

**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 **Board of Supervisors Meeting Room, 4447 Slate Creek Road, Grundy, Virginia 24614**, on **March 31, 2026 at 11:00 am**.

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 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
N1	Joseph Michael Magee, Michelle McClanahan, Patricia Lane	2HH184008 ENLG A	761845	1059 Dakota Rd; South Grundy Distirct; Levisa River (Deel) 0 0 AC Lot & 1.5 Rife, Marlene & Fred, Jr.
N2	Charles H Smith	2HH087041	761061	102400 Arrow Head Circle; Knox District; Lesters Fork 0 0 AC 0.5, more or less; Smith, Charles & Jewell
N3	Ted Napier & Pauline Napier	2HH240059	759860	Rock Lick District; Bull Crk Lower Left HDFK 0 0 AC 20.0 acres, more or less
N4	Ellis L. Wright	2HH215060	760313	South Grundy District; Little Prater CRK 0 0 AC 19.0 acres, more or less
N5	R.A.L. Hatfield	2HH036008	760915	Knox District; Tug River 0 0 AC 15.0 acres, more or less
N6	Melvin May and Elsie Marie May	2HH160120	761939	0 MN#3094; Knox District; Paw Paw Creek of Knox CRE 0 0 AC 12.0 acres, more or less; May, Melvin
N7	N F Cole	1HH085024	760417	Garden District; Lynn Camp 0 0 AC 20.0 acres, more or less

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 all funds paid as liquidated damages to cover attorney's fees of \$750 and auctioneer fees of \$250, with any remaining amount go to the locality to cover additional costs of resale. Failure to make a timely or sufficient deposit also makes the high bidder liable for these fees, plus resale costs and deficiencies.

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 **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 Mitchell Firm Auction, 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 April 7, 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 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 Tuesday, March 31, 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:

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 (March 31, 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

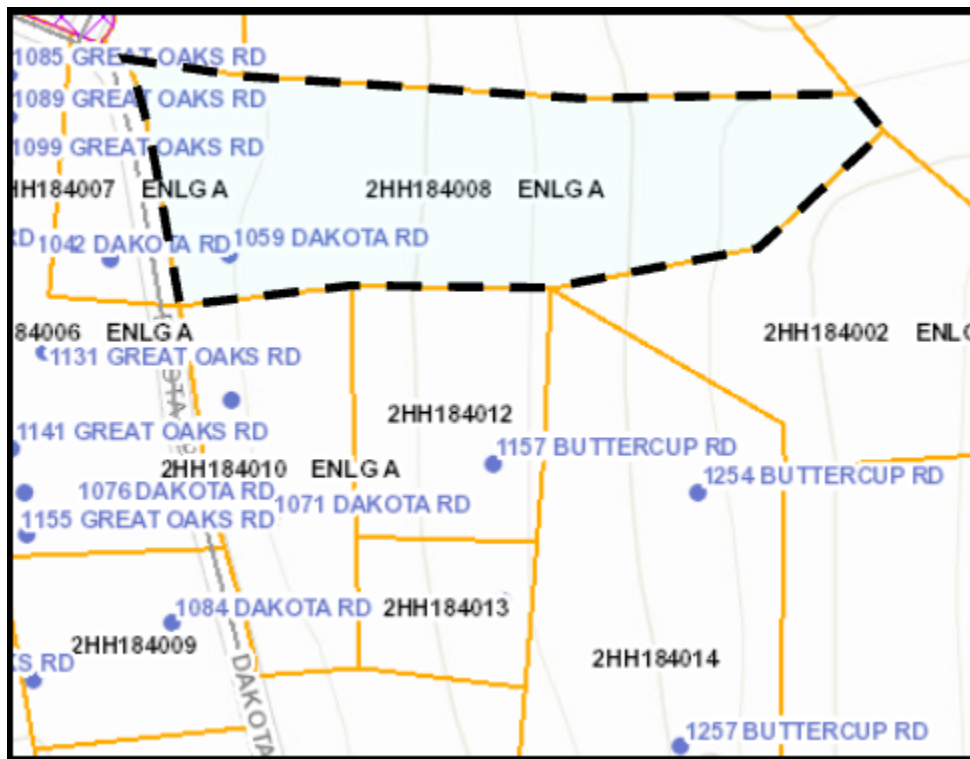
CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 31st day of March, 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 Joseph Michael Magee, Michelle McClanahan, Patricia Lane
 Tax Map Number 2HH184008 ENLG A TACS #761845
1059 Dakota Rd**

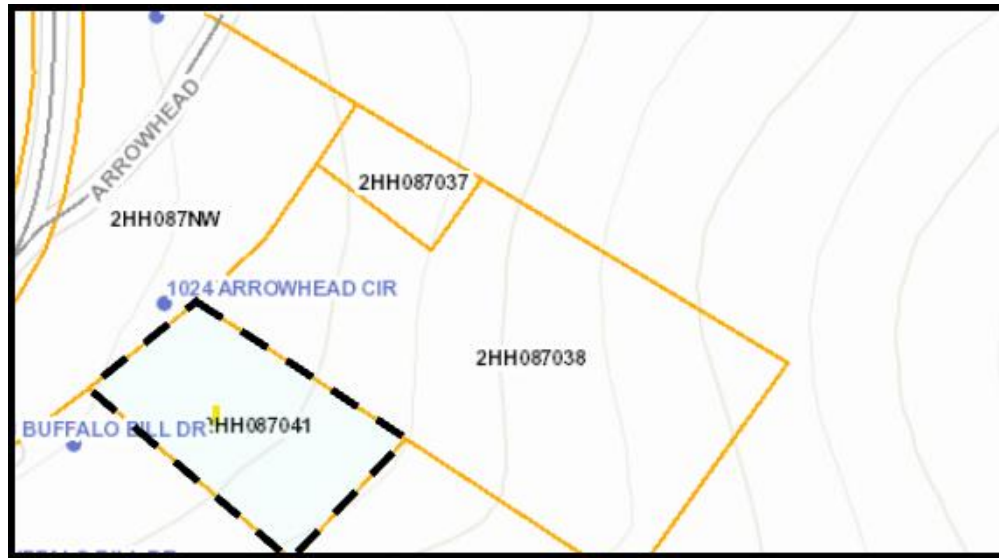
Property Address 1059 DAKOTA RD VANSANT, VA	Owner Name/Address MAGEE, JOSEPH MICHAEL, MICHELLE MCCLANAHAN, PATRICIA LANE C/O PATRICIA LANE
Map ID: 2HH184008 ENLG A 548 OLD EMBREEVILLE RD	Acct No: 10326-1 JONESBOROUGH, TN 37659
Legal Description: LEVISA RIVER (DEEL) 0 0 AC LOT & 1.5 RIFE, MARLENE & FRED, JR.	
Plat Book/Page: 0000 / No Page	
Deed Book/Page: 0173 / 111	
Will Book/Page: 15 / 38	
Instrument: 10 160 00	
Occupancy: DWELLING	
Dwelling Type: FRAME	
Use/Class: SINGLE FAMILY COUNTY	Acreage: 0.000
Year Assessed: 2021	Year Built:
Zoning:	Year Remodeled:
District: 07 SOUTH GRUNDY	Year Effective:
MH/Type:	On Site Date: 08/20/2020
Condition: POOR	Review Date:
	Land Use:
	Total Mineral: \$0
	Total Land: \$6,000
	Total Improvements: \$0
	Total Value: \$6,000



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.

N2 Charles H. Smith
Tax Map Number 2HH087041 TACS #761061
102400 Arrow Head Circle

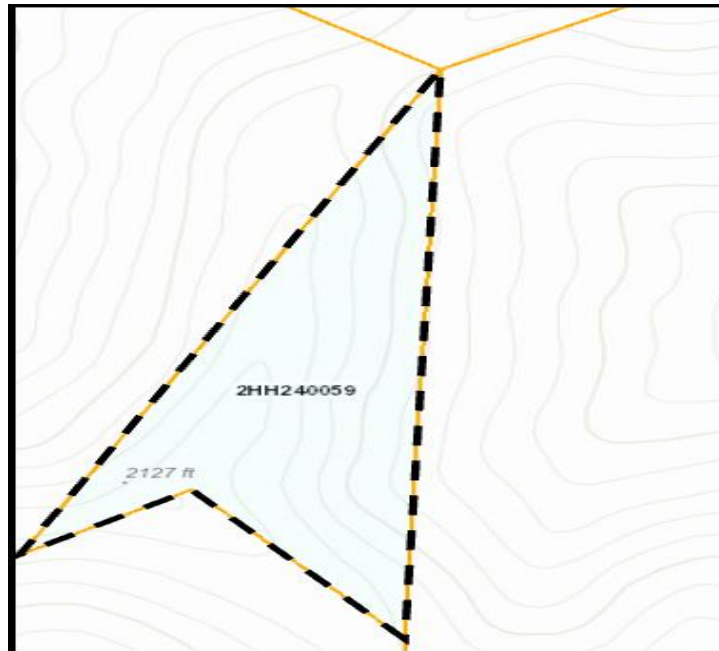
Property Address	Owner Name/Address	
102400 ARROW HEAD CIRCLE	SMITH, CHARLES	
	1024 ARROW HEAD CIRCLE	
	GRUNDY, VA 24614	
Map ID: 2HH087041		
Acct No: 14978-1		
Legal Description: LESTERS FORK 0 0		
AC .5 SMITH, CHARLES & JEWELL		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 557 / 569		
Instrument: 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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**N3 Ted Napier & Pauline Napier
Tax Map Number 2HH087041 TACS #759860
Bull Creek Lower Left**

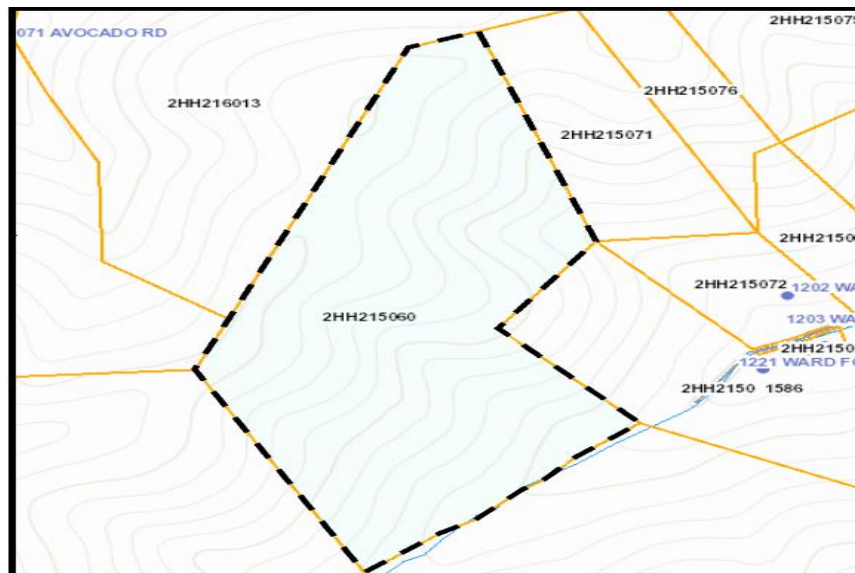
Property Address	Owner Name/Address	
	NAPIER, TED & PAULINE C/O PEGGY VANDENBOSSCHE 25316 PINE VIEW AVE	
Map ID: 2HH240059 WARREN, MI 48091		
Acct No: 11886-1		
Legal Description: BULL CRK LOWER LEFT HDFK 0 0 AC 20 0		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0130 / 410		
Instrument: 00 00		
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: 06 ROCK LICK	Year Effective:	Total Land: \$10,000
MH/Type:	On Site Date: 10/26/2020	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$10,000



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N4 Ellis L. Wright
Tax Map Number 2HH215060 TACS #760313
Little Prater Creek

Property Address	Owner Name/Address	
	WRIGHT, ELLIS L. GRUNDY, VA	
Map ID: 2HH215060		
Acct No: 18103-1		
Legal Description: LITTLE PRATER CRK 0 0 AC 19 0		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 54 / 374		
Instrument: 00 00		
Occupancy: LAND		
Dwelling Type: VACANT		
Use/Class: COMMERCIAL & INDUSTRIAL	Acreage: 19.000	
Year Assessed: 2021	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 07 SOUTH GRUNDY	Year Effective:	Total Land: \$9,500
MH/Type:	On Site Date: 09/16/2020	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$9,500



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N5 R.A.L. Hatfield
Tax Map Number 2HH036008 TACS #760915
Tug River

Property Address	Owner Name/Address	
	HATFIELD, R. A. L. LINDSEY, WV	
Map ID: 2HH036008		
Acct No: 6881-1		
Legal Description: TUG RIVER 0 0 AC 15 0		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0047 / 502		
Instrument: 00 00		
Occupancy: LAND		
Dwelling Type: VACANT		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 15.000	
Year Assessed: 2021	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 03 KNOX	Year Effective:	Total Land: \$4,500
MH/Type:	On Site Date: 08/17/2020	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$4,500



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N6 Melvin May and Elsie Marie May
Tax Map Number 2HH160120 TACS #761939
Paw Paw Creek of Knox Cre

Property Address	Owner Name/Address	
0 MN#3094	MAY, MELVIN & ELSIE MARIE 15256 HURLEY RD HURLEY, VA 24620	
Map ID: 2HH160120		
Acct No: 10664-1		
Legal Description: PAW PAW CREEK OF KNOX CRE 0 0		
AC 12 MAY, MELVIN		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0175 / 291		
Instrument: 00 00		
Occupancy: LAND		
Dwelling Type: VACANT		
Use/Class: COMMERCIAL & INDUSTRIAL	Acreage: 12.000	
Year Assessed: 2021	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 03 KNOX	Year Effective:	Total Land: \$6,000
MH/Type:	On Site Date: 10/20/2020	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$6,000



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N7 F Cole
Tax Map Number 1HH085024 TACS #760417
Lynn Camp

Property Address	Owner Name/Address	
	COLE, N. F. WHITEWOOD, VA	
Map ID: 1HH085024		
Acct No: 3035-1		
Legal Description: LYNN CAMP 0 0 AC 20 0		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0000 / No Page		
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: 01 GARDEN	Year Effective:	Total Land: \$10,000
MH/Type:	On Site Date: 08/04/2020	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$10,000

****INCORRECTLY MAPPED ON GIS****

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