

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Bland, 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 **Bland County Courthouse, 612 Main Street, Bland, Virginia 24315**, on **Thursday, November 20, 2025 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 Walker Commercial Services, 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	James Agee and Rose Agee	51-A-6	1033544	Kimberling Creek; 23.0+/- AC; Kimberling Rd
J2	Brian Keith Akers REMOVED	11-A-122	1033624	Laurel Fork; 2.5+/- AC; 5796 Laurel Fork Rd; 409-18-641A
J3	Charles L Baker and Kimberly D. Baker	77A3-6-7	1033663	Brown Addition; Lot 7; 35 Fourth St; 10-17E9A1E1251
J4	Duane E. Beck	28-A-7	1033557	No Business Creek; 7.0 +/- AC; Dinky Track Rd; 10-122 958
J5	Priscilla Cotton	6-2-8A	1033556	Dry Fork; 5.0+/- AC; Dry Fork 11-69 503
J6	Eric Todd Fulford	39-A-58	1033654	Near Hollybrook Lot; 275 Wright Mountain Dr; 10-076 1219
J7	Larry D Taylor and Terry L Taylor	12-1-2	1034814	Dry Fork; 6.825+/- AC; 305 Enterprise Lane; 10-4 731B

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.walkercommercialservices.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 Walker Commercial Services, Inc., at (540) 344-6160 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 (no later than December 1, 2025).** 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 Bland 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 Bland, 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.walkercommercialservices.com, by email to asher@walkercommercialservices.com or by phone to (540) 344-6160. 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 804-548-4424, 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 Thursday, November 20, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

Case Name: County of Bland 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 Bland, 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. 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 20th day of November 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, P

NOTES

This image shows a full page of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for handwriting practice or general writing. There are no margins, text, or other markings on the page.

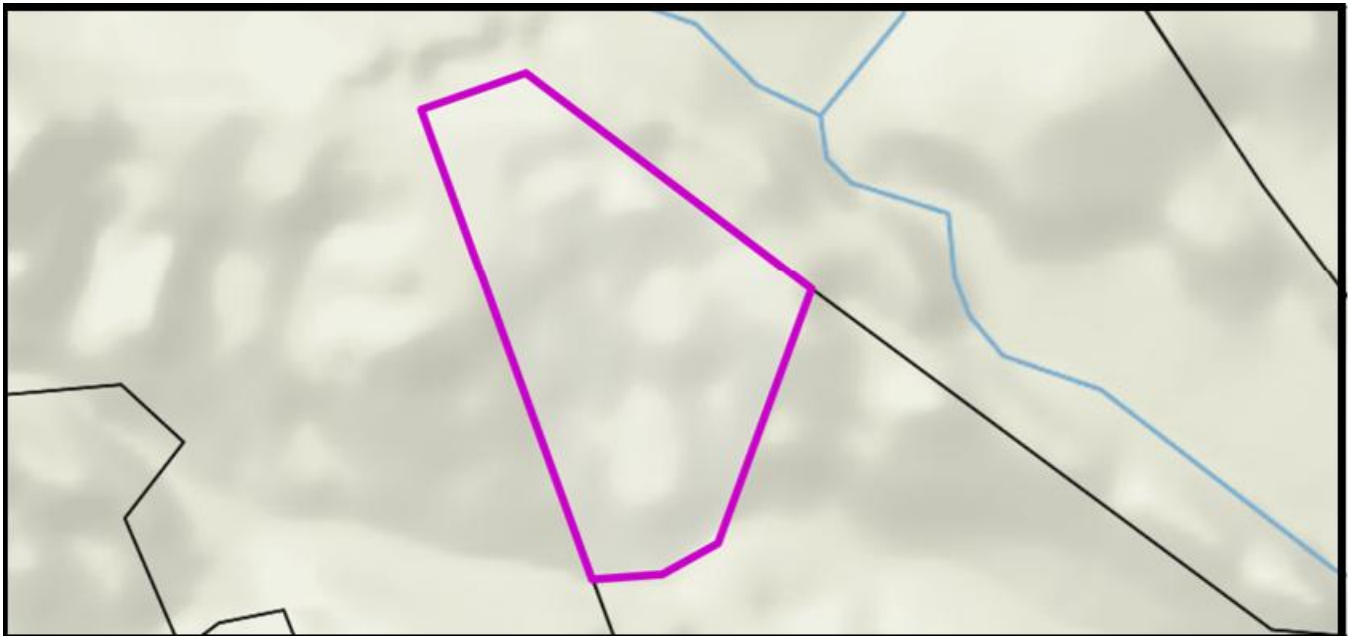
**Parcel J1: James Agee and Rose Agee
Tax Map No. 51-A-6**

Parcel Details

Parcel ID	51-A-6
Owner Name	AGEE JAMES & ROSE EST
Owner Address	BLAND, VA 24315

Land

Acres	23.000
Zoning	A1
Legal Description	KIMBERLING CREEK 23 KIMBERLING RD 6-218 763
Deed Book Ref	
Deed Page Ref	
Consideration	\$0
Values	
Improvement Value	\$0
Land Value	\$34,500
Total Value	\$34,500



Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While Bland County has worked to ensure that the assessment data contained herein is accurate, the County assumes no liability for any errors, omissions, or inaccuracies in the information provided for any reliance on any maps or data provided herein. Please consult County records for official information.

REMOVED

**Parcel J2: Brian Keith Akers
Tax Map No. 11-A-122**

Parcel Details

Parcel ID	11-A-122
Owner Name	AKERS BRIAN KEITH AKERS I W
Owner Address	5796 LAUREL FORK RD ROCKY GAP, VA 24366

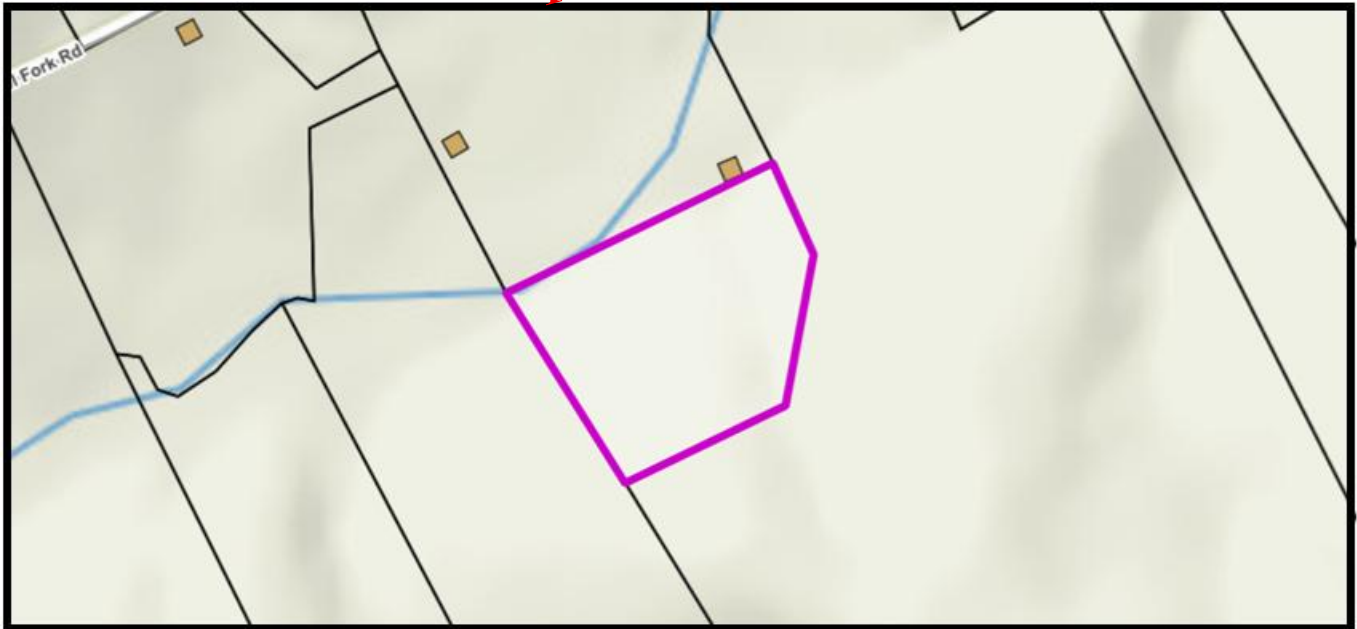
Land

Acres	2.500
Zoning	A1
Legal Description	LAUREL FORK 2.5 5796 LAUREL FORK RD 409-18 641A
Deed Book Ref	92
Deed Page Ref	502
Consideration	\$25,900

Values

Improvement Value	\$39,900
Land Value	\$20,000
Total Value	\$59,900

REMOVED



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**Parcel J3: Charles L. Baker and Kimberly D. Baker
Tax Map No. 77A3-6-7**

Parcel Details

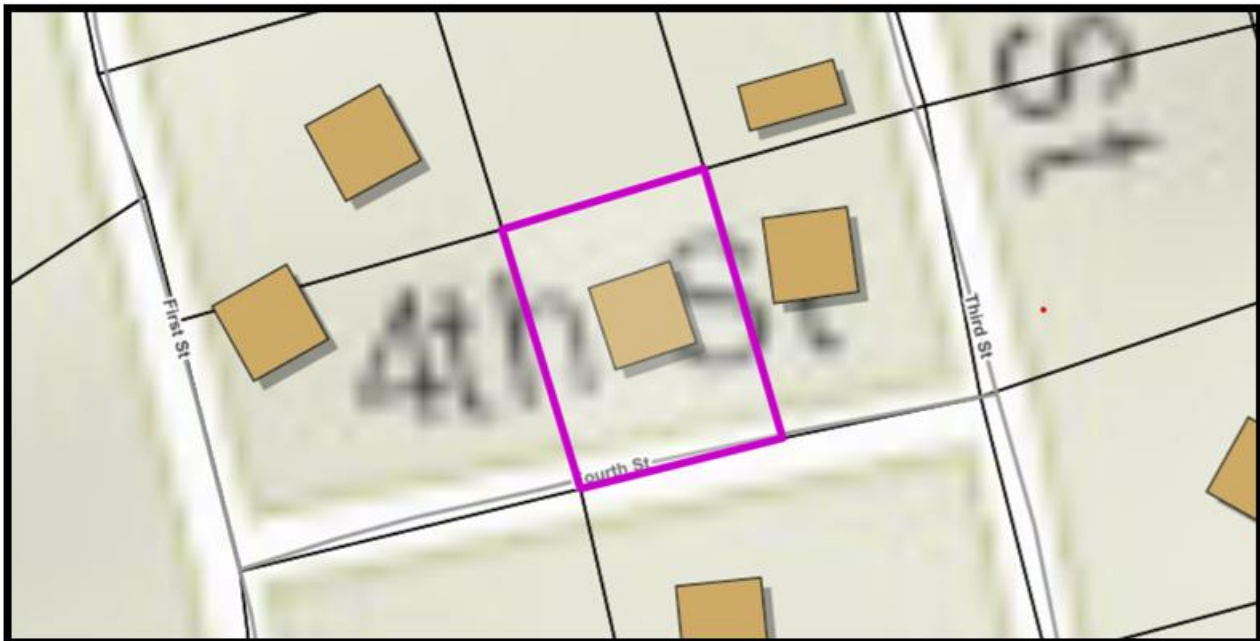
Parcel ID	77A3-6-7
Owner Name	BAKER CHARLES L BAKER KIMBERLY D
Owner Address	714 REDWOOD DRIVE WESTMINSTER, MD 21157

Land

Acres	0
Zoning	A1
Legal Description	BROWN ADDITION LOT 7 35 FOURTH ST 10-17E9AIE1251
Deed Book Ref	179
Deed Page Ref	121
Consideration	\$27,800

Values

Improvement Value	\$24,400
Land Value	\$10,500
Total Value	\$34,900



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**Parcel J4: Duane E. Beck
Tax Map No. 28-A-7**

Parcel Details

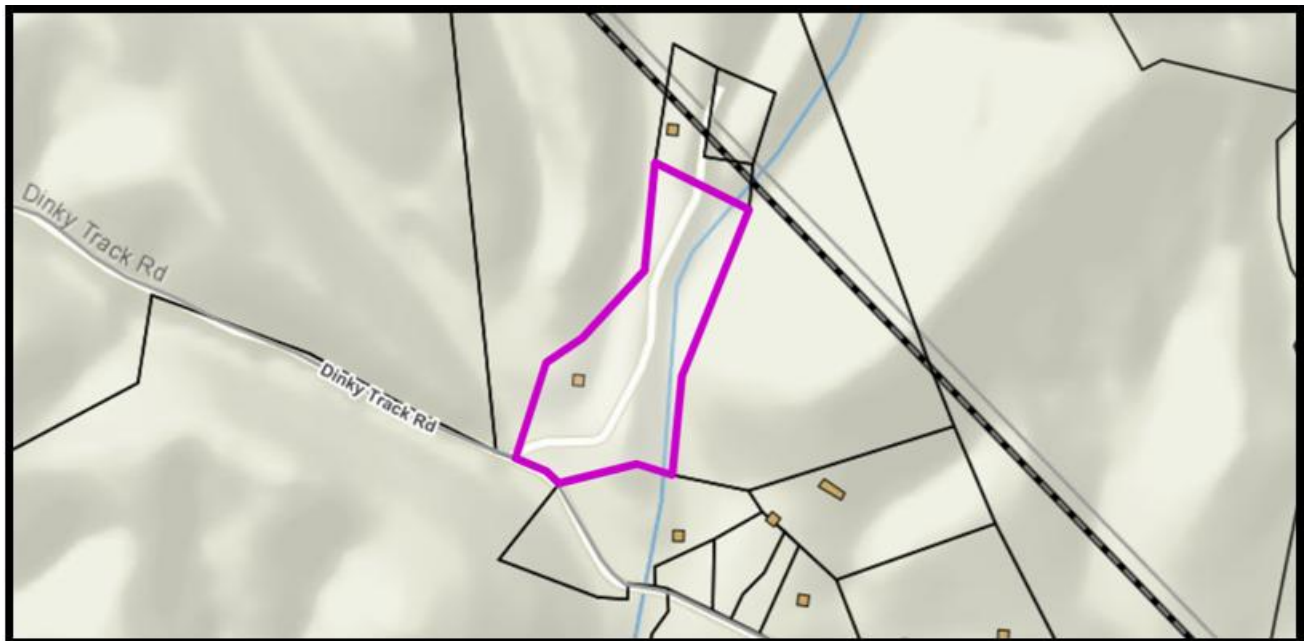
Parcel ID	28-A-7
Owner Name	BECK DUANE E
Owner Address	221 WINTER CREEK DRIVE BLUEFIELD, VA 24605

Land

Acres	7.000
Zoning	A1
Legal Description	NO BUSINESS CREEK 7 DINKY TRACK RD 10-122 958
Deed Book Ref	0
Deed Page Ref	
Consideration	\$12,400

Values

Improvement Value	\$3,300
Land Value	\$30,500
Total Value	\$33,800



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Parcel J5: Priscilla Cotton
Tax Map No. 6-2-8A

Parcel Details

Parcel ID	6-2-8A
Owner Name	COTTON PRISCILLA
Owner Address	% INEZ MOSLEY 1621 LINCOLN AVE APT 314 PITTSBURGH, PA 15206

Land

Acres	5.000
Zoning	A1
Legal Description	DRY FORK 5 DRY FORK 11-69 503
Deed Book Ref	60
Deed Page Ref	115
Consideration	\$0

Values

Improvement Value	\$0
Land Value	\$22,000
Total Value	\$22,000



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Parcel J6: Eric Todd Fulford Tax Map No. 39-A-58

Parcel Details

Parcel ID	39-A-58
Owner Name	FULFORD ERIC TODD & ROBERT E BREWSTER TINA F & FULFORD BARRY E
Owner Address	% BARRY FULFORD 275 WRIGHT MTN DR BLAND, VA 24315

Land

Acres	0
Zoning	A1
Legal Description	NEAR HOLLYBROOK LOT 275 WRIGHT MTN DR 10-076 1219

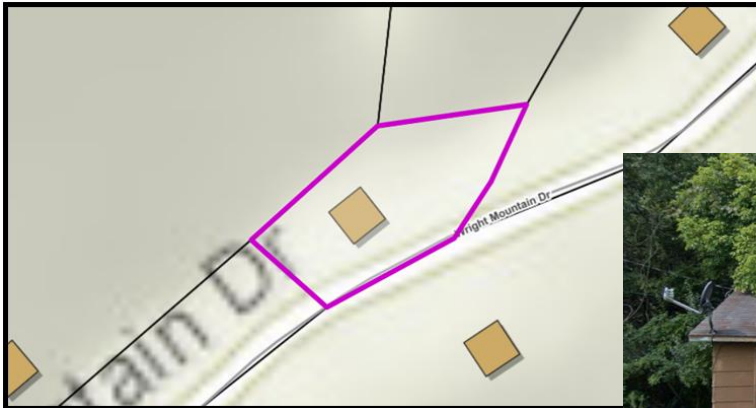
Deed Book Ref

Deed Page Ref

Consideration \$26,300

Values

Improvement Value	\$25,200
Land Value	\$15,500
Total Value	\$40,700



GOOGLE IMAGE

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**Parcel J7: Larry D. Taylor and Terry L. Taylor
Tax Map No. 12-1-2**

Parcel Details

Parcel ID	12-1-2
Owner Name	TAYLOR LARRY D TAYLOR TERRY L
Owner Address	305 ENTERPRISE LANE ROCKY GAP, VA 24366

Land

Acres	6.825
Zoning	A1
Legal Description	DRY FORK 6.825 305 ENTERPRISE LANE 10-4 731B
Deed Book Ref	140
Deed Page Ref	18
Consideration	\$9,300

Values

Improvement Value	\$4,700
Land Value	\$30,100
Total Value	\$34,800



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