

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Buchanan, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate at **Buchanan County Board of Supervisors Meeting Room, 4447 Slate Creek Road, Grundy Virginia 24614**, on **May 16, 2025 at 11:00am**.

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 Mitch-Ell Auction Firm ("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	Opal Burks Nichols, et al.	2HH081150 INST E	759854	5920 Slate Creek Road, Grundy; North Grundy Magisterial District
J2	Rockie Irlan Hensley	2HH086004	760674	O B-15115 House 9/02; Knox Crk; AC Tract O; Knox Magisterial District
J3	Rocky Hensley	2HH086096 E	760674	O Dooley Rd; Hurley; Knox Crk; AC Parcel; Knox Magisterial District
J4	Luther Ellis Ratliff, et al.	2HH138086	761159	7280 Helen Henderson Hwy, Honaker; Russell Fk River AC 49.27+/-; Hurricane Magisterial District
J5	Clifford Osborne, et al.	2HH080034	760318	Lick Br Slate Crk; AC 23.5+/-; North Grundy Magisterial District
	Clifford Osborne, et al.	2HH080034B	760318	1394 Hidden Pine Rd, Grundy; Lick Br Slate Crk; AC 4.5+/-; North Grundy Magisterial District
J6	Henry Boyd, et al.	2HH241090	761232	1356 Moon Dust Rd; Bull Crk; AC 25.0+/-; Rock Lick Magisterial District

**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.

**Terms applicable to In-Person Bidders ONLY:** The deposit and buyer's premium are due on the day of the auction. All payments must be made in the form of personal check, cashier's check or money order. **No cash will be accepted.**

**Terms applicable to Online Bidders ONLY:** All interested parties must register and be approved by the Auctioneer. Registration and bidding are free of charge and are done through the Auctioneer's website [www.mitchellauctionfirm.com](http://www.mitchellauctionfirm.com). If any interested bidders are unable to attend for in-person bidding and wish to bid on property, but do not have access to the internet, please contact Mitch-Ell Auction Firm, at (276) 608-4786 for assistance.

The highest bidder will receive their purchase contract and balance due via email following the close of the auction. The contract shall immediately be executed and returned to TACS.

**The deposit and buyer's premium must be received in full within seven (7) days following the auction closing.** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier's checks and money orders shall be made payable to County of Buchanan and forwarded to TACS, at the address shown below. Cash and personal checks will not be accepted. Wire transfer instructions will be provided to the highest bidder upon request.

**GENERAL TERMS:** To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Buchanan and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process should be directed to the Auctioneer online at [www.mitchellauctionfirm.com](http://www.mitchellauctionfirm.com), by email to [mark@mitchellauctionfirm.com](mailto:mark@mitchellauctionfirm.com) or by phone to Mark Mitchell, at (276) 608-4786. 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 804-548-4424, or by writing to the address below.

Taxing Authority Consulting Services, PC  
Attn: Tax Sales  
P.O. Box 31800  
Henrico, Virginia 23294-1800

**PURCHASER'S ACKNOWLEDGEMENT AND  
CONTRACT OF SALE**

At that certain real estate tax sale which closed on Friday, May16, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$\_\_\_\_\_.

**Case Name:** County of Buchanan v. \_\_\_\_\_ (Case No. \_\_\_\_\_)

**Tax Map Number:**

**Account Number:**

**TACS Number:**

**Buyer's Premium:** \$ \_\_\_\_\_

**Bid Deposit:** \$ \_\_\_\_\_

**Credit Card Hold:** \$( \_\_\_\_\_ )

**Total Due Now:** \$ \_\_\_\_\_

# Sample Contract

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 Buchanan, 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 (December 19, 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>	_____ <b>Street Address</b>
_____ <b>Name (please print)</b>	_____ <b>City, State, Zip</b>
_____ <b>Telephone</b>	_____ <b>Email Address</b>

Title will be taken in the name of:

\_\_\_\_\_

Type of Interest:  Tenants in Common  Tenants by Entirety with ROS  Joint Tenants  None

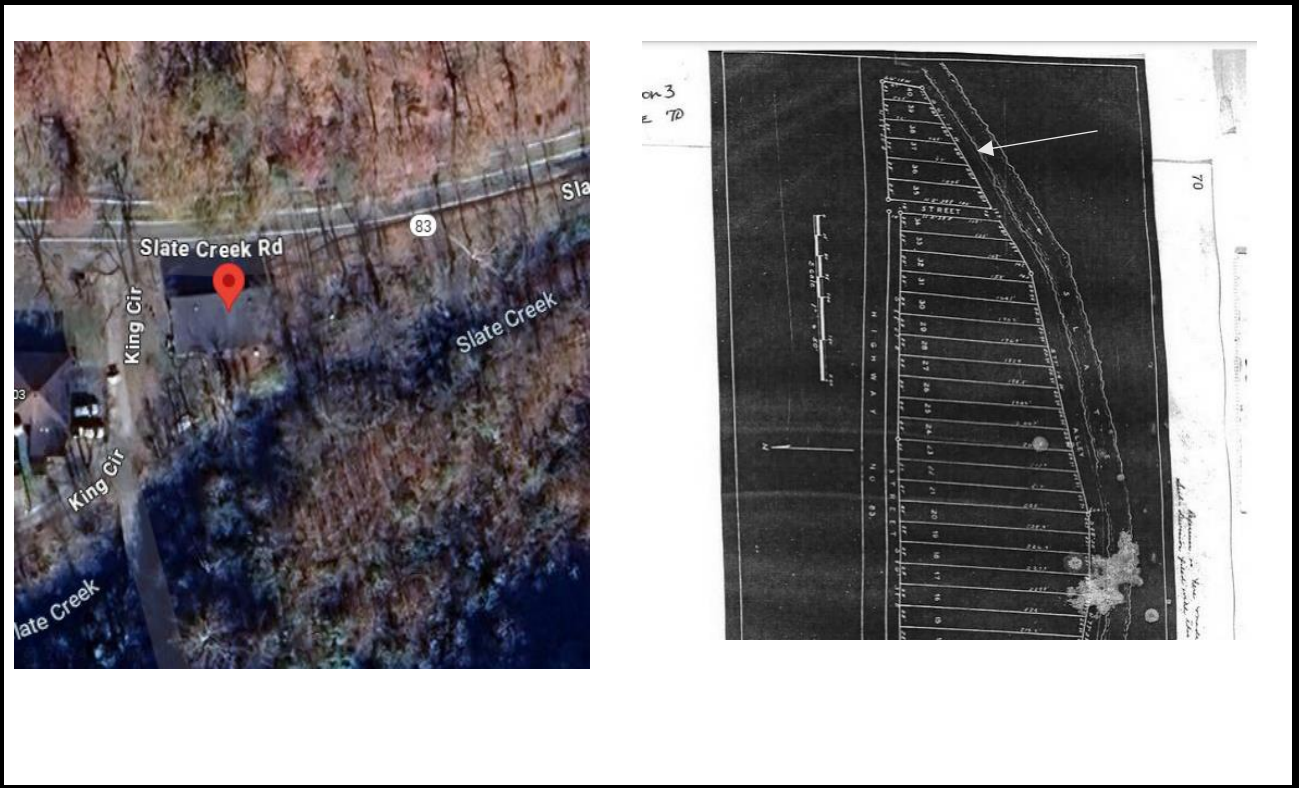
**CERTIFICATION**

It is hereby certified that the above-referenced purchaser has, on this 16th day of May, 2025, 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- Opal Burks Nichols, et al.**  
**Tax Map Number 2HH081150 INST E TACS Number 759854**  
**5920 Slate Creek Road**

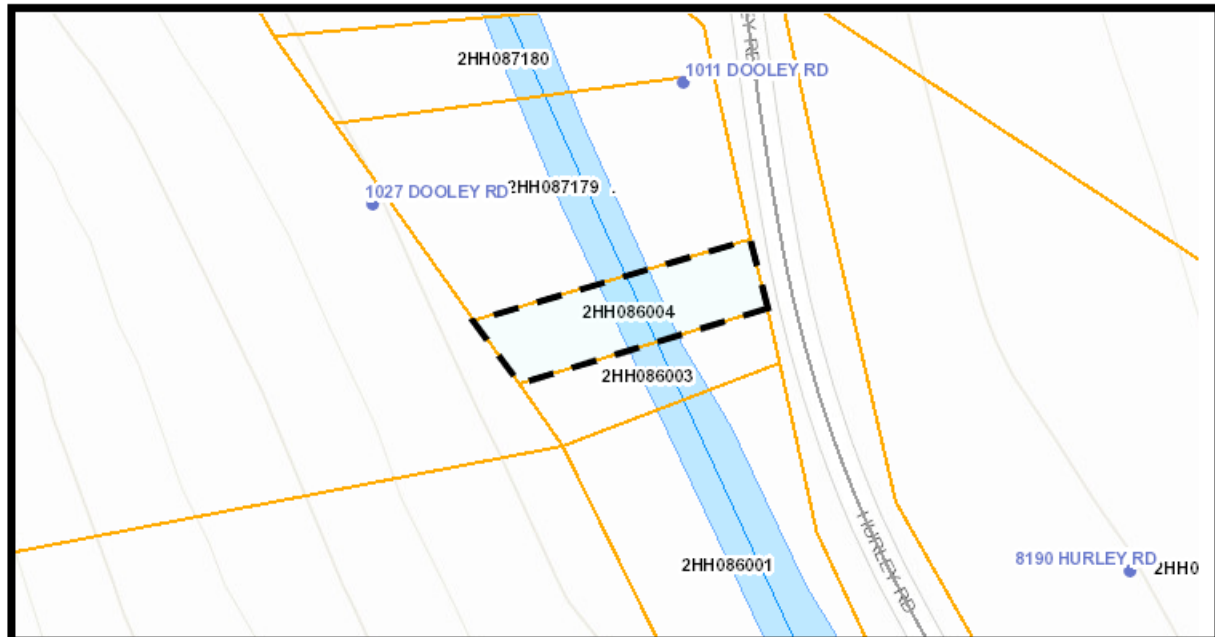
<b>Map ID:</b> 2HH081150 INST E GRUNDY, VA 24614		
<b>Acct No:</b> 11956-1		
<b>Legal Description:</b> SLATE CRK 0 35-40 AC 6 LOTS BURKS, ALFRED & LAURA		
<b>Plat Book/Page:</b> 3 / 70		
<b>Deed Book/Page:</b> 0336 / 520		
<b>Instrument:</b> 00 00		
<b>Occupancy:</b> DWELLING		
<b>Dwelling Type:</b> CINDERBLOC		
<b>Use/Class:</b> SINGLE FAMILY COUNTY	<b>Acres:</b> 0.000	
<b>Year Assessed:</b> 2021	<b>Year Built:</b> 1972	<b>Land Use:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 04 NORTH GRUNDY	<b>Year Effective:</b>	<b>Total Land:</b> \$12,000
<b>MH/Type:</b>	<b>On Site Date:</b> 09/25/2020	<b>Total Improvements:</b> \$50,800
<b>Condition:</b> POOR	<b>Review Date:</b>	<b>Total Value:</b> \$62,800



The information in this booklet is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

**J2- Rockie Irlan Hensley**  
**Tax Map Number 2HH086004 TACS Number 760674**  
**Fronts on Hurley Road**

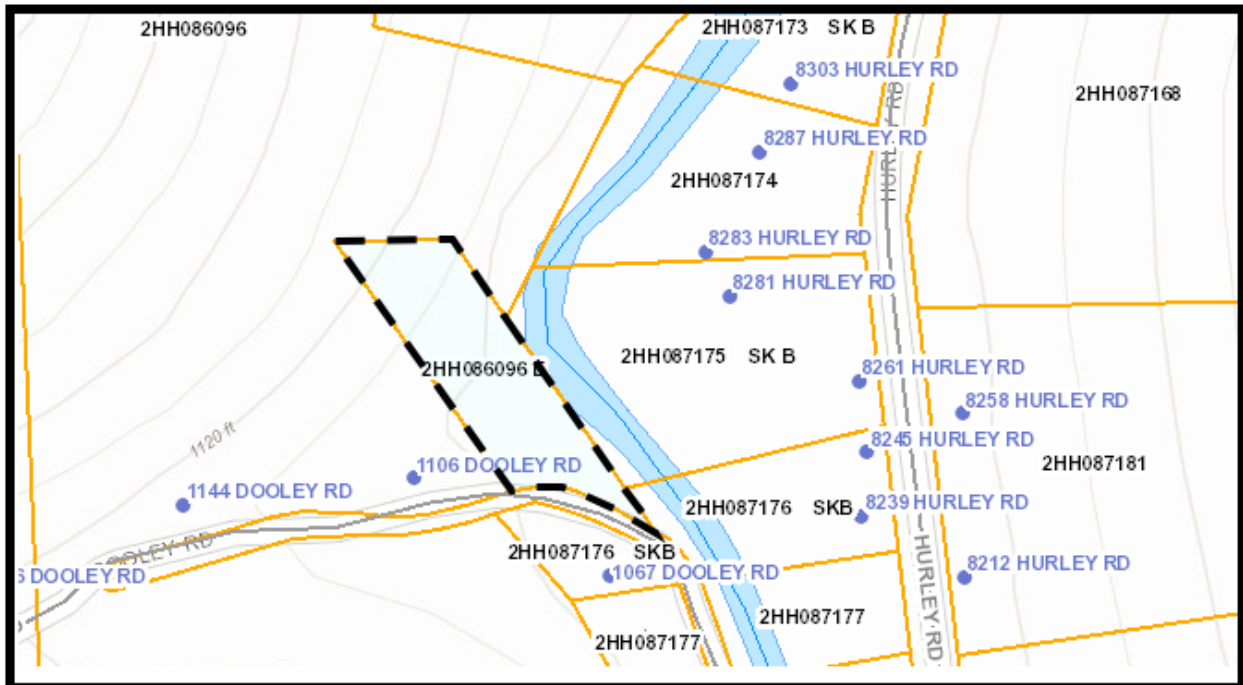
<b>Map ID:</b> 2HH086004		
<b>Acct No:</b> 6979-1		
<b>Legal Description:</b> KNOX CRK 0 0 AC TRACT 0		
<b>Plat Book/Page:</b> 0000 / No Page		
<b>Deed Book/Page:</b> 440 / 577		
<b>Instrument:</b> 00 00		
<b>Occupancy:</b> DWELLING		
<b>Dwelling Type:</b> MODULAR		
<b>Use/Class:</b> SINGLE FAMILY COUNTY	<b>Acreage:</b> 0.000	
<b>Year Assessed:</b> 2021	<b>Year Built:</b> 2002	<b>Land Use:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 03 KNOX	<b>Year Effective:</b> 2002	<b>Total Land:</b> \$5,500
<b>MH/Type:</b>	<b>On Site Date:</b> 11/04/2020	<b>Total Improvements:</b> \$49,900
<b>Condition:</b> AVERAGE	<b>Review Date:</b>	<b>Total Value:</b> \$55,400



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**J3- Rocky Hensley**  
**Tax Map Number 2HH086096 E TACS Number 760674**  
**Fronts on Dooley Road**

<b>Map ID:</b> 2HH086096 E		
<b>Acct No:</b> 19995-1		
<b>Legal Description:</b> KNOX CRK AC PARCEL HENSLEY, BETTY HEIRS		
<b>Deed Book/Page:</b> 449 / 840		
<b>Occupancy:</b> GARAGE		
<b>Dwelling Type:</b> 1STYICINBLK		
<b>Use/Class:</b> COMMERCIAL & INDUSTRIAL	<b>Acreage:</b> 0.680	
<b>Year Assessed:</b> 2021	<b>Year Built:</b> 1994	<b>Land Use:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 03 KNOX	<b>Year Effective:</b>	<b>Total Land:</b> \$6,000
<b>MH/Type:</b>	<b>On Site Date:</b> 06/11/2020	<b>Total Improvements:</b> \$8,300
<b>Condition:</b> POOR	<b>Review Date:</b>	<b>Total Value:</b> \$14,300

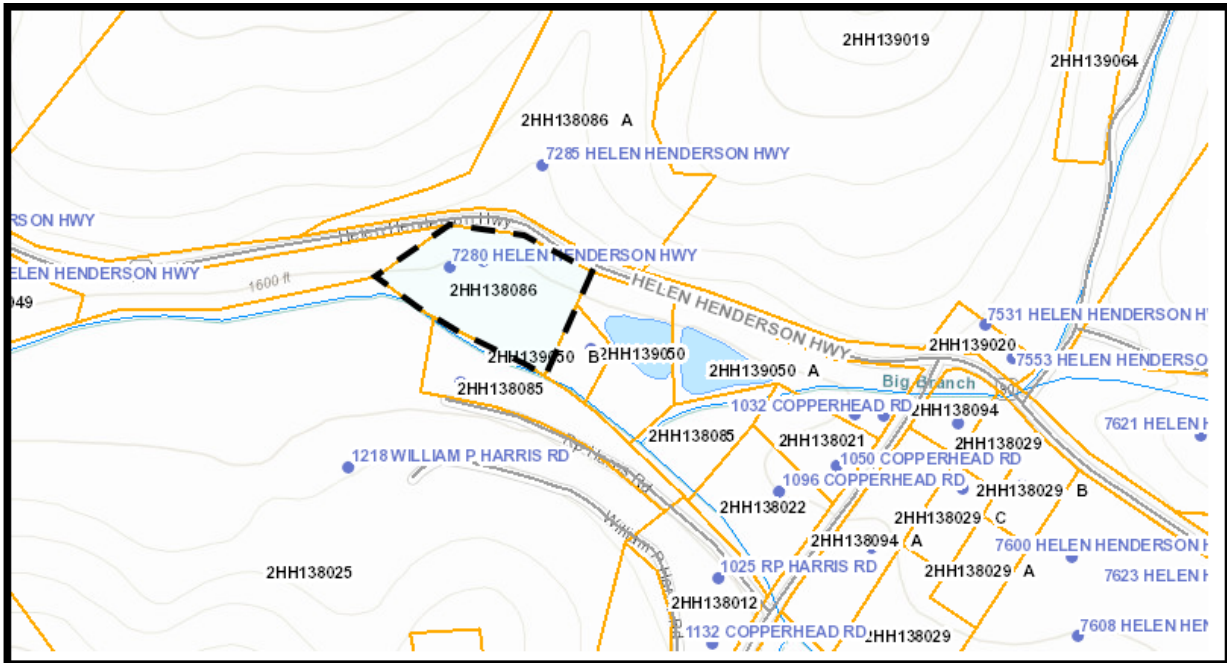


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**J4- Luther Ellis Ratliff, et al.**  
**Tax Map Number 2HH138086 TACS Number 761159**  
**7280 Helen Henderson Highway**

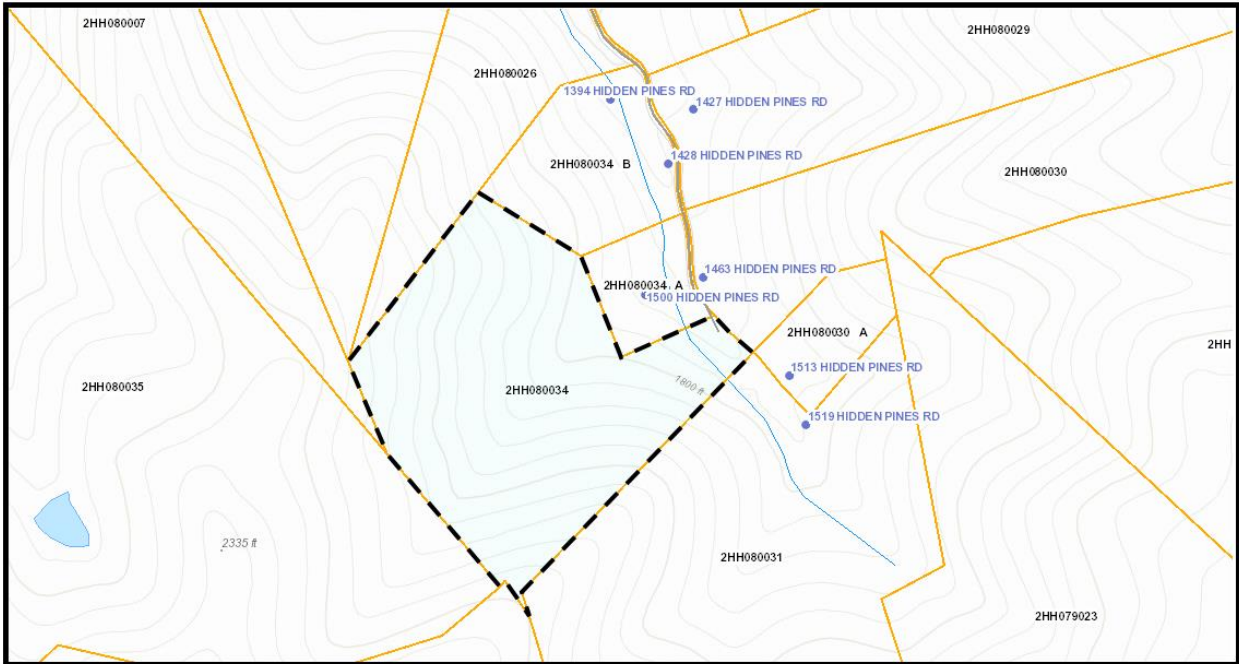
<b>Map ID:</b> 2HH138086 HONAKER, VA 24260		
<b>Acct No:</b> 13744-1		
<b>Legal Description:</b> RUSSELL FK RIVER 0 0 AC 49.27 RATLIFF, ROY 7 MARTHA		
<b>Plat Book/Page:</b> 0000 / No Page		
<b>Deed Book/Page:</b> 449 / 507		
<b>Will Book/Page:</b> 27 / 385		
<b>Instrument:</b> 00 00		
<b>Occupancy:</b> DWELLING		
<b>Dwelling Type:</b> DOUBLEWIDE		
<b>Use/Class:</b> AGRICULTURE 20-99 ACRES	<b>Acreage:</b> 49.270	
<b>Year Assessed:</b> 2021	<b>Year Built:</b> 1977	<b>Land Use:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 02 HURRICANE	<b>Year Effective:</b> 1947	<b>Total Land:</b> \$36,900
<b>MH/Type:</b>	<b>On Site Date:</b> 08/19/2020	<b>Total Improvements:</b> \$5,000
<b>Condition:</b> POOR	<b>Review Date:</b>	<b>Total Value:</b> \$41,900



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**J5- Clifford Osborne, et al. 1<sup>st</sup> of 2 parcels  
 Tax Map Number 2HH080034 TACS Number 760318  
 Fronts on Hidden Pines Rd**

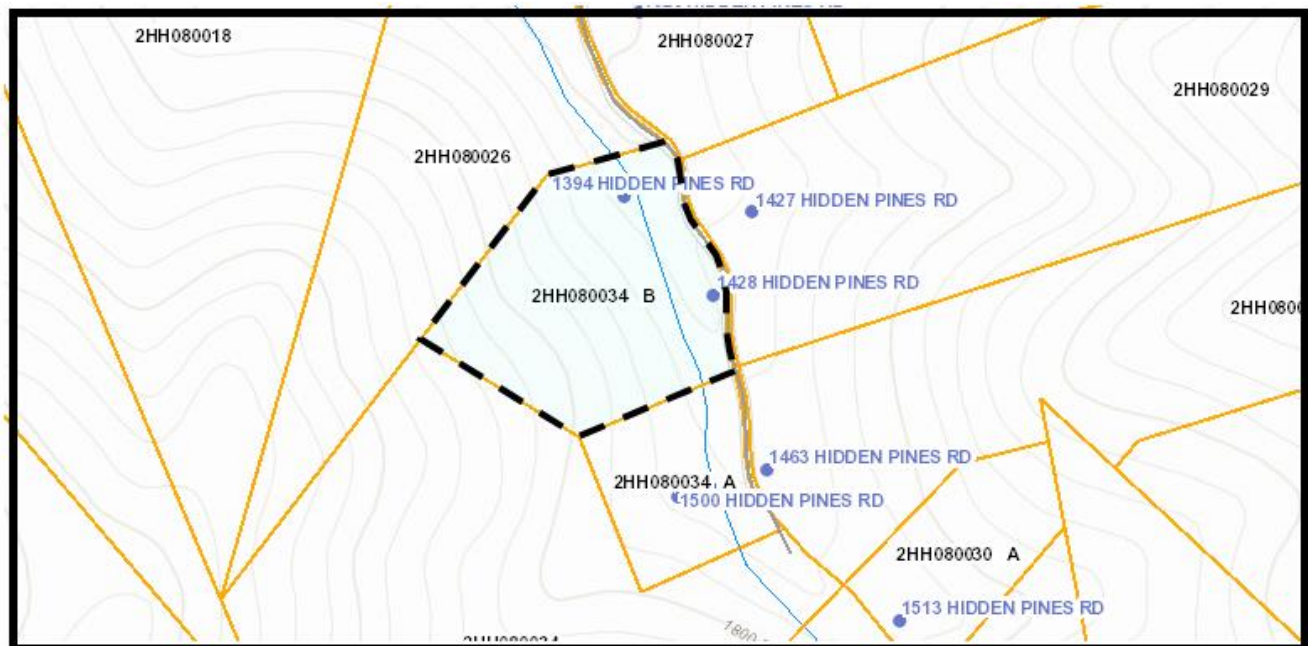
<b>Map ID:</b> 2HH080034		
<b>Acct No:</b> 12228-1		
<b>Legal Description:</b> LICK BR SLATE CRK 0 0 AC 23.5 HARMAN, DIANE SUE		
<b>Plat Book/Page:</b> 0000 / No Page		
<b>Deed Book/Page:</b> 479 / 350		
<b>Instrument:</b> 00 00		
<b>Occupancy:</b> LAND/Mobile Home Real		
<b>Dwelling Type:</b> VACANT		
<b>Use/Class:</b> AGRICULTURE 20-99 ACRES	<b>Acreage:</b> 23.500	
<b>Year Assessed:</b> 2021	<b>Year Built:</b>	<b>Land Use:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 04 NORTH GRUNDY	<b>Year Effective:</b>	<b>Total Land:</b> \$19,900
<b>MH/Type:</b> Y R	<b>On Site Date:</b> 09/14/2020	<b>Total Improvements:</b> \$0
<b>Condition:</b> AVERAGE	<b>Review Date:</b>	<b>Total Value:</b> \$19,900



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**J5- Clifford Osborne, et al. 2<sup>nd</sup> of 2 parcels**  
**Tax Map Number 2HH080034B TACS Number 760318**  
**1394 Hidden Pines Road**

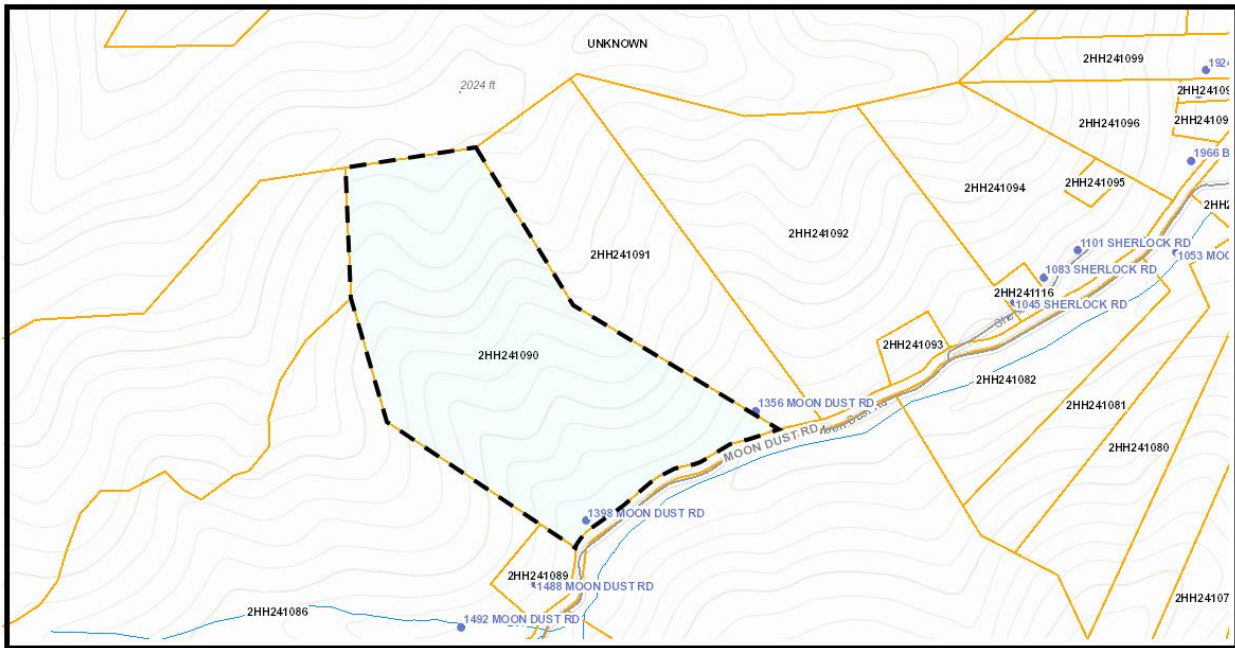
<b>Map ID:</b> 2HH080034 B		
<b>Acct No:</b> 20328-1		
<b>Legal Description:</b> LICK BR SLATE CRK AC 4.5		
<b>Will Book/Page:</b> 479 / 353		
<b>Occupancy:</b> DWELLING/Mobile Home Real		
<b>Dwelling Type:</b> DOUBLEWIDE		
<b>Use/Class:</b> SINGLE FAMILY COUNTY	<b>Acreage:</b> 4.500	
<b>Year Assessed:</b> 2021	<b>Year Built:</b> 1992	<b>Land Use:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 04 NORTH GRUNDY	<b>Year Effective:</b> 1982	<b>Total Land:</b> \$9,800
<b>MH/Type:</b> Y R	<b>On Site Date:</b> 06/11/2020	<b>Total Improvements:</b> \$45,100
<b>Condition:</b> AVERAGE	<b>Review Date:</b>	<b>Total Value:</b> \$54,900



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**J6- Henry Boyd, et al.  
 Tax Map Number 2HH241090 TACS #761232  
1356 Moon Dust Road**

<b>Map ID:</b> 2HH241090 MAXIE, VA 24628		
<b>Acct No:</b> 1594-1		
<b>Legal Description:</b> BULL CRK AC 25 WHITED, DOROTHY LUCILLE (		
<b>Plat Book/Page:</b> 0000 / No Page		
<b>Deed Book/Page:</b> 0382 / 798		
<b>Instrument:</b> 00 00		
<b>Occupancy:</b> LAND		
<b>Dwelling Type:</b> VACANT		
<b>Use/Class:</b> AGRICULTURE 20-99 ACRES	<b>Acreage:</b> 25.000	
<b>Year Assessed:</b> 2021	<b>Year Built:</b>	<b>Land Use:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 06 ROCK LICK	<b>Year Effective:</b>	<b>Total Land:</b> \$16,000
<b>MH/Type:</b>	<b>On Site Date:</b> 09/02/2020	<b>Total Improvements:</b> \$0
<b>Condition:</b>	<b>Review Date:</b>	<b>Total Value:</b> \$16,000



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