

**NOTICE OF DELINQUENT TAXES  
AND SALE OF REAL PROPERTY  
COUNTY OF DICKENSON, 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 **Meeting Room outside of the Treasurer's Office, located at 818 Happy Valley Drive, Clintwood, Virginia 24228, on June 10, 2024 at 10:00AM.**

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 Auctions ("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
N1	Robert Lee Kennedy	21419	580180	115 Kennedy Lane; Skeetrock Lot; Willis Magisterial District
N2.1	RF Skeen	5961	366050	West Dante 9.24 AC +/-; Kenady Magisterial District
N2.2	RF Skeen	5962	366050	Sandy Ridge 12 AC +/-; Kenady Magisterial District
N3	Richard Ike Jones	4283	396357	6566 Coeburn Road; Cranesnest 1AC +/-; Kenady Magisterial District
N4	Robert White	1908	366062	3008 The Lake Road; Long Branch .50 AC +/-; Clintwood Magisterial District
N5	Jeffrey Glen Mullins, et al	9640	441876	Mullins Ridge 1.25AC +/-; Willis Magisterial District

**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, 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 Dickenson. 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 804-506-3102, 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 ACKNOWLEDGEMENT AND  
CONTRACT OF SALE**

At that certain real estate tax sale which closed on Monday, June 10, 2024, 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 Dickenson 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 (June 10, 2024). 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.

_____ <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 10th day of June, 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

N1	Robert Lee Kennedy	21419	580180	115 Kennedy Lane; Skeetrock Lot; Willis Magisterial District
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**Map ID:** 00000000021419

**Acct No:** 1828725-1

**Legal Description:** SKEETROCK LOT  
186B-938A

**Deed Book/Page:** 0383 / 64

**Will Book/Page:** 36 / 714

**Instrument:** WB 2014 1400000 09

**Occupancy:** VACANT

**Dwelling Type:**

**Use/Class:** SINGLE/FAM RES SUBURB

**Acreage:** 0.000

**Year Assessed:** 2018

**Year Built:**

**Land Use:**

**Zoning:**

**Year Remodeled:**

**Total Mineral:** \$0

**District:** 05 WILLIS

**Year Effective:**

**Total Land:** \$6,000

**MH/Type:**

**On Site Date:** 03/09/2017 **Total Improvements:** \$0

**Condition:**

**Review Date:**

**Total Value:** \$6,000



**DISCLAIMER:** The information on this page is NOT to be used as a LEGAL DOCUMENT. The map information displayed is believed to be accurate, but accuracy is not guaranteed.

N2.1	RF Skeen	5961	366050	West Dante 9.24 AC +/-; Kenady Magisterial District
N2.2	RF Skeen	5962	366050	Sandy Ridge 12 AC +/-; Kenady Magisterial District

**Map ID:** 00000000005961  
**Acct No:** 11324-1  
**Legal Description:** WEST DANTE 9.24 AC  
 170B-1723 TRACT # 140  
**Deed Book/Page:** 61 / 93  
**Instrument:** 00 00  
**Occupancy:** VACANT  
**Dwelling Type:** LAND  
**Use/Class:** SINGLE/FAM RES SUBURB      **Acreage:** 9.420  
**Year Assessed:** 2018      **Year Built:**      **Land Use:**  
**Zoning:**      **Year Remodeled:**      **Total Mineral:** \$0  
**District:** 03 KENADY      **Year Effective:**      **Total Land:** \$7,500  
**MH/Type:**      **On Site Date:** 02/27/2017 **Total Improvements:** \$0  
**Condition:**      **Review Date:**      **Total Value:** \$7,500

**Map ID:** 00000000005962  
**Acct No:** 11325-1  
**Legal Description:** SANDY RIDGE 12AC  
 170B-1724  
**Deed Book/Page:** 33 / 314  
**Instrument:** 00 00  
**Occupancy:** VACANT  
**Dwelling Type:** LAND  
**Use/Class:** SINGLE/FAM RES SUBURB      **Acreage:** 12.000  
**Year Assessed:** 2018      **Year Built:**      **Land Use:**  
**Zoning:**      **Year Remodeled:**      **Total Mineral:** \$0  
**District:** 03 KENADY      **Year Effective:**      **Total Land:** \$9,600  
**MH/Type:**      **On Site Date:** 02/27/2017 **Total Improvements:** \$0  
**Condition:**      **Review Date:**      **Total Value:** \$9,600



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N3	Richard Ike Jones	4283	396357	6566 Coeburn Road; Cranesnest 1AC +/-; Kenady Magisterial District
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**Map ID:** 00000000004283 VIPER KY 41774

**Acct No:** 1226-1

**Legal Description:** CRANESNEST 1AC  
207C-317

**Plat Book/Page:** 195 / 173

**Deed Book/Page:** 308 / 107

**Instrument:** 00 00

**Occupancy:** DWELLING

**Dwelling Type:** CONV

**Use/Class:** SINGLE/FAM RES SUBURB

**Acreage:** 1.000

**Year Assessed:** 2018

**Year Built:**

**Land Use:**

**Zoning:**

**Year Remodeled:**

**Total Mineral:** \$0

**District:** 03 KENADY

**Year Effective:**

**Total Land:** \$5,000

**MH/Type:**

**On Site Date:** 08/28/2017 **Total Improvements:** \$0

**Condition:** POOR

**Review Date:**

**Total Value:** \$5,000



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N4	Robert White	1908	366062	3008 The Lake Road; Long Branch .50 AC +/-; Clintwood Magisterial District
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Map ID: 00000000001908

Acct No: 13487-1

Legal Description: LONG BRANCH .50AC  
187B-752

Plat Book/Page: 0000 / No Page

Deed Book/Page: 90 / 162

Instrument: 00 00

Occupancy: VACANT

Dwelling Type: LAND

Use/Class: SINGLE/FAM RES SUBURB

Acreage: 0.500

Year Assessed: 2018

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 01 CLINTWOOD

Year Effective:

Total Land: \$7,500

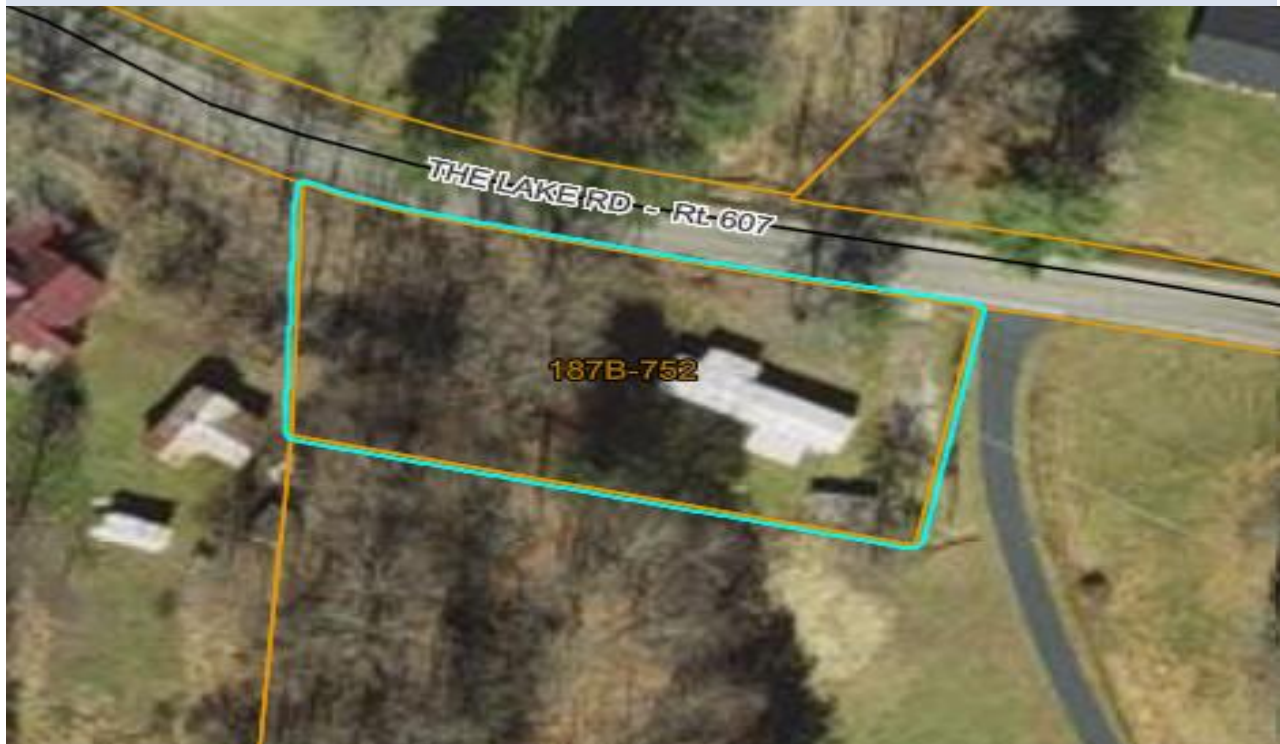
MH/Type:

On Site Date: 05/02/2017 Total Improvements: \$0

Condition:

Review Date:

Total Value: \$7,500



Assessment is for the LAND ONLY and does not include shown doublewide.

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N5	Jeffrey Glen Mullins, et al	9640	441876	Mullins Ridge 1.25AC +/-; Willis Magisterial District
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**Map ID:** 00000000009640 ROSEDALE VA 24280

**Acct No:** 7665-1

**Legal Description:** MULLINS RIDGE 1.25AC

186B-358

**Plat Book/Page:** 259 / 42

**Deed Book/Page:** 259 / 42

**Instrument:** 00 00

**Occupancy:** MISC

**Dwelling Type:** DWL

**Use/Class:** SINGLE/FAM RES SUBURB

**Acreage:** 1.250

**Year Assessed:** 2018

**Year Built:**

**Land Use:**

**Zoning:**

**Year Remodeled:**

**Total Mineral:** \$0

**District:** 05 WILLIS

**Year Effective:**

**Total Land:** \$1,900

**MH/Type:**

**On Site Date:** 03/15/2017 **Total Improvements:** \$0

**Condition:**

**Review Date:**

**Total Value:** \$1,900



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