

**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 the **meeting room outside of Treasurer's office, 818 Happy Valley Road, Clintwood, Virginia 24228**, on **November 21, 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.

	<u>Property Owner(s)</u>	<u>Tax Map No.</u>	<u>TACS No.</u>	<u>Property Description</u>
N1	Gary & Janet Hackney	04676	226563	174 Crabtree Hollow; Kenady Magisterial District
N2	Myrtle T. Holbrook	02632	366017	McClure River Lot 42, Ervinton Magisterial District
N3	W C Ramey	12928	396333	Clinchco Lot 7 Block A; Town of Clinchco
N4	James Turner	08359	396500	Road Branch 10 AC +/-; Sandlick Magisterial District
N5	Frank Yates and Peggy Yates, et al	10508	366085	Cranesnest 1Ac +/-; Willis Magisterial District
N6	J D Wright, et al	02626	396433	202 Lytton Circle, Clinchco; Sandlick Magisterial District
N7	Pearl Davis et al	02857	396399	Clinchco 1/2 of Lot 309; Town of Clinchco

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 Dickenson. 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

N1- Gary Hackney, et al
Tax Map # 04676 TACS # 226563

Legal Description: CRABTREE FORK 1.52AC
207D-31

Plat Book/Page: 197 / 360

Deed Book/Page: 0407 / 921

Instrument: 00 00

Occupancy: DWELLING

Dwelling Type: CONV

Use/Class: SINGLE/FAM RES SUBURB

Acreage: 1.520

Year Assessed: 2024

Year Built: 1979

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 03 KENADY

Year Effective: 1979

Total Land: \$6,500

MH/Type:

On Site Date: 07/21/2023 **Total Improvements:** \$0

Condition: POOR

Review Date:

Total Value: \$6,500



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- Myrtle T. Holbrook
Tax Map # 02632 TACS # 366017

Legal Description: MCCLURE RIVER LOT 42

173D-484

Plat Book/Page: 0000 / No Page

Deed Book/Page: 127 / 211

Instrument: 00 00

Occupancy: VACANT

Dwelling Type: LAND

Use/Class: SINGLE/FAM RES SUBURB

Acreage: 0.000

Year Assessed: 2024

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 02 ERVINTON

Year Effective:

Total Land: \$3,000

MH/Type:

On Site Date: 10/24/2023 **Total Improvements:** \$0

Condition:

Review Date:

Total Value: \$3,000



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.

N3- W C Ramey
Tax Map # 12928 TACS# 396333

Legal Description: CLINCHCO LOT 7 BLOCK A
177C-190

Deed Book/Page: 201 / 484

Instrument: 00 00

Occupancy: VACANT

Dwelling Type: LAND

Use/Class: SINGLE/FAM RES URBAN

Acres: 0.000

Year Assessed: 2024

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 11 TOWN OF CLINCHCO

Year Effective:

Total Land: \$6,000

MH/Type:

On Site Date: 04/03/2023 **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.

N4- James Turner
Tax Map # 08359 TACS # 396500

Legal Description: ROAD BRANCH 10AC

177B-69

Plat Book/Page: 179 / 275

Deed Book/Page: 340 / 441

Instrument: 00 00

Occupancy: VACANT

Dwelling Type: LAND

Use/Class: SINGLE/FAM RES SUBURB

Acreage: 10.000

Year Assessed: 2024

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 04 SANDLICK

Year Effective:

Total Land: \$8,000

MH/Type:

On Site Date: 11/01/2023 **Total Improvements:** \$0

Condition:

Review Date:

Total Value: \$8,000



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.

N5- Frank Yates and Peggy Yates, et al
Tax Map # 10508 TACS # 366085

Legal Description: CRANESNEST 1AC

178C-1300

Plat Book/Page: 101 / 117

Deed Book/Page: 310 / 258

Instrument: 00 00 00 00

Occupancy: MISC

Dwelling Type: MHHOOK-UP

Use/Class: SINGLE/FAM RES SUBURB

Acreage: 1.000

Year Assessed: 2024

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 05 WILLIS

Year Effective:

Total Land: \$5,000

MH/Type:

On Site Date: 09/20/2023 **Total Improvements:** \$4,000

Condition:

Review Date:

Total Value: \$9,000



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.

N6- J D Wright, et al
Tax Map # 02626 TACS # 396433

Legal Description: CLINCHCO LOT 196
177C-9

Deed Book/Page: 290 / 102

Instrument: 00 00

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: \$4,000

MH/Type:

On Site Date: 04/06/2023 **Total Improvements:** \$0

Condition: POOR

Review Date:

Total Value: \$4,000



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.

N7- Pearl Davis, et al
Tax Map # 02857 TACS #396399

Legal Description: CLINCHCO 1/2 OF LOT 309
177C-270

Deed Book/Page: 218 / 112

Instrument: 00 00

Occupancy: VACANT

Dwelling Type: LAND

Use/Class: SINGLE/FAM RES URBAN

Acreage: 0.000

Year Assessed: 2024

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 11 TOWN OF CLINCHCO

Year Effective:

Total Land: \$6,000

MH/Type:

On Site Date: 03/31/2023 **Total Improvements:** \$800

Condition:

Review Date:

Total Value: \$6,800



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.