

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF BUCHANAN, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a simulcast (with online and in person bidding) public auction to be held at the **Buchanan County Board of Supervisors Meeting Room, 4447 Slate Creek Road, Grundy Virginia 24614**, on **Wednesday, November 19, 2025 at 11:00am**.

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be posted or announced Mitch-ElI 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
N1	Faiq Asad Masri & Fatimah Hikamat Masri	2HH014137INSTB	759713	1055 Sandpiper Rd; Slate Creek 0 6 AC Lot; Simons, Thomas F. & Linda; North Grundy Magisterial District
N2	Rebecca L Ramey et al	2HH214072	761286	Airport Rd 0 0 AC 0.24+/-; Ramey, C A; South Grundy Magisterial District
N3	Deborah Lynn Slone	2HH174082B	760053	1100 Puncheon Camp Rd; Left FK of Paw Paw AC 5.0+/-; Knox Magisterial District
N4	Dewey T. Stiltner & Suda A. Stiltner	2HH183188ENLGA	760173	Little Prater Creek 0 0 AC 2 Tracts; Baldwin, John; South Grundy Magisterial District
N5	Don Hibbits, et al.	2HH151283	761855	0 Lower Mill Branch Rd; Slate Crk 0 0 AC 2 Lots; North Grundy Magisterial District
N6	Jack J. Foster Heirs, et al.	2HH219087ENLGB	760816	1710 Poplar Creek Rd; Poplar Creek 0 ABT AC Lot; Payne, Mary; Rock Lick Magisterial District
N7	Royal Andrew Bandy, et al.	2HH084023	761369	Knox Creek 0 0 AC 4.0+/-; Knox Magisterial District
N8	James Wallace Caperton & Melissa Caperton	2HH186085	760392	Big Prater Creek Mott 0 0 AC 4.85; Reynolds, Robert J et als.; South Grundy Magisterial District
N9	Charles Smith	2HH087041	761061	1024 Arrowhead Circle; Lesters Fork 0 0 AC 0.50+/-; Smith, Charles & Jewell; Knox Magisterial District

N10	E. Jean Bowman, & Fredia Ann Oney	2HH183349-ENLG-A	760003	1091 Glacier Rd; Little Prater Creek 0 0 AC Bdry (1 ac approx); South Grundy Magisterial District
N11	Darrell Justus	2HH020015-B	761181	Left FK Guess FK Rt 647 Behind 0.27AC+/- Lot; Knox Magisterial District
N12	Sampson Stiltner, et al	2HH180012	760154	6 & 20 Mile Branch AC 20.0+/-; Town of Grundy

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, added to the winning bid.**

Terms applicable to In-Person Bidders ONLY: 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.**

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**. 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) 608-0619 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 full balance due must be received**

within seven (7) days following the auction closing (no later than November 26, 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 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. Questions concerning the registration and bidding process should be directed to the Auctioneer online at www.mitchellauctionfirm.com, by email to mark@mitchellauctionfirm.com or by phone to Mark Mitchell, at (276) 608-0619. 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 Wednesday, November 19, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Property Owner:

Tax Map Number:

Account Number:

TACS Number:

SAMPLE CONTRACT

Bid Amount: \$_____

Buyer's Premium: \$_____

Deed Recordation Fee: \$_____

Credit Card Hold: \$(_____)

Total Due: \$_____

I understand that the above-referenced "Total Due" is required to be paid today. 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, unknown liens, 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 these limitations. 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 a Special Warranty Deed will be prepared after payment clearance and that the same will be forwarded to the County of Buchanan Circuit Court Clerk's Office for recordation. I understand that I will receive the entered Deed as soon as the same is made available and that I have no right of entry upon the property until such time as the deed is recorded as anticipated herein.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (November 19, 2025). I further understand that in the event I owe delinquent taxes to the above-named locality, that this contract shall become 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 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 also understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, I agree to forfeit all amounts paid and pay any charges incurred in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

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

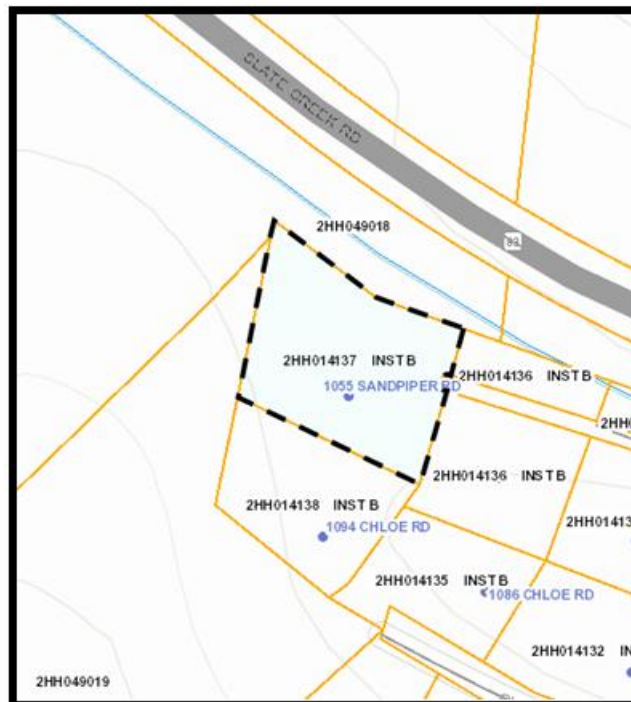
CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 19th 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, PC

N1 Faiq Asad Masri & Fatimah Hikamat Masri
Tax Map Number 2HH014137 INST B TACS #759713
1055 Sandpiper Rd

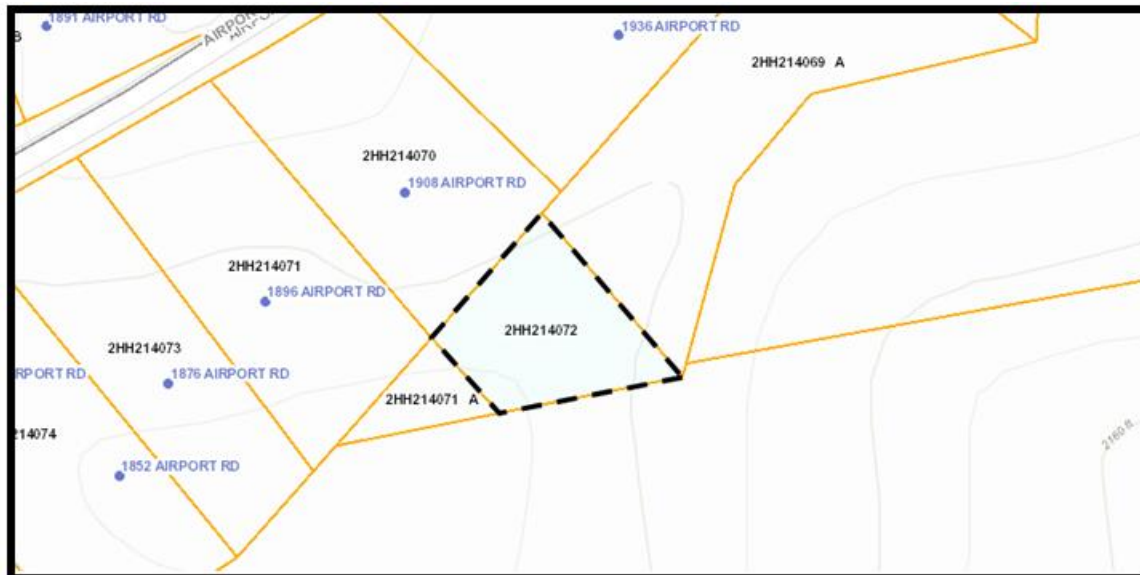
Map ID: 2HH014137 INST B CHANTILLY, VA 20152-4373		
Acct No: 10365-1		
Legal Description: SLATE CREEK 0 6		
AC LOT SIMONS, THOMAS F. & LINDA		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0268 / 426		
Instrument: 00 00		
Occupancy: LAND		
Dwelling Type: VACANT		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 0.000	
Year Assessed: 2021	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 04 NORTH GRUNDY	Year Effective:	Total Land: \$8,000
MH/Type:	On Site Date: 04/16/2020	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$8,000



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N2 Rebecca L. Ramey, et al.
Tax Map Number 2HH214072 TACS #761286
Near Airport Rd

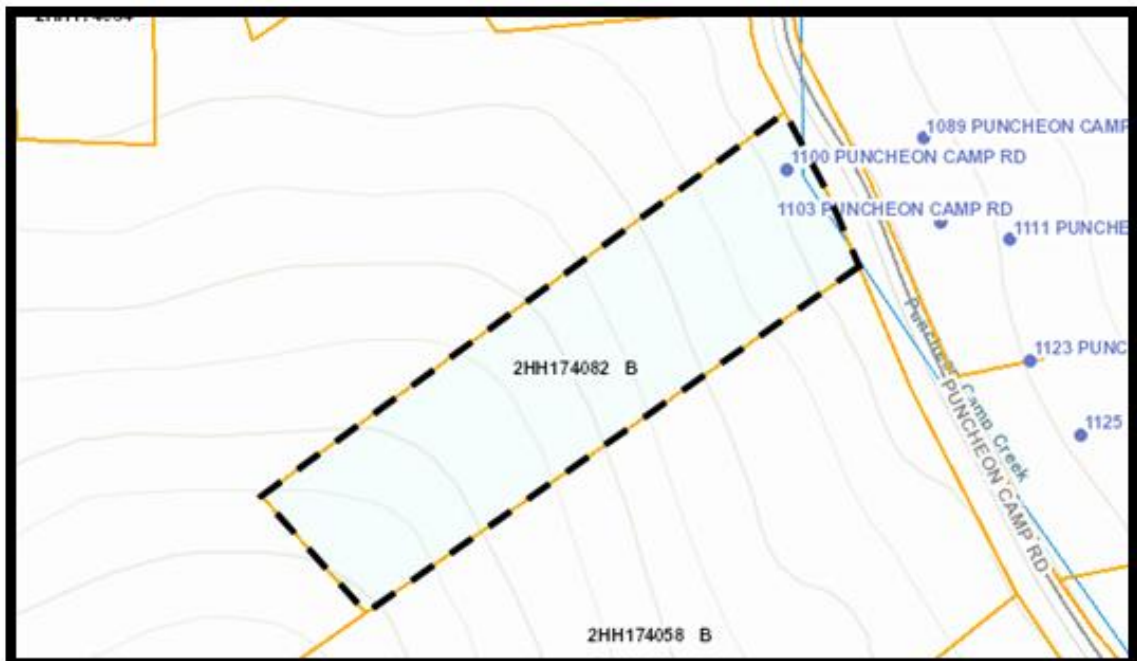
Map ID: 2HH214072		
Acct No: 13202-1		
Legal Description: AIRPORT RD. 0 0		
AC .24 RAMEY, C A		
Plat Book/Page: 0011 / 64		
Deed Book/Page: 484 / 249		
Instrument: 06 168 00		
Occupancy: LAND		
Dwelling Type: VACANT		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 0.240	
Year Assessed: 2021	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 07 SOUTH GRUNDY	Year Effective:	Total Land: \$10,000
MH/Type:	On Site Date: 09/16/2020	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$10,000



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N3- Deborah Lynn Slone
Tax Map Number 2HH174082-B TACS # 760053
Near Six and Twenty Mile Branch Road

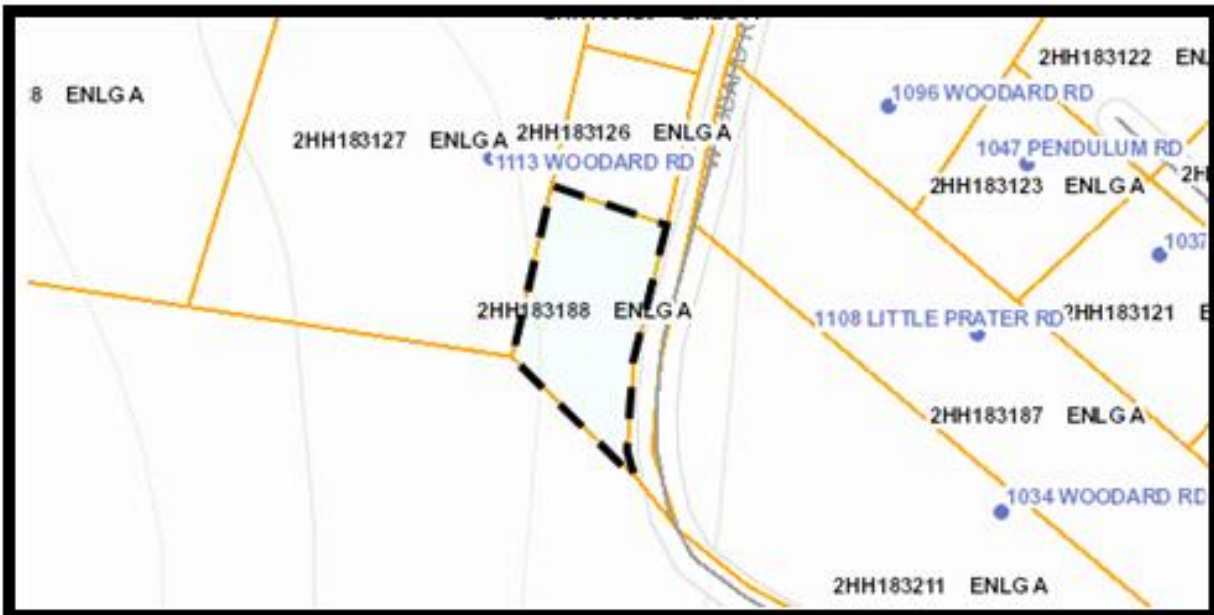
Map ID: 2HH174082 B CASTLEWOOD, VA 24224		
Acct No: 14919-1		
Legal Description: LEFT FK OF PAW PAW		
AC 5		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0370 / 97		
Instrument: 00 00		
Occupancy: LAND		
Dwelling Type: VACANT		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 5.000	
Year Assessed: 2021	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 03 KNOX	Year Effective:	Total Land: \$7,200
MH/Type:	On Site Date: 10/19/2020	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$7,200



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N4 – Dewey T. Stiltner & Suda A. Stiltner
Tax Map Number 2HH183188 ENLG A TACS # 760173
Road frontage on Woodard Rd

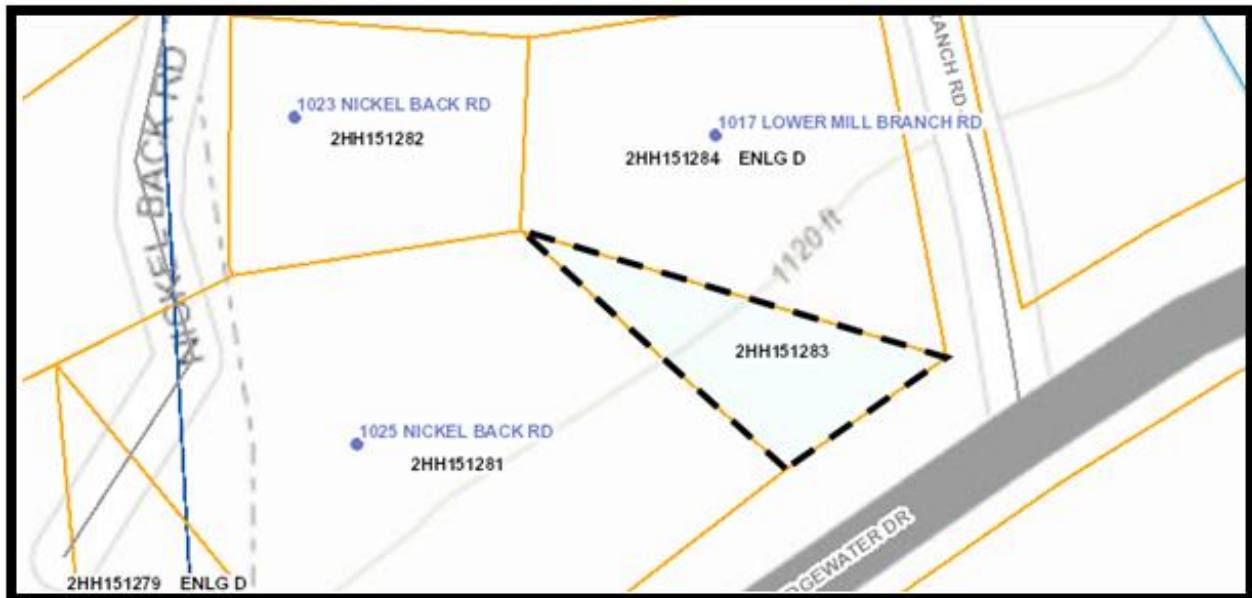
Map ID: 2HH183188 ENLG A LAKESIDE, AZ 85929-6149		
Acct No: 15821-1		
Legal Description: LITTLE PRATER CREEK 0 0		
AC 2 TRACTS BALDWIN, JOHN		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0229 / 179		
Instrument: 00 00		
Occupancy: LAND		
Dwelling Type: VACANT		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 0.000	
Year Assessed: 2021	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 07 SOUTH GRUNDY	Year Effective:	Total Land: \$6,000
MH/Type:	On Site Date: 11/10/2020	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$6,000



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N5- Don Hibbits, et al.
Tax Map Number 2HH151283 TACS # 761855
Road frontage on Edgewater Dr

Map ID: 2HH151283 713 AUGUSTA ST		
Acct No: 7109-1 BLUEFIELD, WV 24701		
Legal Description: SLATE CRK 0 0		
AC 2 LOTS		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0250 / 82		
Instrument: 00 00		
Occupancy: LAND		
Dwelling Type: VACANT		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 0.000	
Year Assessed: 2021	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 04 NORTH GRUNDY	Year Effective:	Total Land: \$5,000
MH/Type:	On Site Date: 10/22/2020	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$5,000



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N6- Jack J. Foster Heirs, et al.
Tax Map Number 2HH219087 ENLG B TACS # 760816
1710 Poplar Creek Rd – Unmapped

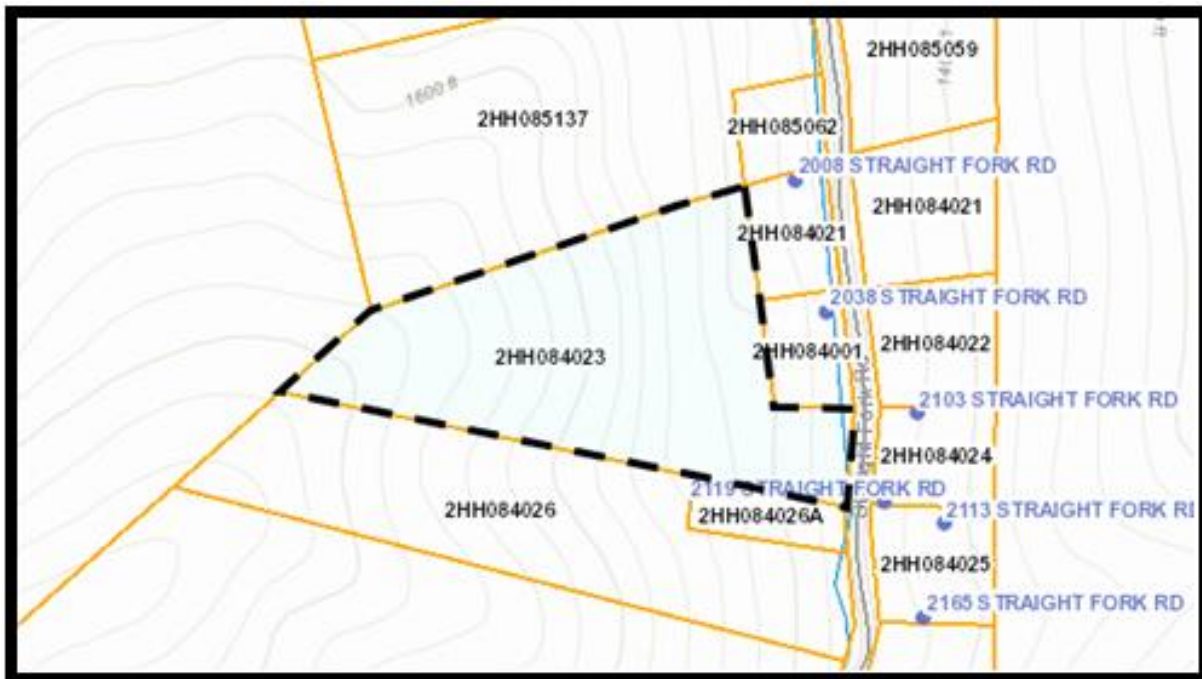
Map ID: 2HH219087 A		
Acct No: 15075-1		
Legal Description: POPLAR CREEK 0 0		
AC LOT LOCKHART, HAROLDPACKJUNIO		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0224 / 511		
Instrument: 21 739 00		
Occupancy: LAND		
Dwelling Type: VACANT		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 1.000	
Year Assessed: 2021	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 06 ROCK LICK	Year Effective:	Total Land: \$10,000
MH/Type:	On Site Date: 08/26/2020	Total Improvements: \$4,000
Condition:	Review Date:	Total Value: \$14,000

****UNMAPPED ON GIS****

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N7- Royal Andrew Bandy, et al.
Tax Map Number 2HH084023 TACS # 761369
Road frontage on Straight Fork Rd

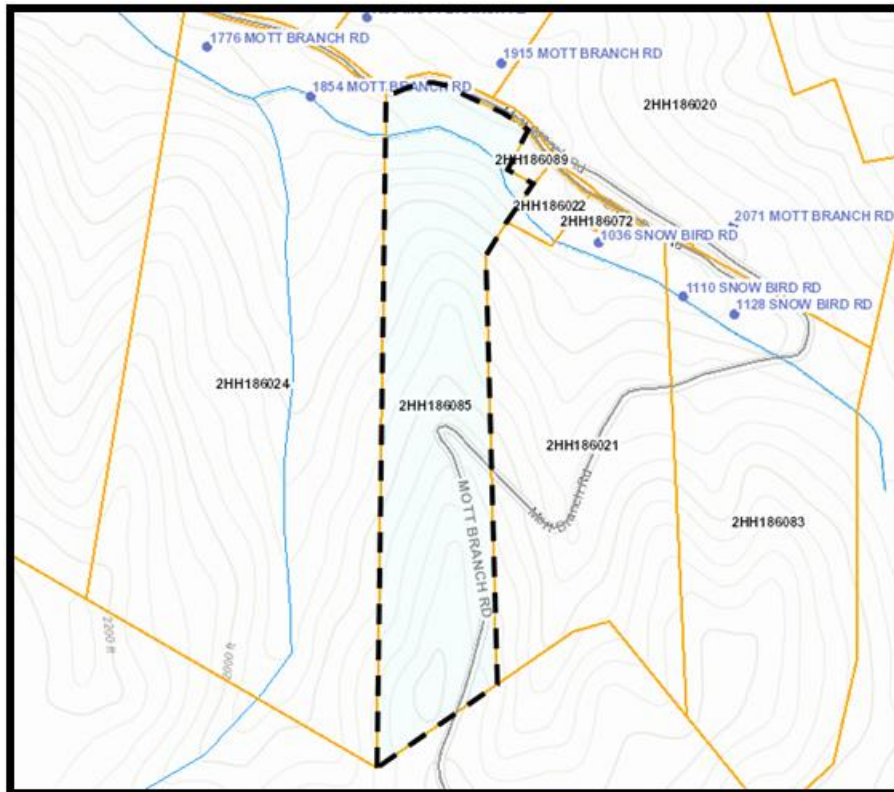
Map ID: 2HH084023 9276 VALLEY VIEW RD		
Acct No: 629-1 MCGAHEYSVILLE, VA 22840-2761		
Legal Description: KNOX CREEK 0 0		
AC 4 0		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 547 / 602		
Instrument: 00 00		
Occupancy: LAND		
Dwelling Type: IMPROVED		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 4.000	
Year Assessed: 2021	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 03 KNOX	Year Effective:	Total Land: \$7,800
MH/Type:	On Site Date: 09/22/2020	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$7,800



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**N8- James Wallace Caperton & Melissa Caperton
Tax Map Numbers 2HH186085 TACS # 760392**

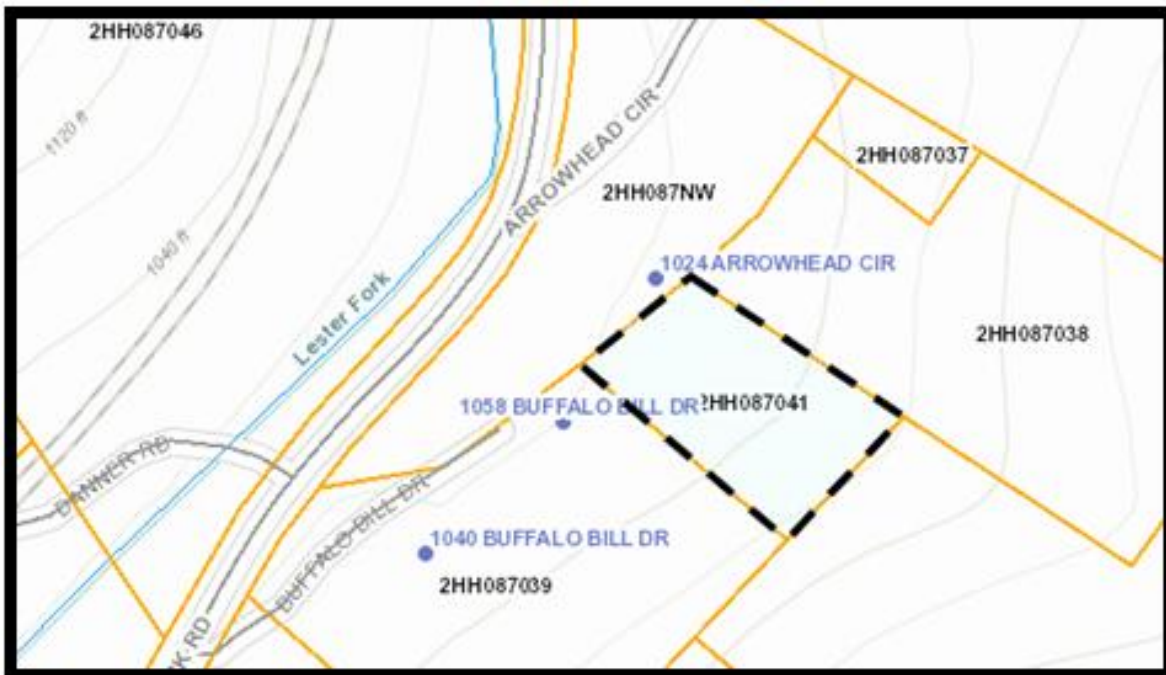
Map ID: 2HH186085 VANSANT, VA 24656		
Acct No: 2190-1		
Legal Description: BIG PRATER CREEK MOTT 0 0		
AC 4.85 REYNOLDS, ROBERT J ETALS		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0278 / 133		
Instrument: 00 00		
Occupancy: LAND		
Dwelling Type: VACANT		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 3.850	
Year Assessed: 2021	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 07 SOUTH GRUNDY	Year Effective:	Total Land: \$7,700
MH/Type:	On Site Date: 09/15/2020	Total Improvements: \$0
Condition: POOR	Review Date:	Total Value: \$7,700



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N9- Charles Smith
Tax Map Number 2HH087041 TACS #r 761061
Near Buffalo Bill Dr

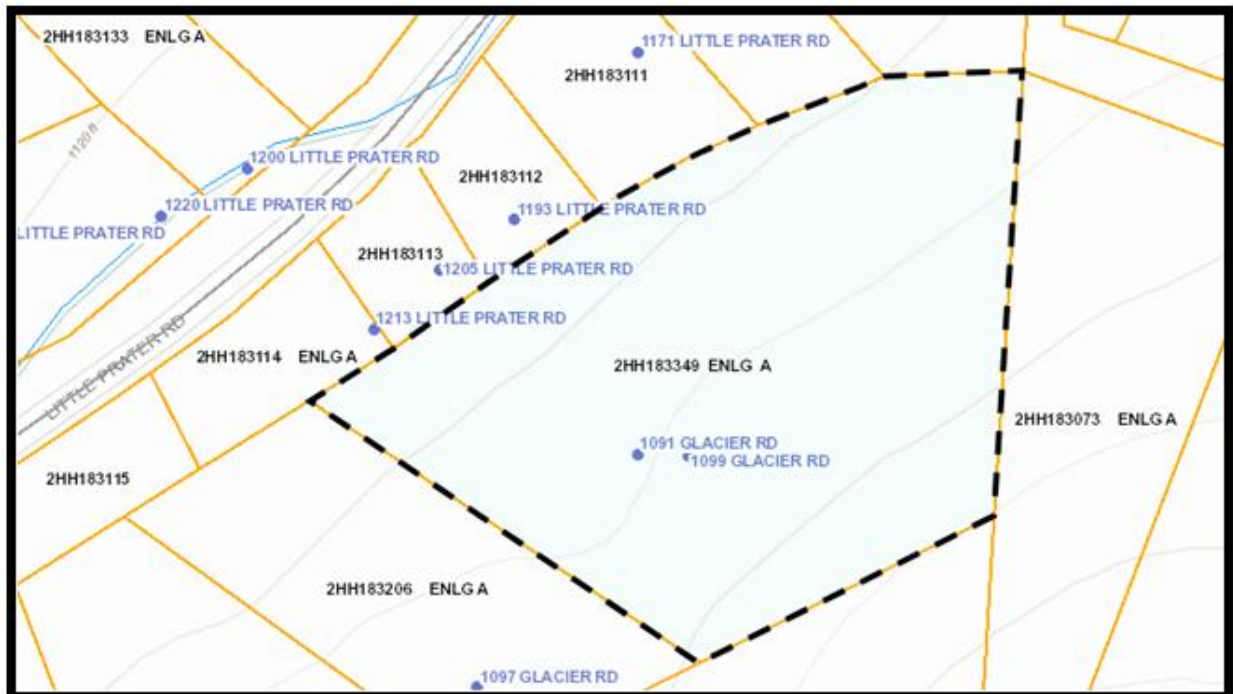
Map ID: 2HH087041		
Acct No: 14978-1		
Legal Description: LESTERS FORK 0 0		
AC .5 SMITH, CHARLES & JEWELL		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 557 / 569		
Instrument: 00 00		
Occupancy: DWELLING/Mobile Home Real		
Dwelling Type: ENCL SWMH		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 0.500	
Year Assessed: 2021	Year Built: 1970	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 03 KNOX	Year Effective: 1947	Total Land: \$4,500
MH/Type: Y R	On Site Date: 05/11/2020	Total Improvements: \$8,800
Condition: POOR	Review Date:	Total Value: \$13,300



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N10- Eula.Jean Bowman & Fredia Ann Oney
Tax Map Number 2HH183349-ENLG-A TACS #760003
1091 Glacier Rd

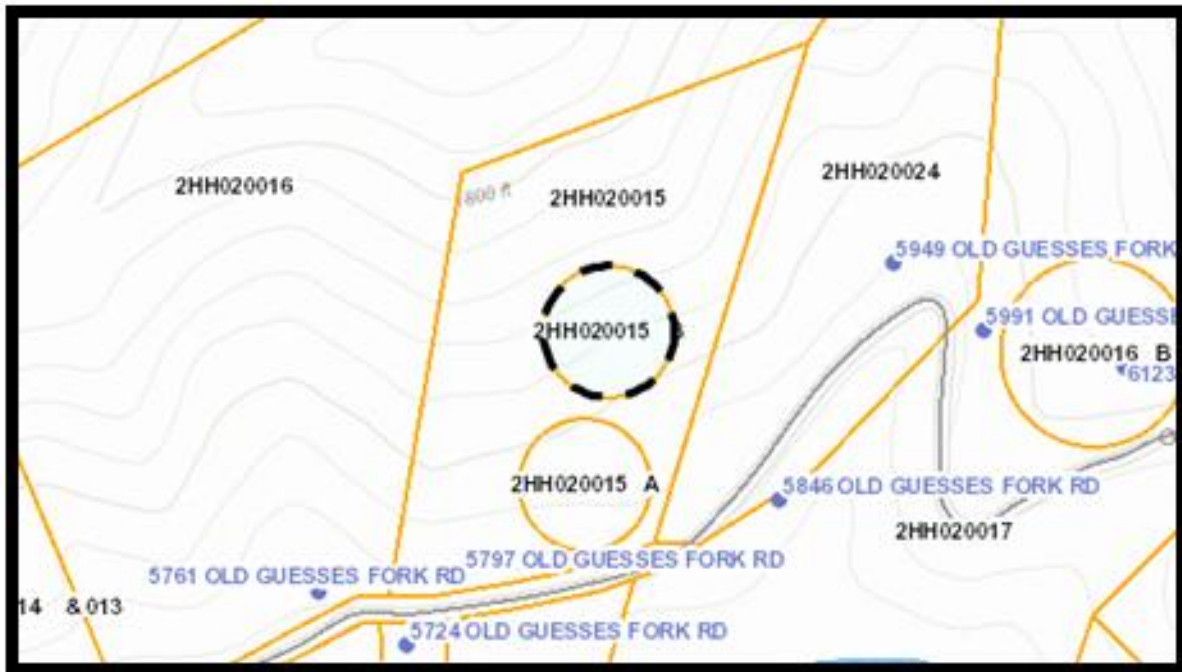
Map ID: 2HH183349 ENLG A GRUNDY, VA 24614		
Acct No: 1413-1		
Legal Description: LITTLE PRATER CREEK 0 0		
AC BDRY: (1 ACRE APPROX 0		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 127 / 318		
Instrument: 00 00		
Occupancy: DWELLING		
Dwelling Type: 2STY FRAME		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 0.000	
Year Assessed: 2021	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 07 SOUTH GRUNDY	Year Effective:	Total Land: \$6,000
MH/Type:	On Site Date: 09/09/2020	Total Improvements: \$800
Condition: POOR	Review Date:	Total Value: \$6,800



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N11- Darrell Justus
Tax Map Number 2HH020015-B TACS #769138
Near Old Guesses Fork Rd

Map ID: 2HH020015 B		
Acct No: 21503-1		
Legal Description: LEFT FK GUESSFK RT647 BEHIND.27AC AC LOT		
Deed Book/Page: 595 / 744		
Occupancy: LAND		
Dwelling Type: VACANT		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 0.000	
Year Assessed: 2021	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 03 KNOX	Year Effective:	Total Land: \$7,500
MH/Type:	On Site Date: 08/17/2020	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$7,500



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N12- Sampson Stiltner
Tax Map Number 2HH180012 TACS #760154
Near Six and Twenty Mile Branch Rd

Map ID: 2HH180012 BLUFF CITY, TN 37618		
Acct No: 16069-1		
Legal Description: 6 & 20 MILE BRANCH		
AC 20 0		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 94 / 159		
Instrument: 00 00		
Occupancy: LAND		
Dwelling Type: VACANT		
Use/Class: AGRICULTURE 20-99 ACRES	Acreage: 20.000	
Year Assessed: 2021	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 08 TOWN OF GRUNDY	Year Effective:	Total Land: \$10,000
MH/Type:	On Site Date: 10/14/2020	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$10,000



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