

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
WISE COUNTY, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of the County of Wise, the undersigned Special Commissioner will offer for sale at public auction the following described real estate on the front lawn of the Wise County Courthouse, 206 East Main Street, Wise, Virginia 24293 on **Thursday, July 7, 2016, at 2:00pm**, or as soon thereafter as may be effected. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

	<u>Owner(s)</u>	<u>Account Nos.</u>	<u>Description</u>
1	Floyd Cox, et al	Tax Map No.: 104A4 (04) 008 001 Account No.: 018144 TACS No.: 94735	201 Ridge Avenue, Appalachia PT.(LOWER PT) L 1 BK. 8 P 1 KC
2	Rita Parsons, et al	Tax Map No.: 104A6 (04) 008 015A Account No.: 018799 TACS No.: 94768	116 Harding Street, Appalachia 45 FT. OF 15 B 8 BTA
3	Rita Parsons, et al	Tax Map No.: 104A6 (04) 008 016 Account No.: 018228 TACS No.:94768	110 Harding Street, Appalachia 16 BK. 8 BTA
4	Avery Bowman Estate	Tax Map No.: 012 () 072D Account No.: 002495 TACS No.:94465	9501 A Cub Hollow Road, Pound Bold Camp PCL. 0.17 acres +/-
5	Nannie Snader, et al	Tax Map No.: 076A8 (03) 023 009 -10-11-12- 13-14-15 Account No.: 001733 TACS No.:94450	614 W 15 th Street, Big Stone Gap 9 TO 15 INCL. BK. 23 CL CO (B)
6	Clarence R. Christian, et al	Tax Map No.: 060A () 382 Account No.: 015054 TACS No.: 94651	2706 Pinehurst Place, Exeter L 382 EXETER
7	Melvin Leon Gibson, et al	Tax Map No.: 055 () 264B Account No.: 008194 TACS No.: 94559	3859 Rose Hill Road, Coeburn CRAB ORCHARD PCL.
8	George Riley	Tax Map No.: 047A1 () 295 Account No.: 016335 TACS No.: 94686	5348-A Stonega Road, Appalachia L 295 Stonega

9	John Russell Anthony & Keith Edward Anthony	Tax Map No.: 011A (04) 00C 026 -27 Account No.: 017323 TACS No.: 94706	11260 Riverside Drive, Pound L 26-27 BK. "C" B & M ADD.
10	Ernest Eugene Miller	Tax Map No.: 011C (02) 015 -16-17 Account No.: 017315 TACS No.: 94704	8120 Main Street, Pound L 15-16-17 J.M. WRIGHT ADD.
11	G.H. Roberts, et al.	Tax Map No.: 104A4 (01) 002 006 -7 Account No.: 018773 TACS No.: 94764	L 6-7 BK. 2 P 3 WRC
12	Edith Holbrook, et al	Tax Map No.: 043 () 024 Account No.: 007900 TACS No.:94551	Sandy Ridge Road, St. Paul LICK CRK. 25 AC. 25 acres +/- (VA Side Only)
13	John H. Black, et al	Tax Map No.: 104A5 (05) 010 002A Account No.: 017982 TACS No.: 94722	Callahan Avenue, Appalachia PT. L 2 BK. 10 P 4 KCI
14	Curtis E. Hall, et al	Tax Map No.: 104A6 (04) 005 005 Account No.: 017975 TACS No.: 94721	308 Wilson Street, Appalachia 5 BK. 5 BTA
15	Curtis E. Hall, et al	Tax Map No.: 104A6 (04) 005 006 Account No.: 017976 TACS No.: 94721	Wilson Street, Appalachia L 6 BK. 5 BTA

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of the County of Wise. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, at the time of the auction. 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). Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. All deposits must be made in the form of personal check, traveler's check, cashier's check or money order. No cash will be accepted. The balance of the purchase price shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. 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. **There will be a 10% buyer's premium added to the final bid price which must be paid on the date of the auction.** Recording costs for deed recordation will be the responsibility of the successful bidder and will be due with the balance of the purchase price within fifteen (15) days of confirmation of sale by the Court.

Properties are offered for sale as-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 prior to bidding on any of the properties. Bidders are

strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence prior to the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to the County of Wise and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, or by phone to (804) 548-4429.

John A. Rife, Esq.
Jeffrey A. Scharf, Esq.
Special Commissioners
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800