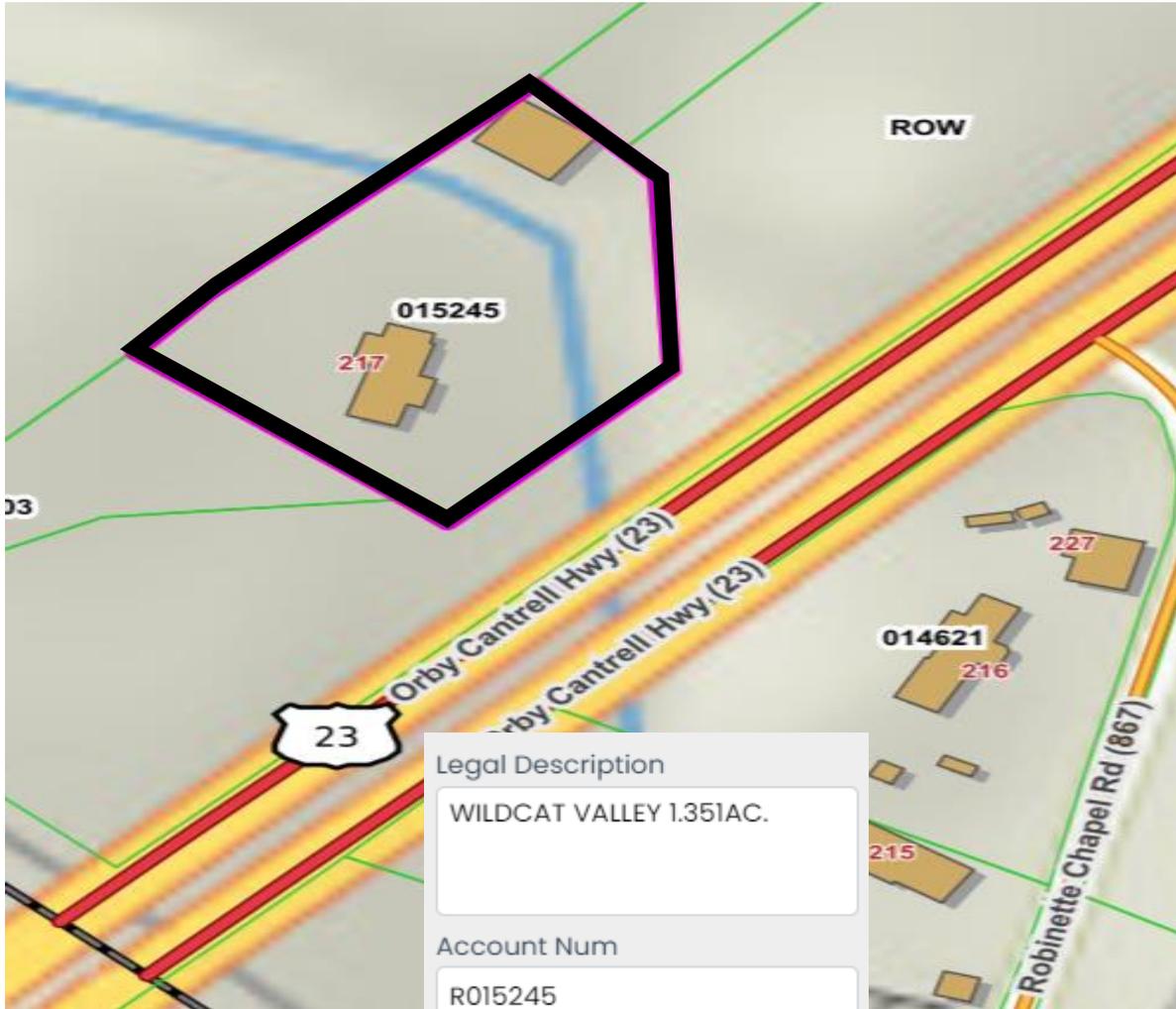
**Account No.: 037779**

**Assessment: \$22,500**

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# Property J10

Ricky McDaries and Tammy McDaries



Legal Description  
WILDCAT VALLEY 1.351AC.

Account Num  
R015245

Map Number  
081 ( ) 004C

Latest Deed  
0

Acres  
1.351

Zoning  
Agricultural-Rural Residential

Parcel ID  
015245

Owner Name  
MCDARIES RICKY  
MCDARIES TAMMY

Owner Address  
217 ORBY CANTRELL HWY  
BIG STONE GAP, VA 24219

Land Value  
\$11,400

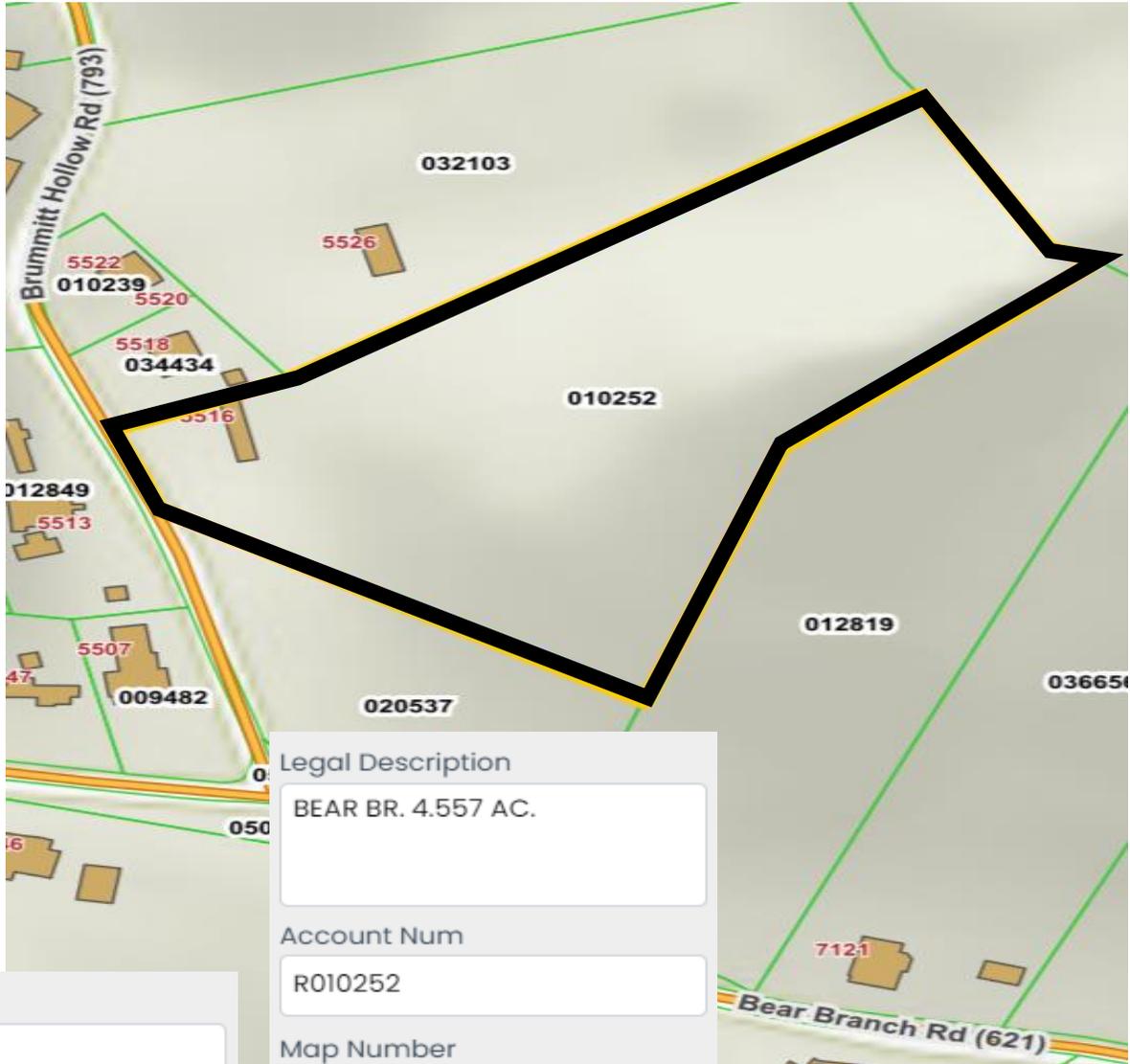
Building Value  
\$70,500

Total Value  
\$81,900

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# Property J11

Jerry A. Fields and Gracie M. Fields



Parcel ID	010252
Owner Name	FIELDS JERRY A FIELDS GRACIE M
Owner Address	6430 DNOR RD NORTON, VA 24273

Legal Description	BEAR BR. 4.557 AC.
Account Num	R010252
Map Number	036 ( ) 146B
Latest Deed	0
Acres	4.557
Zoning	Agricultural-Rural Residential

Land Value	\$11,300
Building Value	\$4,500
Total Value	\$15,800

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**Property J12**

**Catherine Geraldine Rider and Patricia K. Bryant**



Land Value	\$10,000
Building Value	\$42,100
Total Value	\$52,100

Parcel ID	005779
Owner Name	RIDER CATHERINE GERALDINE BRYANT PATRICIA K
Owner Address	307 PROSPECT AVE NW COEBURN, VA 24230
Legal Description	L1&7 FT.2B 64COEBURN
Account Num	R005779
Map Number	097A1 (02) 064 001 -2B
Latest Deed	0
Acres	0
Zoning	Residential

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