

**NOTICE OF PUBLIC AUCTION  
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE  
COUNTY OF TAZEVELL AND TOWN OF TAZEVELL, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Tazewell and Town of Tazewell, the undersigned Special Commissioner will offer for sale at a live public auction the following described real estate at **135 Court Street, Tazewell, Virginia 24651 ( inclement weather location- Board of Supervisors Meeting room at 197 Main Street, Tazewell, Virginia 24651)**, on **July 22, 2024 at 12:00pm.**

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 United Country Riverside Realty & Auction, Inc. (“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
J1	Harold Lee Hickman Oliver	094B104-0035	659503	1927 Fincastle Turnpike; Lot 35, East Tazewell, Tazewell Truck Farm
J2	Annette Ann Coker, et al	094B07-000L3	659461	179 Finview Street; Lot 3, VanDyke Sub., East Tazewell

**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, 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) 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 Tazewell and Town of Tazewell 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 [mbelfield@taxva.com](mailto:mbelfield@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 PURCHASE CONTRACT**

At that certain real estate tax sale which closed on Monday, July 22, 2024, the undersigned was the highest bidder on the real estate described below, for a bid price of \$\_\_\_\_\_.

**Case Name:** County of Tazewell 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 Tazewell, 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 (July 22, 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 22nd day of July, 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

J1	Harold Lee Hickman Oliver	094B104-0035	659503	1927 Fincastle Turnpike; Lot 35, East Tazewell, Tazewell Truck Farm
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**Property Information** - Tax Map# 094B104 0035 - Account# 18458

**Property Owner:**  
Oliver, Harold Lee Hickman

**Legal Description:**  
Lot 35, E Tazewell  
Tazewell Truck Farms

**Owners Address:**  
1502 Panther Branch Rd  
Bandy, Va 24602

**Prior Assessment:** 62,600

**Total Land Area:**  
Not on File

**Assessment Values:**  
Building 1 40,000

Building 2 20,000

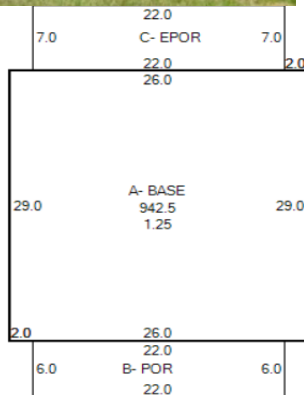
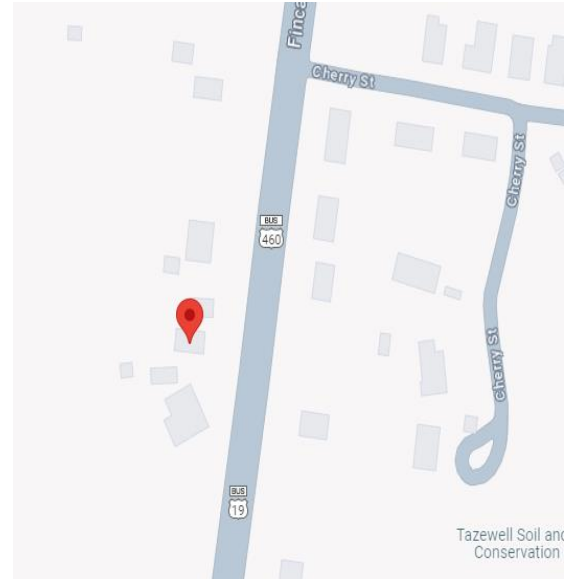
**Physical Location:**  
1927 Fincastle Tpke

Other Improvements: 0

**Magisterial District:**  
Town Of Tazewell

Land Value: 30,000

Total Value: 90,000



**DISCLAIMER:** The information contained 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.

J2	Annette Ann Coker, et al	094B07-000L3	659461	179 Finview Street; Lot 3, VanDyke Sub., East Tazewell
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**Property Information** - Tax Map# 094B 07 000L3 - Account# 18266

**Property Owner:**  
Coker, Annette Ann & James Matthew

**Legal Description:**  
Lot 3, Vandyke Sub  
East Tazewell

**Owners Address:**  
29575 Alpenglow Dr  
Meadowview, Va 24361

**Prior Assessment:** 72,600

**Total Land Area:**  
Not on File

**Assessment Values:**  
Building 1 65,200

**Physical Location:**  
179 Finview St  
Tazewell, Va 24651

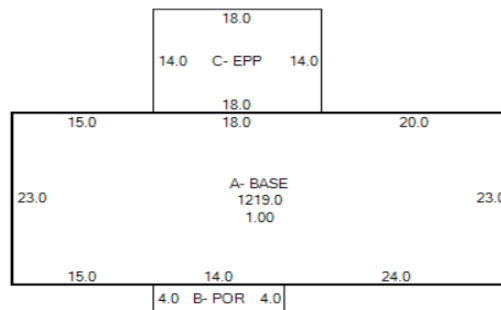
Other Improvements: 0

Land Value: 25,000

**Total Value:** 90,200

**Magisterial District:**  
Town Of Tazewell

All Values Rounded to nearest 100



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