

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
COUNTY OF DICKENSON, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Dickenson, the undersigned Special Commissioner will offer for sale at a live public auction the following described real estate at **the meeting room outside of the Treasurer's Office, 818 Happy Valley Road, Clintwood, Virginia 24225**, on **November 21, 2024 at 10:00am**.

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 Auctions (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	<u>Property Owner(s)</u>	<u>Tax Map No.</u>	<u>TACS No.</u>	<u>Property Description</u>
J1	Mary Jane Hill, et al	00779	366077	Big Ridge (Hill Ridge) 13.7 AC +/-; Ervinton Magisterial District
J2	Mancie Williams Estate, et al	04100	226516	Clinchco Lot 49; Town of Clinchco
J3	Mitchell D. Rasnick, et al	03584	463163	Flat Spur 2.04 AC +/-; Ervinton Magisterial District
J4	Charles Boggs, et al	10584	226464	Skeen Subdiv. Lots 175-176-177; Town of Clintwood
J5	Thomas T. Poole, et al	03503	580196	Clinchco Lot 29; Town of Clinchco

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 Dickenson 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, by email to 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 CONTRACT

At that certain real estate tax sale which closed on Thursday, November 21, 2024, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Case Name: County of Dickenson v. _____ (**Case No.** _____)

Tax Map Number:

Account Number:

SAMPLE CONTRACT

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 Dickenson, 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 (June 10, 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 21st day of November, 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- Mary Jane Hill, et al
Tax Map # 00779 TACS # 366077**

Occupancy: VACANT		
Dwelling Type: LAND		
Use/Class: SINGLE/FAM RES SUBURB	Acreage: 13.700	
Year Assessed: 2024	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 02 ERVINTON	Year Effective:	Total Land: \$11,000
MH/Type:	On Site Date: 12/15/2023	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$11,000

----- Improvement Description -----		
Exterior	Interior	Site
		STREET-PAVED

----- Land Valuation -----							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	800 WOODLAND	F	13.70		1000.00	.20-	10960
Total Land Value			13.700				11000

----- Comments -----	
-20% TOPO, MAP 189A (A) 1387.	

Total Property Value	11000
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J2-Mancie Williams Estate, et al Tax Map # 04100 TACS # 226516

Occupancy: DWELLING					
Dwelling Type: CONV					
Use/Class: SINGLE/FAM RES URBAN		Acreage: 0.000			
Year Assessed: 2024		Year Built: 1920		Land Use:	
Zoning:		Year Remodeled:		Total Mineral: \$0	
District: 11 TOWN OF CLINCHCO		Year Effective: 1920		Total Land: \$6,000	
MH/Type:		On Site Date: 04/11/2023		Total Improvements: \$500	
Condition: POOR		Review Date:		Total Value: \$6,500	

----- Improvement Description -----	+---14---	---5-+	
Exterior	Interior	Site	:DWL :POR :
CONST-WOOD FRAME	NO. ROOMS - 4	STREET-PAVED	: 5 5
EKT*1-ALUMINUM	NO. BEDROOMS - 2	UTILTY-PUB SEWER	: +---5-+
FOUND-CINDER BLOCK	NO. BATHS - 1	UTILTY-PUB WATER	: :
ROOF_-COMP SHINGLE	FLOOR-TILE		: 6
	INTER-SHEET ROCK		: :
			: +---5-+

----- Dwelling Valuation -----			
Item	Size	Rate	Value
DWELLING	628	60.09	
BATH FULL	1	3528.00	42
PUBLIC WAT	1	3675.00	
PUBLIC SEW	1	3675.00	
PORCH OPEN	25	26.46	
PORCH OPEN	42	26.46	29
Total Bldg. Value -- Fair Valued			500

----- Land Valuation -----			
M Cls	Desc	G	Size Dpth
L 100	HOME SITE	G	1
Total Land Value			6000

----- Comments -----			
VACANT. 177C (A) 153. VANDALISED. 2018 REAS-NEEDS A ROOF.	Sec	Type	Str Description Area
	DWL	DWELLING	1.00 E14S5E5S8W5S29W14 N42 628
	POR	PORCH OPEN	1.00 E5S5W5N5 25
	POR	PORCH OPEN	1.00 W14S3E14N3 42
	Total Square Feet 695		
Total Property Value	6500		

	Cur. Value	Prev. Value	#Inc.
Land	6000	6000	()
Improvements	500	6700	()
Total	6500	12700	()
Average Price Per Acre			



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J3- Mitchell D. Rasnick, et al
Tax Map # 03584 TACS # 463163

Occupancy: DWELLING		Acreage: 2.040		Land Use:	
Dwelling Type: CONV		Year Remodeled:		Total Mineral: \$0	
Use/Class: SINGLE/FAM RES SUBURB		Year Effective:		Total Land: \$10,900	
Year Assessed: 2024		On Site Date: 07/19/2023		Total Improvements: \$4,700	
Zoning:		Review Date:		Total Value: \$15,600	
District: 02 ERVINTON					
MH/Type:					
Condition:					

----- Improvement Description -----				+-----24-----+				
Exterior	Interior	Site		:DWL	:			
CONST-WOOD FRAME	NO. ROOMS - 6	STREET-PAVED		:	:			
EXT*1-WOOD SIDING	INTER-SHEET ROCK			:	:			
FOUND-PIERS				:	:			
ROOF_-METAL				:	:			
----- Dwelling Valuation -----								
Item	Size	Rate	Value	:	:			
DWELLING	912	55.43		:	:			
HEAT CENTR	912	2.57		38	38			
PORCH OPEN	120	26.46		:	:			
Total Bldg. Value -- Fair Valued			500	:	:			
----- Other Improvements Valuation -----								
Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value	
M/H HOOKU			1		4000.00		4000	
STG FRAME							200	
Total Imp Value							4200	
----- Land Valuation -----				2+-----20-----+2				
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value	
A 100	HOME SITE	O	1.00		10000.00		10000	
A 800	WOODLAND	F	1.04		1000.00	.10-	936	
Total Land Value			2.040				10900	
----- Comments -----				Sec Type Str Description Area				
HOUSE IN VERY BAD CONDITION -10 TOPO 152A(A) 1904				DWL	DWELLING	1.00	E24S38W2W20W2N38	912
CHANGED ADDRESS 11-20-01 PER WB 29 PG 354.				POR	PORCH OPEN	1.00	E20S6W20N6	120
CHANGED ADDRESS 12-20-01 PER SANDRA HEATON.				Total Square Feet				1032
2023- GROWN OVER				-----				
				Cur. Value	Prev. Value	%Inc.		
Total Property Value				15600	10900	()		
				Improvements	4700	10200 ()		
				Total	15600	21100 ()		
				Average Price Per Acre	5412			



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J4- Charles Boggs, et al
Tax Map # 10584 TACS # 226464

Occupancy: DWELLING
 Dwelling Type: CONV
 Use/Class: SINGLE/FAM RES URBAN Acreage: 0.000
 Year Assessed: 2024 Year Built: 1950 Land Use:
 Zoning: Year Remodeled: 1965 Total Mineral: \$0
 District: 06 TOWN OF CLINTWOOD Year Effective: 1950 Total Land: \$15,000
 MH/Type: On Site Date: 12/01/2023 Total Improvements: \$25,800
 Condition: POOR Review Date: Total Value: \$40,800

Improvement Description				+---12---+						
Exterior	Interior	Site		4WDK	4					
CONST-WOOD FRAME	NO. ROOMS - 6	STREET-PAVED		+--6-+---12-+---12-+---+						
EKT*1-ASPH COMP SD	NO. BEDROOMS - 2	UTILTY-PUB SEWER		:DWL	:					
FOUND-CINDER BLOCK	NO. BATHS - 1	UTILTY-PUB WATER		:	:					
ROOF_-METAL	FLOOR-CARPET			:	:					
	FLOOR-TILE			:	:					
	INTER-PANEL			:	:					
----- Dwelling Valuation -----										
Item	Size	Rate	Value							
DWELLING	1080	53.93	58244	36	36					
BATH FULL	1	3528.00	3528	:	:					
BSMT UNDER	360	17.64	6350	:	:					
A/C CENTRL	1080	2.20	2376	:	:					
PUBLIC WAT	1	3675.00	3675	:	:					
PUBLIC SEW	1	3675.00	3675	:	:					
HEAT CENTR	1080	2.57	2775	:	:					
WOOD DECK	48	22.05	1058	:	:					
PORCH OPEN	105	26.46	2778	:	:					
Grade Factor (D-05)			.80	2+---15-+---13-+---+						
Replacement Cost New			67600	:	POR					
Phys Depr. % (.620)	1950 - POOR		41912	7	7					
Total Bldg. Value			25700	+---15-+---+						
----- Other Improvements Valuation -----										
Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value	Area		
DWL DWELLING							1080	1080		
CARPORT F	100						48	48		
Total Imp Value	100						105	105		
							1233	1233		
								Total Square Feet		
----- Land Valuation -----										
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value	Cuv. Value	Prev. Value	%Inc.
L 100	HOME SITE	E		3	5000.00		15000	15000	15000	
Total Land Value								15000	23100	
								40800	38100	
----- Comments -----						Average Price Per Acre				
208X (A) 345. CORP S05.						Sale Date/Amount 9/19/2013				
IN INST #130000126, WILL RECORDED FOR JOSEPH E										
BOGGS; ALL RE TO; NESBITT YVONNE RASNICK AND										
DAN ROY BOGGS. HE OWNS A 1/3 UND INT IN THIS										
TRACT.										
2018 REAS-*VACANT-NICE VIEW*										

Total Property Value							40800			



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**J5- Thomas T. Poole, et al
Tax Map # 03503 TACS # 580196**

Occupancy: DWELLING
 Dwelling Type: CONV
 Use/Class: SINGLE/FAM RES URBAN Acreage: 0.000
 Year Assessed: 2024 Year Built: 1920 Land Use:
 Zoning: Year Remodeled: 2008 Total Mineral: \$0
 District: 11 TOWN OF CLINCHCO Year Effective: 1920 Total Land: \$6,000
 MH/Type: On Site Date: 04/10/2023 Total Improvements: \$28,600
 Condition: AVERAGE Review Date: Total Value: \$34,600

----- Improvement Description -----				+---14---+								
Exterior	Interior	Site	:	:								
CONST-WOOD FRAME	NO. ROOMS - 5	STREET-PAVED	5	5								
EXT*1-VINYL	NO. BEDROOMS - 3	UTILTY-PUB SEWER	+	+								
FOUND-CINDER BLOCK	NO. BATHS - 1	UTILTY-PUB WATER	10	9								
ROOF_-COMP SHINGLE	FLOOR-CARPET	:	:	:								
	FLOOR-TILE	:	:	12								
	INTER-PANEL	:	:	:								
----- Dwelling Valuation -----				+---9---+								
Item	Size	Rate	Value	:								
DWELLING	982	54.74	53754	:								
BATH FULL	1	3528.00	3528	:								
A/C CENTRL	982	2.20	2160	36								
PUBLIC WAT	1	3675.00	3675	:								
PUBLIC SEW	1	3675.00	3675	:								
HEAT CENTR	982	2.57	2523	18								
CARPOR	162	23.52	3810	:								
PORCH OPEN	60	26.46	1587	:								
Grade Factor (D-10)			.75	:								
Replacement Cost New			56025	:								
Phys Depr. % (.490)	1920 - AVG		27452	:								
Total Bldg. Value			28600	:								
----- Land Valuation -----				+---10---+								
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value	Sec	Type	Str	Description	Area
L	100 HOME SITE	G	1		6000.00		6000	DWL	DWELLING	1.00	N36E10NSE14SSE9S12	982
											W9S18W10S6W14	
								CP	CARPOR	1.00	S18W9N18E9	162
								FOR	PORCH OPEN	1.00	S6W10N6E10	60
								Total Square Feet				1204
----- Comments -----												
177C (A) 172.												
ADDED HEATPUMP PER BP #140-2007 FOR TAX YEAR 2008.												
NEEDS WORK												

Total Property Value												
								Land	6000	6000		
								Improvements	28600	19400		
								Total	34600	25400		
								Average Price Per Acre				



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