

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF ROCKBRIDGE, 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 **Rockbridge County Courthouse, Lexington, Virginia on February 17, 2026 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 by For Sale At Auction (“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	Anna Harris Heirs	0260A00A00000380	500575	0.52 acre +/- vacant land on Brownsburg Turnpike
N2	Clyde M. Hipes	108A600101200120	605425	Lot 12 Block 120, Powhatan Street, Glasgow
N3	Clyde M. Hipes	108A600101200140	605425	Lot 14, Block 120, Powhatan Street, Glasgow
N4	Donald Lee Collins, Jr.	0730000A0000035A	526033	1.97 acres +/- vacant land, near Spring Valley Road, Lexington
N5	Lucy D. Ayres	012A500402600190	469776	Lot 19, 20 Block 26, Furnace Hill Road, Goshen
N6	Kenneth E. Claytor	108A200105400130	1134374	Lot 13, 15 Block 54, Wert Faulkner Highway, Natural Bridge Station
N7	W. L. Wilson	064000040000001K	421482	3.83 acres +/- vacant land near Rose Spring Lane, Buena Vista
N8	W. L. Wilson	064000040000003B	421482	1.5 acres +/- vacant land near Rose Spring Lane, Buena Vista
N9	H. S. Bingswanger, TR	108A700101060210	164486	Lot 12 Block 106, Pocahontas Street, Glasgow
N10	James Eugene Wilcher	108A600101410070	469749	Lot 7, 8 Block 141, Blue Ridge Road, Glasgow
N11	George W. Guinn	012A500A00000390	164348	0.82 acre +/- vacant land near Palace Hotel Lane, Goshen
N12	George W. Guinn	012A500107200320	164348	Lot 32 Block 72, off of Paxton Drive, Goshen

N13	Emily Josephine Diamond	1060002500C0007A	164439	2 acres +/- vacant land behind 5401 Forge Road, Glasgow
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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 and the buyer assumes the risk of loss from the date of the sale. 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 at the close 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 . 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 , at (540) 899-1776 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 February 24, 2026).** 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 Rockbridge 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 Rockbridge. Questions concerning the registration and bidding process should be directed to the Auctioneer online at forsaleatauction.biz, by email to inquiry@forsaleatauction.biz or by phone to (540) 899-1776. 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) 893-5176, 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 Tuesday, February 17, 2026, 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:

Bid Amount: \$ _____

Buyer's Premium: \$ _____

Deed Recordation Fee: \$ _____

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 Rockbridge 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 (February 17, 2026). 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 17th day of February, 2026, 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 Anna Harris Heirs 0260A00A00000380

Parcel ID: 26A-A-38

Record Number: 1566

Owner: HARRIS ANNA HRS

GIS Calculated Acres: 0.52

Description: LOT

Occupancy Description: VACANT LAND

Land Value: \$10,000

Total Value: \$10,000



N2 Clyde M. Hipes 108A600101200120

Parcel ID: 108A6-1-120-12

Record Number: 13546

Owner: HIPES CLYDE M

GIS Calculated Acres: 0.09

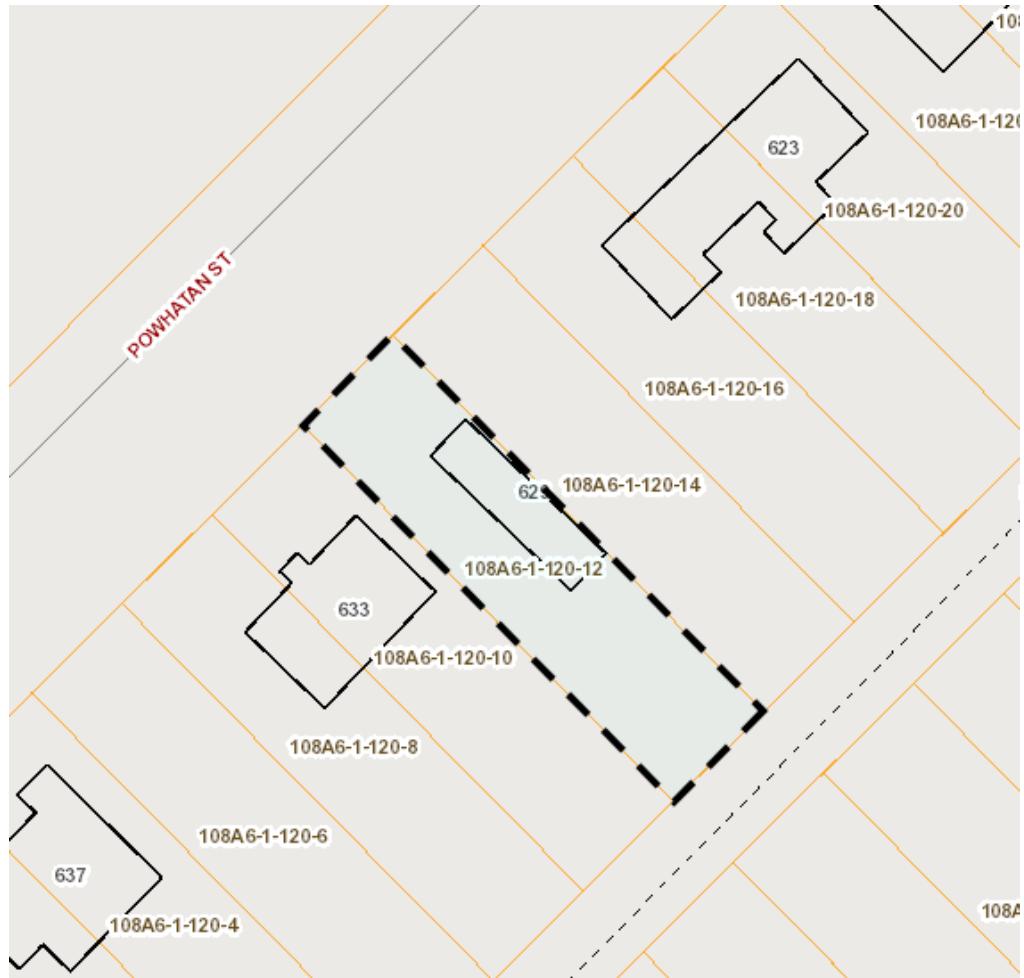
Description: 12 BLK 120 DB 421 263

Occupancy Description: VACANT LAND

Improvements: \$5,000

Land Value: \$10,000

Total Value: \$15,000



N3 Clyde M. Hipes 108A600101200140

Parcel ID: 108A6-1-120-14

Record Number: 13548

Owner: HIPES CLYDE M

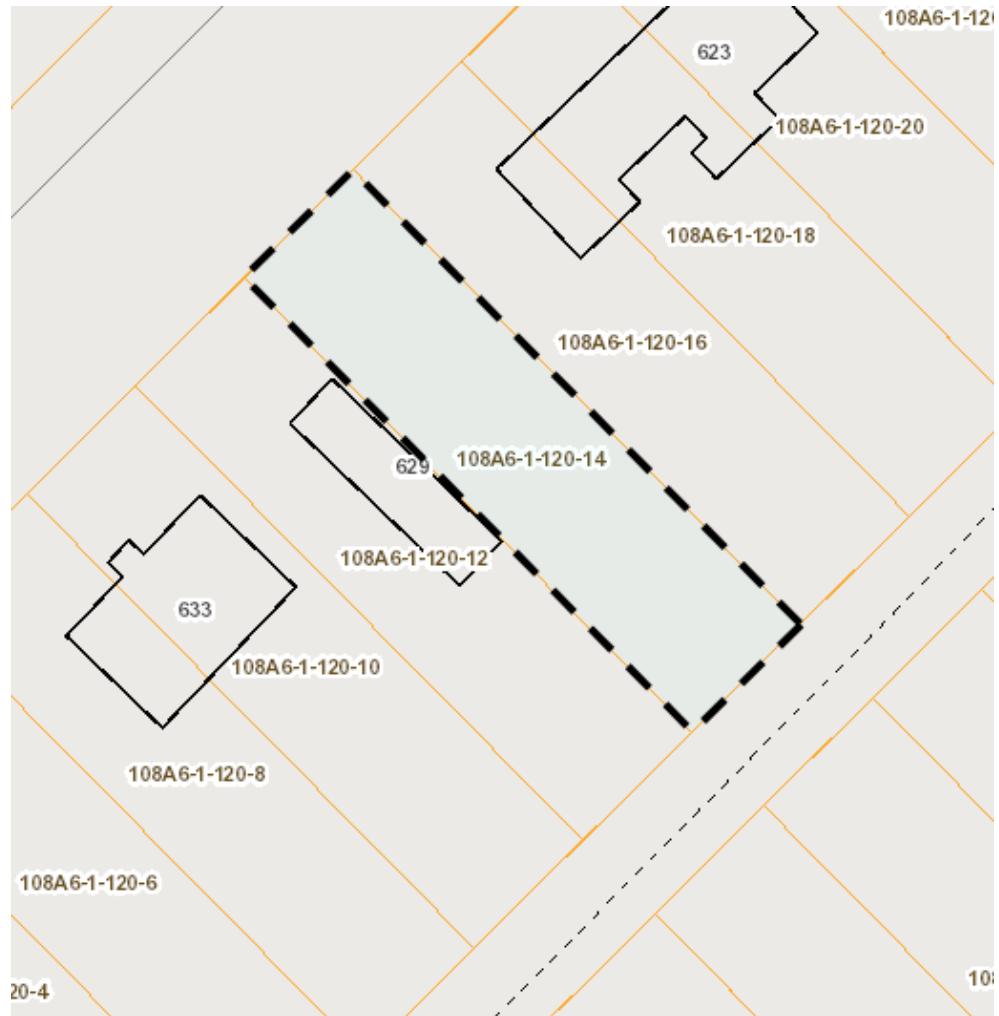
GIS Calculated Acres: 0.09

Description: 14 BLK 120

Occupancy Description: VACANT LAND

Land Value: \$5,000

Total Value: \$5,000



N4 Donald Lee Collins, Jr. 0730000A0000035A

Parcel ID: 73-A-35A

Record Number: 7763

Owner: COLLINS DONALD LEE JR

Deeded Acres: 1.97

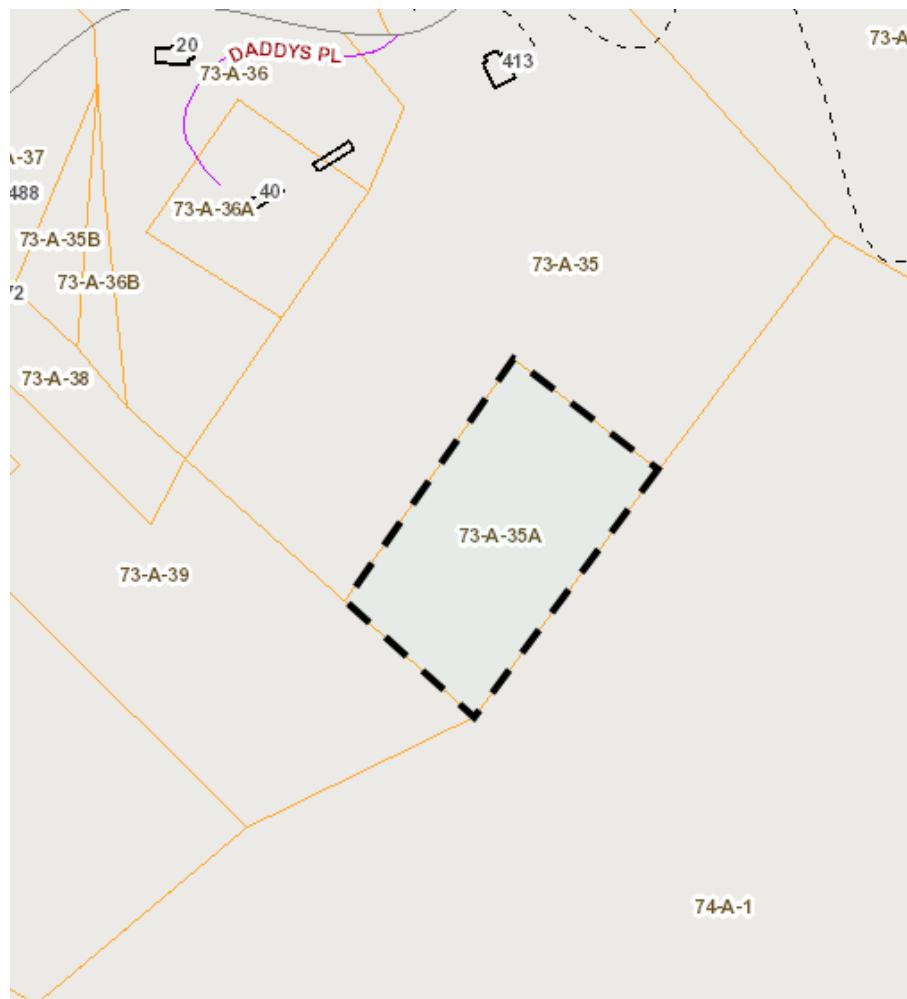
GIS Calculated Acres: 2.14

Description: BUFFALO CREEK ZOLLMAN

Occupancy Description: VACANT LAND

Land Value: \$8,900

Total Value: \$8,900



N5 Lucy D. Ayres

012A500402600190

Parcel ID: 12A5-4-26-19

Record Number: 877

Owner: AYRES LUCY D

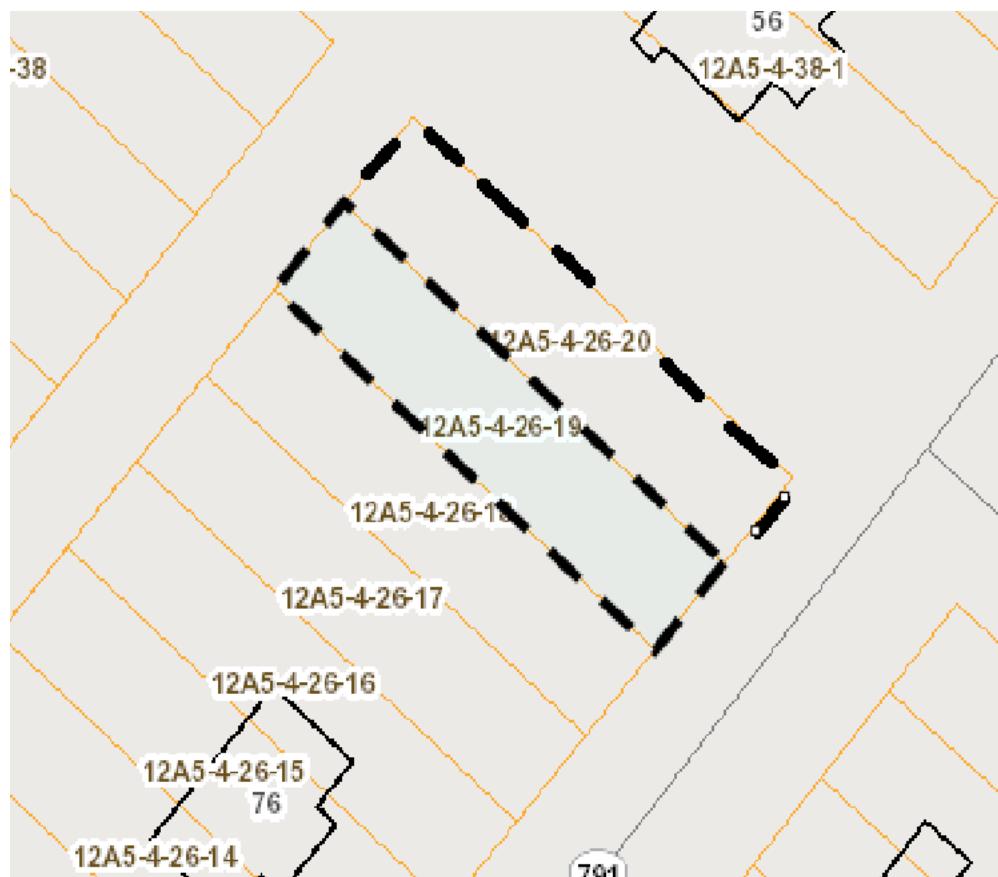
GIS Calculated Acres: 0.07

Description: LOT 19 20 BLK 26

Occupancy Description: VACANT LAND

Land Value: \$3,000

Total Value: \$3,000



N6 Kenneth E. Claytor 108A200105400130

Parcel ID: 108A2-1-54-13

Record Number: 12543

Owner: CLAYTOR KENNETH E

GIS Calculated Acres: 0.08

Description: LOTS 13 15 BLK 54

Occupancy Description: VACANT LAND

Land Value: \$6,000

Total Value: \$6,000



N7 W. L. Wilson

064000040000001K

Parcel ID: 64-4-1K

Record Number: 7169

Owner: WILSON W L

Deeded Acres: 2

GIS Calculated Acres: 3.83

Description: BLACKSBURG 2.00 AC

Occupancy Description: VACANT LAND

Land Value: \$15,000

Total Value: \$15,000



N8 W. L. Wilson

064000040000003B

Parcel ID: 64-4-3B

Record Number: 7179

Owner: WILSON W L

Deeded Acres: 1.5

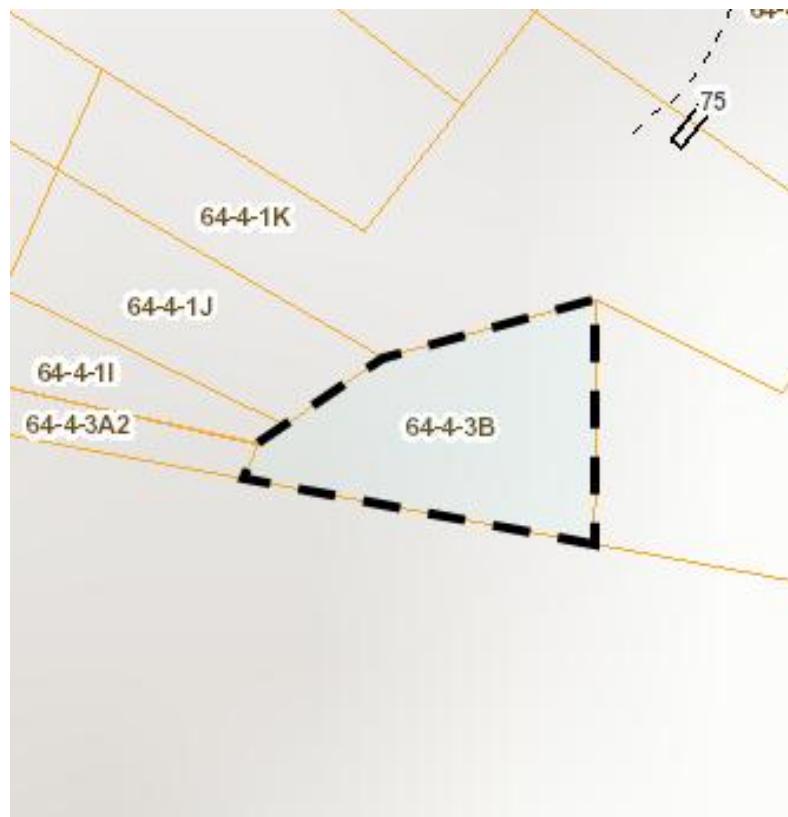
GIS Calculated Acres: 1.45

Description: BLACKSBURG 1.50 AC

Occupancy Description: VACANT LAND

Land Value: \$11,300

Total Value: \$11,300



N9 H. S. Bingswanger, TR 108A700101060210

Parcel ID: 108A7-1-106-21

Record Number: 14081

Owner: BINGSWANGER H S TR

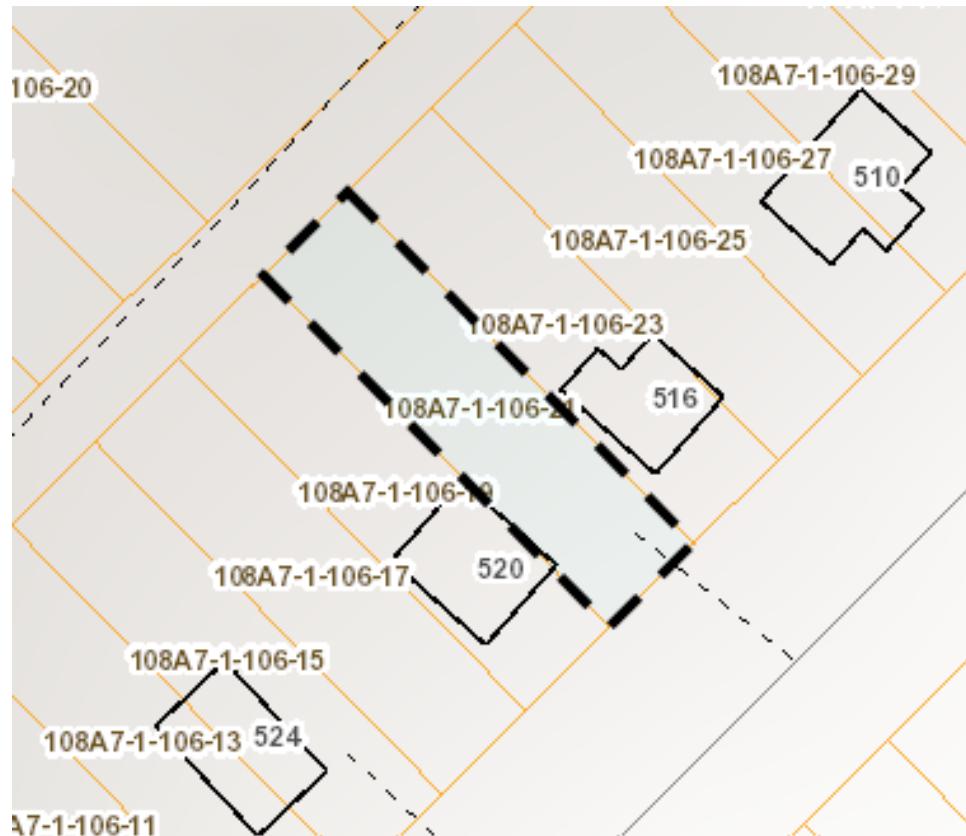
GIS Calculated Acres: 0.09

Description: 21 BLK 106

Occupancy Description: VACANT LAND

Land Value: \$4,500

Total Value: \$4,500



N10 James Eugene Wilcher 108A600101410070

Parcel ID: 108A6-1-141-7

Record Number: 13664

Owner: WILCHER JAMES EUGENE

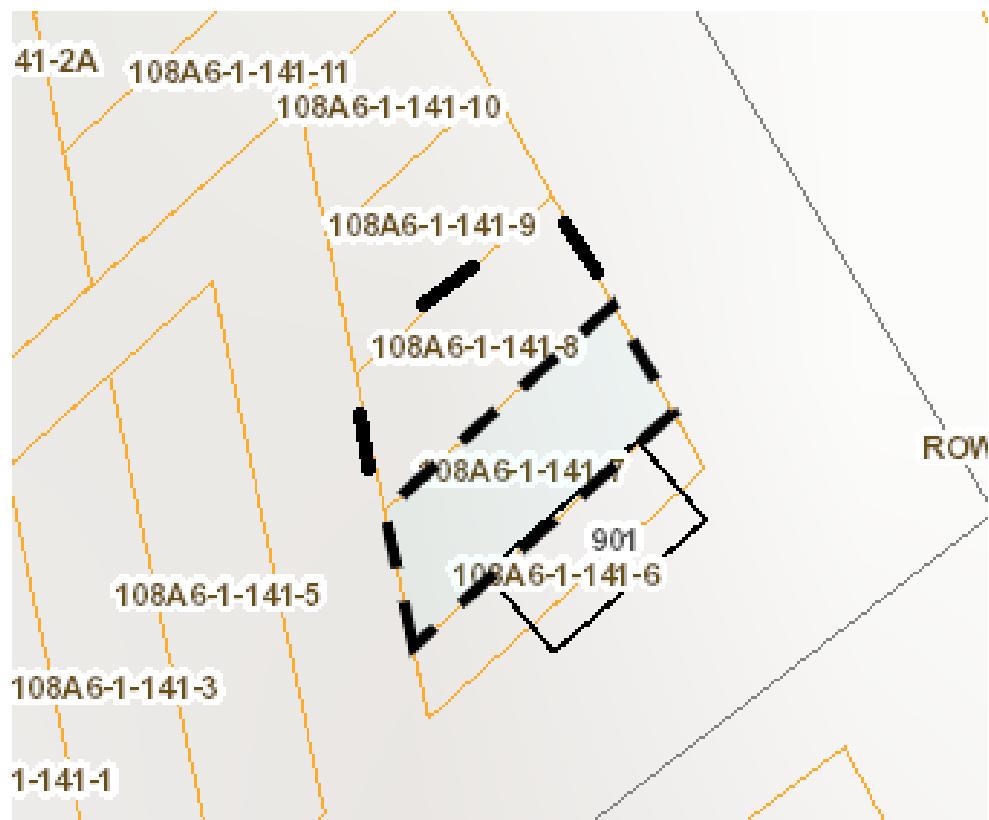
GIS Calculated Acres: 0.06

Description: 7 8 BLK 141

Occupancy Description: VACANT LAND

Land Value: \$10,000

Total Value: \$10,000



N11 George W. Guinn 012A500A00000390

Parcel ID: 12A5-A-39

Record Number: 752

Owner: GUINN GEORGE W AND WIFE

Deeded Acres: 0.82

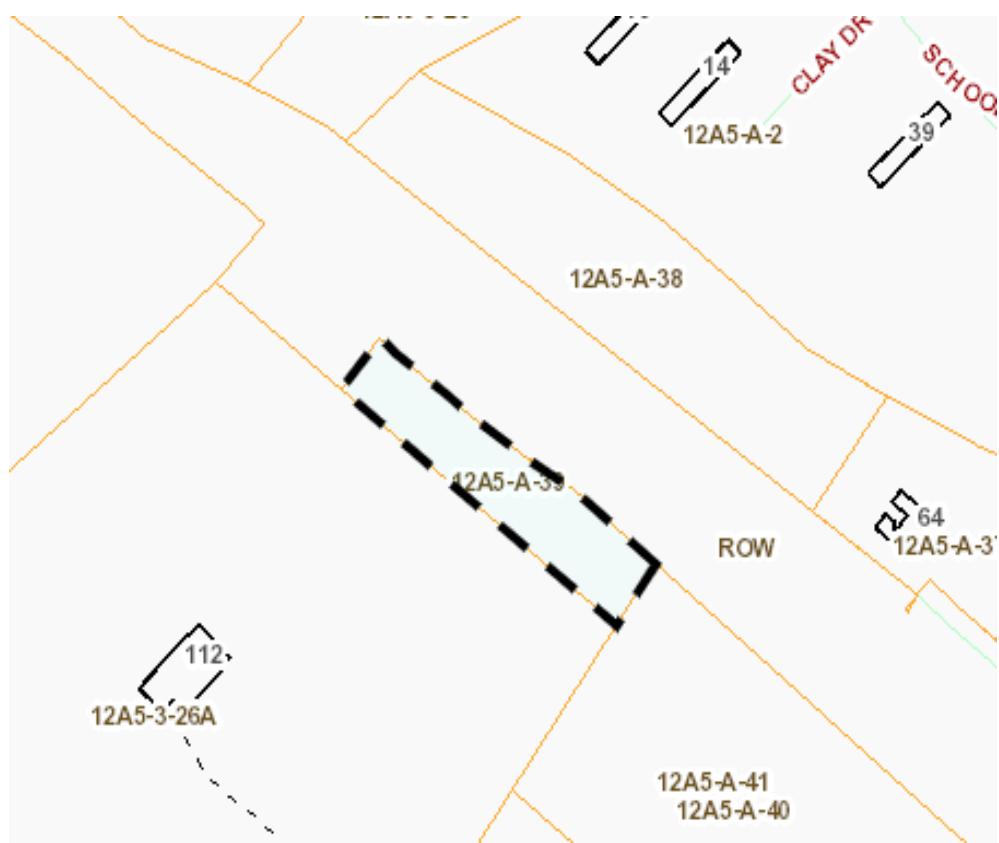
GIS Calculated Acres: 0.33

Description: 3 A 32 POLES

Occupancy Description: VACANT LAND

Land Value: \$1,000

Total Value: \$1,000



N12 George W. Guinn 012A500107200320

Parcel ID: 12A5-1-72-32

Record Number: 823

Owner: GUINN GEORGE W

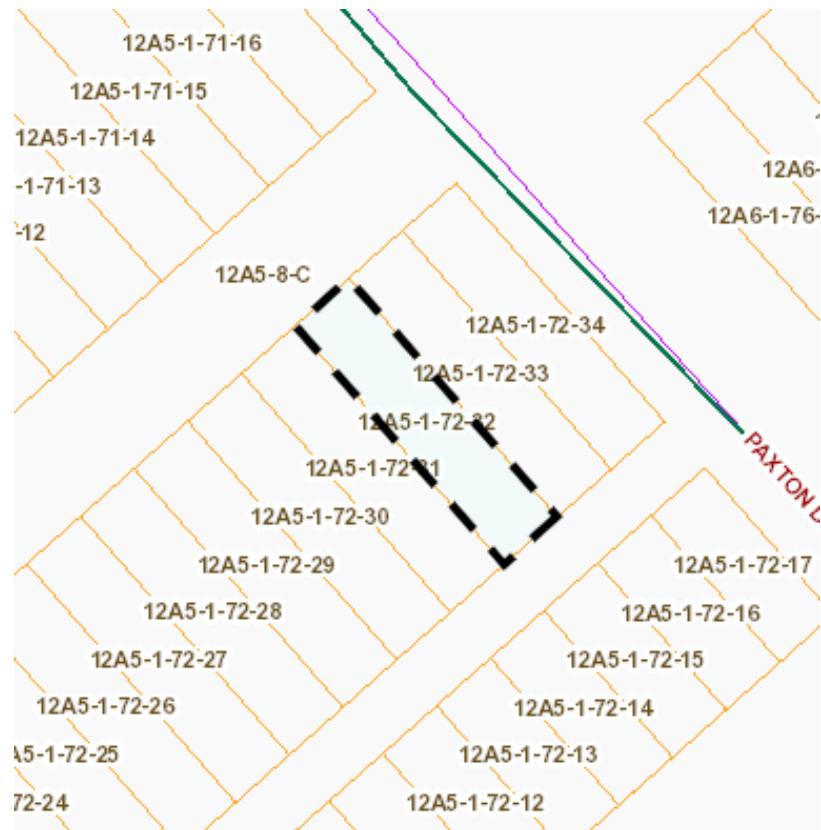
GIS Calculated Acres: 0.09

Description: LOT 32 BLK 72

Occupancy Description: VACANT LAND

Land Value: \$200

Total Value: \$200



N13 Emily Josephine Diamond

1060002500C0007A

Parcel ID: 106-25-C-7A

Record Number: 11798

Owner: DIAMOND EMILY JOSEPHINE

Deeded Acres: 2

GIS Calculated Acres: 1.35

Description: BUCK HILL

Occupancy Description: VACANT LAND

Land Value: \$10,000

Total Value: \$10,000

