

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
COUNTY OF BOTETOURT, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Botetourt, 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 **The Greenfield Auditorium, Room 212, 57 S. Center Drive, Daleville, Virginia 24083**, on **June 2, 2026 at 12:00 PM**. If you plan to bid in person, and have not pre-registered online as a bidder, **please arrive no later than 11:30 AM** so that you can get registered in a timely manner.

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 Dudley Resources (“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.	PID	TACS No.	Property Description
J1	Dennis Burns c/o Charles K. Burns	51A-1	20648	924012	Vacant; Trebark Road, Buchanan 24066
J2	Richard Francis Wood	89(3)1A	26980	924119	3339 Stoney Battery Road, Troutville 24175
J3	John Michael Franklin, et als	34-2A	18599	924043	Vacant; Craig Creek Road, Eagle Rock 24085
J4	Judy H. Tolley	78-8	25422	924113	26 Compton Lane, Buchanan 24066
J5	Earl E. & Vera H. Dudley	31-7A	18547	924028	4683 Buffalo Road, Buchanan 24066
J6	Charles E. & Robyn D. Kyle	61-73A	21409	924082	1386 Springwood Road, Fincastle 24083
J7	Mildred Hambrick Johnson, et al.	27-55	18062	924073	Vacant; Full House Road, Eagle Rock 24085

J8	Janis Dee Harlow	27A(3)4	18156	216298	14490 Church Street, Eagle Rock 24085
J9	Jeremy J. Bursey	38-41 REDEEMED	8911	634640	90 Windy Hill Road, Eagle Rock 24085 **Also includes the Clayton Mobile Home VIN CLm084724TN**
J10	Edward A. West	74-33A REDEEMED	24603	339828	5833 Blue Ridge Turnpike, Fincastle 24090

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 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 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 all funds paid as liquidated damages to cover attorney's fees of \$2,500.00 and auctioneer fees of \$1,000.00, 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 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 \$150.00, 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 (\$20,000.00) 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.

Credit Card information or other proof of funds will be collected as part of the registration process for deposit purposes. If using a credit card, immediately upon conclusion of the Sale, the highest bidder's registered credit card will be charged an initial deposit amount of \$2,500.00, or the minimum deposit amount outlined in the terms above, if less than \$2,500.00.

Terms applicable to In-Person Bidders ONLY: The deposit and buyer's premium are due at the close 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.dudleyresources.auction**. 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 Dudley Resources, at (804) 709-1954 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 June 9, 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 Botetourt 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 Botetourt 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.dudleyresources.auction**, by email to info@dudleyresources.com or by phone to Phil Bonnie, at (804) 709-1954. 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) 548-4431, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales – Botetourt County
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, June 2, 2026, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

Case Name: County of Botetourt 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 Botetourt, 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 that I bear the risk of loss from the date of this contract. 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 (June 2, 2026). 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 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

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

enforceable. 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 of all funds paid as liquidated damages to cover attorney's fees of \$2,500 and auctioneer fees of \$1,000, 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.

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:

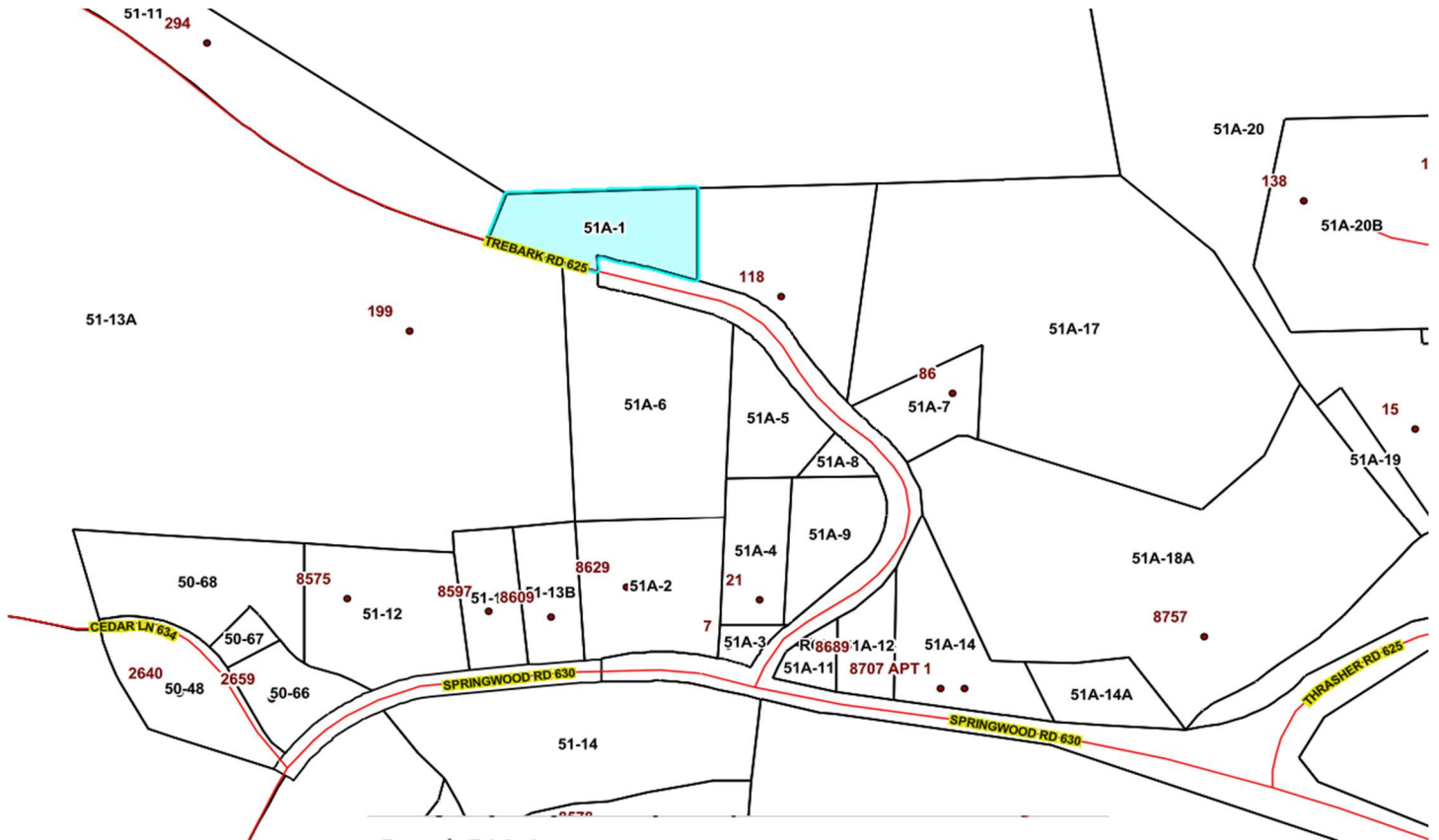
Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 2nd day of June 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

Property J1
Dennis Burns c/o Charles K. Burns



Parcel: 51A-1

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Question about Parcel? [Send Email](#)

Tax Number: 51A-1 PID: 20648

OWNER1: BURNS DENNIS

OWNER2: C/O CHARLES K BURNS

Mailing Label:

6508 BURNING BUSH CT
CHARLOTTE, NC282272400

Property Addressing:

TREBARK RD
BUCHANAN, VA 24066

Legal Description: SPRINGWOOD

Property Area: 0.500000 acres

Zoning: **See Zoning Layer**

Year Built:

Sq. Footage:

Last Sale Date:

Last Sale Amount: \$

Assessment Information:

Improvement Value: \$0

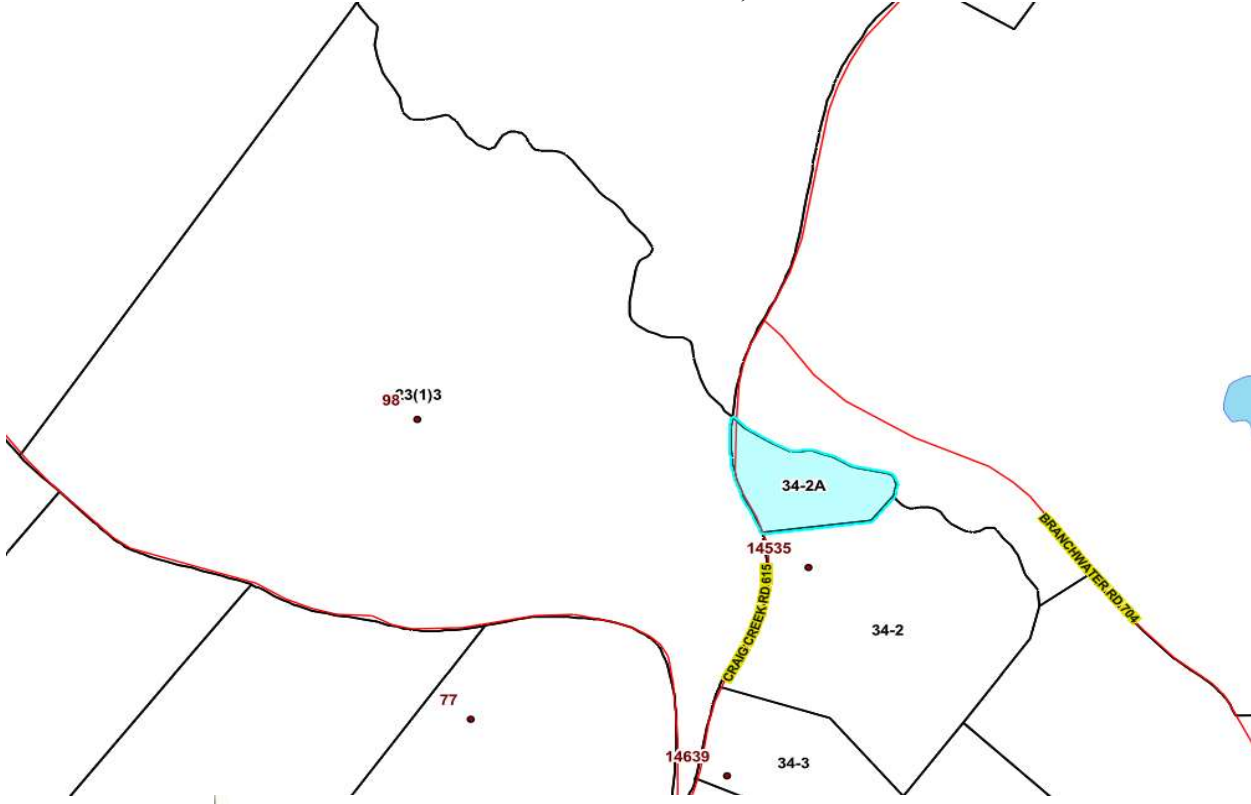
Land Value: \$18800

Other Value: \$0

Total Value: \$18800

This information 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 footage, and any other matters of interest related to this property.

**Property J3
John Michael Franklin, et als.**



Parcel: 34-2A

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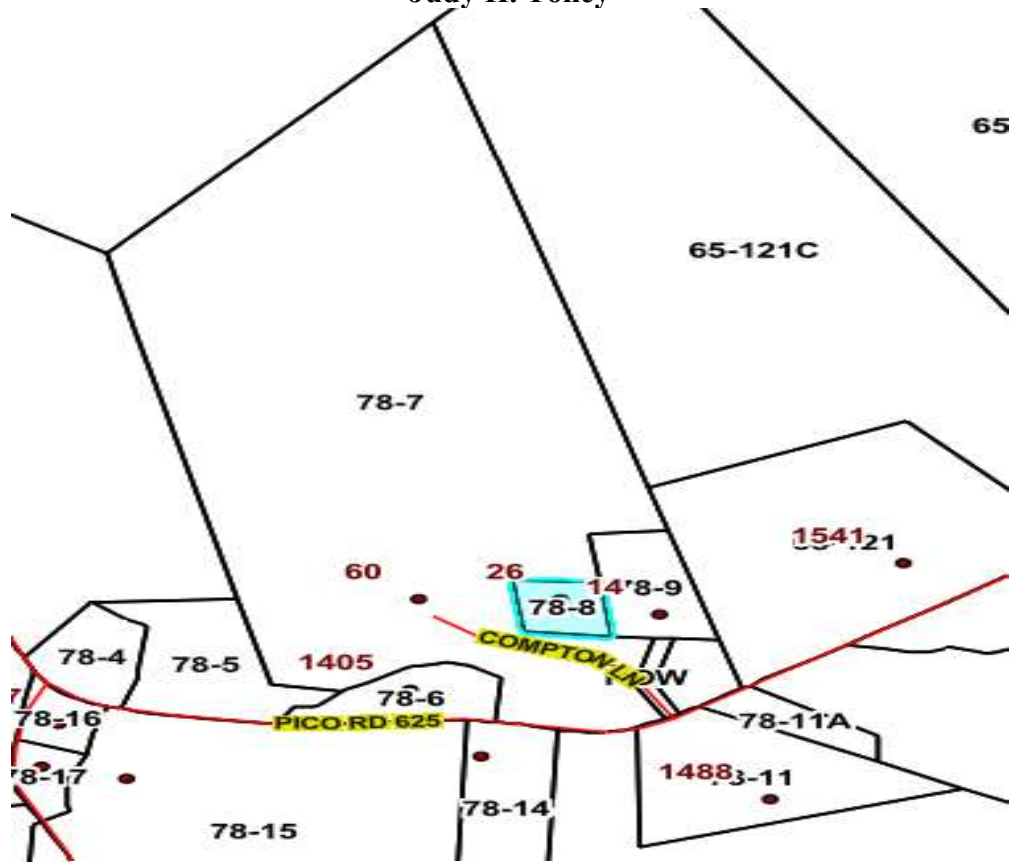
Question about Parcel? [Send Email](#)
Tax Number: 34-2A PID: 18599

OWNER1: FRANKLIN JOHN MICHAEL ET ALS
OWNER2:
Mailing Label:
250 CLICKTOWN RD
CHURCH HILL, TN37642
Property Addressing:
[CRAIG CREEK RD](#)
[EAGLE ROCK, VA 24085](#)
Legal Description: ORISKANY
Property Area: 1.285000 acres
Zoning: **See Zoning Layer**
Year Built:
Sq. Footage:
Last Sale Date: 11/30/15, 7:00 PM
Last Sale Amount: \$

Assessment Information:
Improvement Value: \$5200
Land Value: \$21100
Other Value: \$0
Total Value: \$26300

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**Property J4
Judy H. Tolley**



Parcel: 78-8

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Question about Parcel? [Send Email](#)
Tax Number: 78-8 PID: 25422

OWNER1: TOLLEY JUDY H
OWNER2:
Mailing Label:
26 COMPTON LN
BUCHANAN, VA 24066
Property Addressing:
[26 COMPTON LN](#)
[BUCHANAN, VA 24066](#)
Legal Description: PICO LOT
Property Area: 0.000000 acres
Zoning: **See Zoning Layer**
Year Built:
Sq. Footage:
Last Sale Date:
Last Sale Amount: \$

Assessment Information:
Improvement Value: \$5100
Land Value: \$18800
Other Value: \$0
Total Value: \$23900

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Property J5
Earl E. & Vera H. Dudley



Parcel: 31-7A ^ x

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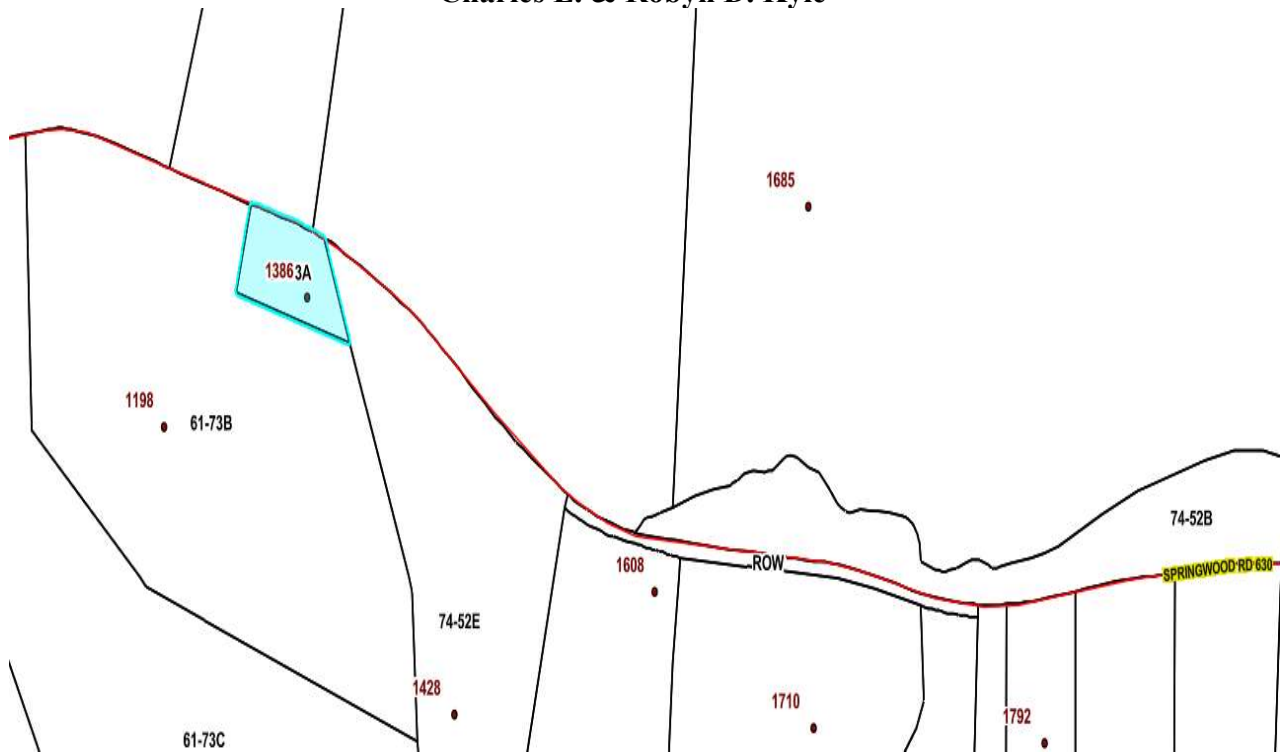
Question about Parcel? [Send Email](#)
Tax Number: 31-7A **PID:** 18547

OWNER1: DUDLEY EARL E & VERA H
OWNER2:
Mailing Label:
4430 SOUTH BUFFALO ROAD
LEXINGTON, VA24450
Property Addressing:
[4683 BUFFALO RD](#)
[BUCHANAN, VA 24066](#)
Legal Description: PURGATORY
Property Area: 5.000000 acres
Zoning: **See Zoning Layer**
Year Built:
Sq. Footage:
Last Sale Date:
Last Sale Amount: \$

Assessment Information:
Improvement Value: \$12200
Land Value: \$36000
Other Value: \$0
Total Value: \$48200

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Property J6
Charles E. & Robyn D. Kyle



Parcel: 61-73A

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Question about Parcel? [Send Email](#)
Tax Number: 61-73A PID: 21409

OWNER1: KYLE CHARLES E & ROBYN D
OWNER2:
Mailing Label:
PO BOX 201
FINCASTLE, VA24090
Property Addressing:
[1386 SPRINGWOOD RD](#)
[FINCASTLE, VA 24083](#)
Legal Description: FINCASTLE
Property Area: 1.000000 acres
Zoning: **See Zoning Layer**
Year Built: 1983
Sq. Footage: 1000
Last Sale Date:
Last Sale Amount: \$

Assessment Information:
Improvement Value: \$74100
Land Value: \$35000
Other Value: \$0
Total Value: \$109100

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**Property J7
Mildred Hambrick Johnson, et al.**



Parcel: 27-55

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[Question about Parcel? Send Email](#)
Tax Number: 27-55 PID: 18062

OWNER1: JOHNSON MILDRED HAMBRICK ET AL
OWNER2:
Mailing Label:
209 HIGHLAND CIR
LEWISBURG, WV24901
Property Addressing:
FULL HOUSE RD
EAGLE ROCK, VA 24085
Legal Description: LAPSLEYS RUN
Property Area: 1.150000 acres
Zoning: **See Zoning Layer**
Year Built: 1910
Sq. Footage: 1192
Last Sale Date: 4/3/13, 8:00 PM
Last Sale Amount: \$

Assessment Information:
Improvement Value: \$500
Land Value: \$25800
Other Value: \$0
Total Value: \$26300

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**Property J8
Janis Dee Harlow**



Parcel: 27A(3)4

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Question about Parcel? [Send Email](#)

Tax Number: 27A(3)4 PID: 18156

OWNER1: HARLOW JANIS DEE

OWNER2:

Mailing Label:

7908 BOTETOVRT RD
FINCASTLE, VA240903967

Property Addressing:

14490 CHURCH ST
EAGLE ROCK, VA 24085

Legal Description: EAGLE ROCK LOTS FINNY ADD 1 LOT 4

Property Area: 0.000000 acres

Zoning: **See Zoning Layer**

Year Built: 1900

Sq. Footage: 2074

Last Sale Date: 9/21/00, 8:00 PM

Last Sale Amount: \$10000

Assessment Information:

Improvement Value: \$26000

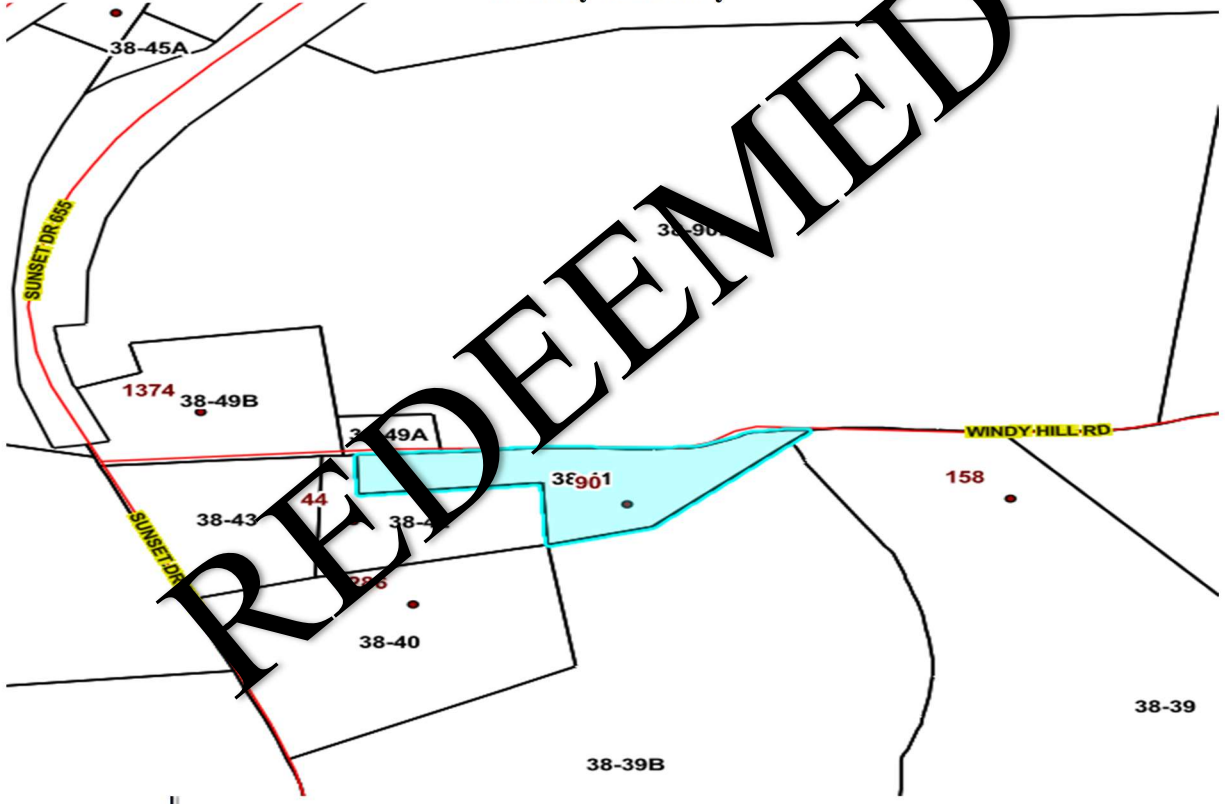
Land Value: \$10000

Other Value: \$0

Total Value: \$36000

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Property J9
Jeremy J. Bursey



Parcel: 38-41

Adjoiners Export Zoom to Print Popup

Question about Parcel? [Send Email](#)

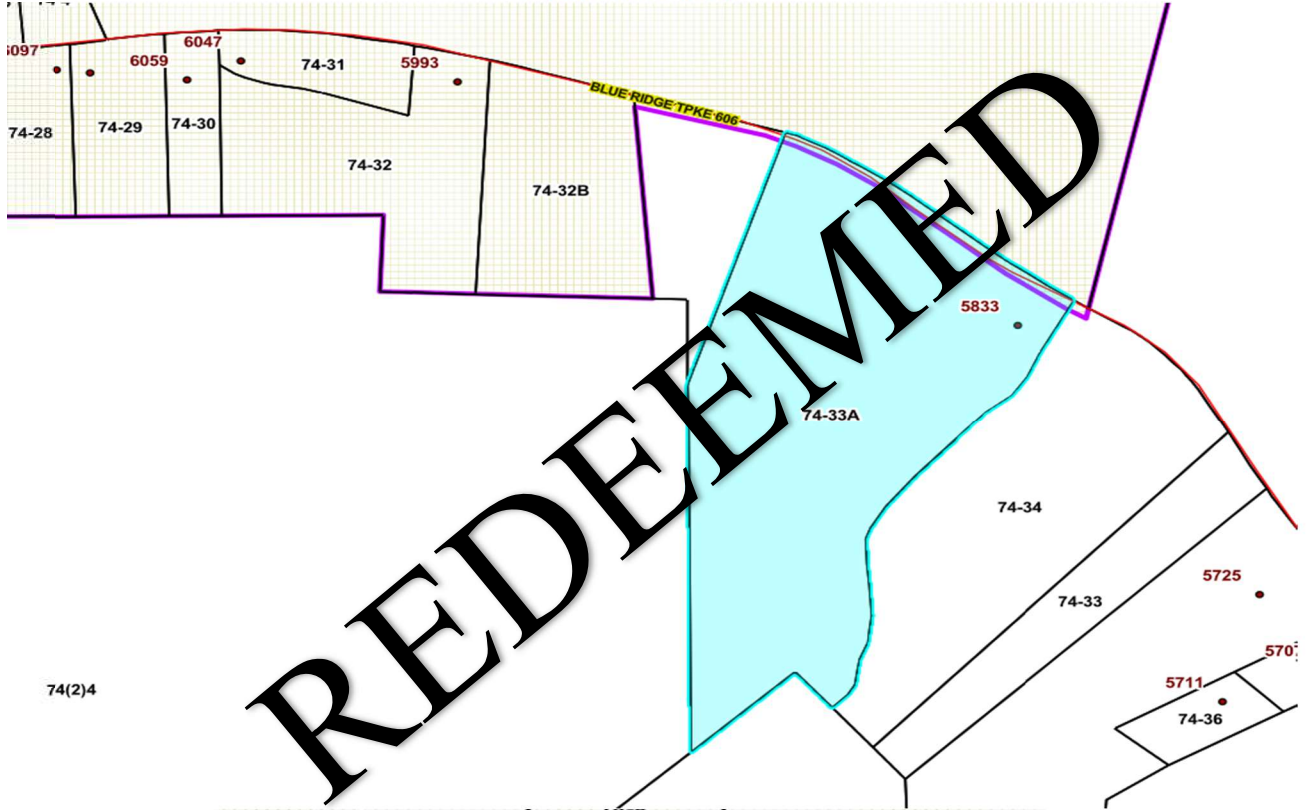
Tax Number: 38-41 PID: 18911

OWNER1: BURSEY JEREMY J
OWNER2:
Mailing Label:
461 SANDY SPRINGS RD
MILLBORO, VA24460
Property Addressing:
90 WINDY HILL RD
EAGLE ROCK, VA 24085
Legal Description: LAPSLEYS RUN
Property Area: 0.563000 acres
Zoning: **See Zoning Layer**
Year Built:
Sq. Footage:
Last Sale Date: 11/12/14, 7:00 PM
Last Sale Amount: \$

Assessment Information:
Improvement Value: \$5800
Land Value: \$24300
Other Value: \$0
Total Value: \$30100

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Property J10
Edward J. West



74(2)4

Parcel: 74-33A

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Question about Parcel? [Send Email](#)
Tax Number: 74-33A PID: 24603

OWNER1: WEST EDWARD A & DIANA C
OWNER2:
Mailing Label:
5833 BLUE RIDGE TURNPIKE
FINCASTLE, VA24090
Property Addressing:
[5833 BLUE RIDGE TPKE](#)
[FINCASTLE, VA 24090](#)
Legal Description: MILL CR
Property Area: 5.150000 acres
Zoning: **See Zoning Layer**
Year Built: 1930
Sq. Footage: 648
Last Sale Date:
Last Sale Amount: \$

Assessment Information:
Improvement Value: \$16000
Land Value: \$27600
Other Value: \$0
Total Value: \$43600

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