

**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, July 30, 2026 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	Larry Little	64-1-12	1033562	Brushy Mt (JFHT) Lot 12; 5.5ac, more or less; Jefferson Forest Ln 10-141A1049D12
J2	Elena F Kinsey	7-A-22	1033547	Dry Fork; 5.0ac, more or less; Dry Fork 11-004 525A
J3	Daisy Brown	11-A-19	1033569	Fronts on East River Mountain Rd; 7.5ac, more of less; East River Mt 408-316 767A
J4	John Hull	63A2-A-36	1033549	Bastian 1.0ac, more or less 167 Bears Trail; 12-116 E9-A541
J5	AJ Williams	135-A-21	1034803	Fronts on Birch Grove Rd; N Fork Holston; 2.0ac, more or less; 13-195 51A

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 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.

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 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.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 August 6, 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 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, July 30, 2026, 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 30th day of July 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, 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: Larry Little
Tax Map No. 64-1-12

Parcel Details

Parcel ID	64-1-12
Owner Name	LITTLE LARRY LITTLE JOANNE
Owner Address	P O BOX 362 HURLEY, VA 24620

Land

Acres	5.5
Zoning	A1
Legal Description	BRUSHY MT (JFHT) LOT 12 (5.5) JEFFERSON FOREST LN 10-14IA1049D12
Deed Book Ref	135
Deed Page Ref	
Consideration	

Values

Improvement Value	\$0
Land Value	\$14,800
Total Value	\$14,800



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.

Parcel J2: Elena F. Kinsey & Others
Tax Map No. 7-A-22

Parcel Details

Parcel ID	7-A-22
Owner Name	FERGUSON RICHARD A FERGUSON STEPHANIE V
Owner Address	5022 DRY FORK RD ROCKY GAP, VA 24366

Land

Acres	5
Zoning	A1
Legal Description	DRY FORK 5 DRY FORK 11-004 525A

Deed Book Ref	125
Deed Page Ref	
Consideration	

Values

Improvement Value	\$0
Land Value	\$24,500
Total Value	\$24,500



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Parcel J3: Daisy Brown
Tax Map No. 11-A-19

Parcel Details

Parcel ID	11-A-19
Owner Name	BROWN DAISY B
Owner Address	E RIVER MT RD ROCKY GAP, VA 24366

Land

Acres	7.5
Zoning	A1
Legal Description	EAST RIVER MT 7.5 EAST RIVER MT 408-316 767A

Deed Book Ref

Deed Page Ref

Consideration

Values

Improvement Value	\$0
Land Value	\$32,000
Total Value	\$32,000



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**Parcel J4: John Hull
Tax Map No. 63A2-A-36**

Parcel Details

Parcel ID	63A2-A-36
Owner Name	HULL JOHN
Owner Address	167 BEARS TRAIL BASTIAN, VA 24314

Land

Acres	1
Zoning	A1
Legal Description	BASTIAN I 167 BEARS TRAIL 12-116 E9-A541

Deed Book Ref

Deed Page Ref

Consideration

Values

Improvement Value	\$500
Land Value	\$14,000
Total Value	\$14,500



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**Parcel J5: AJ Williams
Tax Map No. 135-A-21**

Parcel Details

Parcel ID	135-A-21
Owner Name	WILLIAMS A J
Owner Address	%VANCE GROSECLOSE & MARY OAKES 13 3RD STREET BYHALIA, MS 38611

Land

Acres	2
Zoning	A1
Legal Description	N FORK HOLSTON 2 BIRCH GROVE RD 13-195 51A

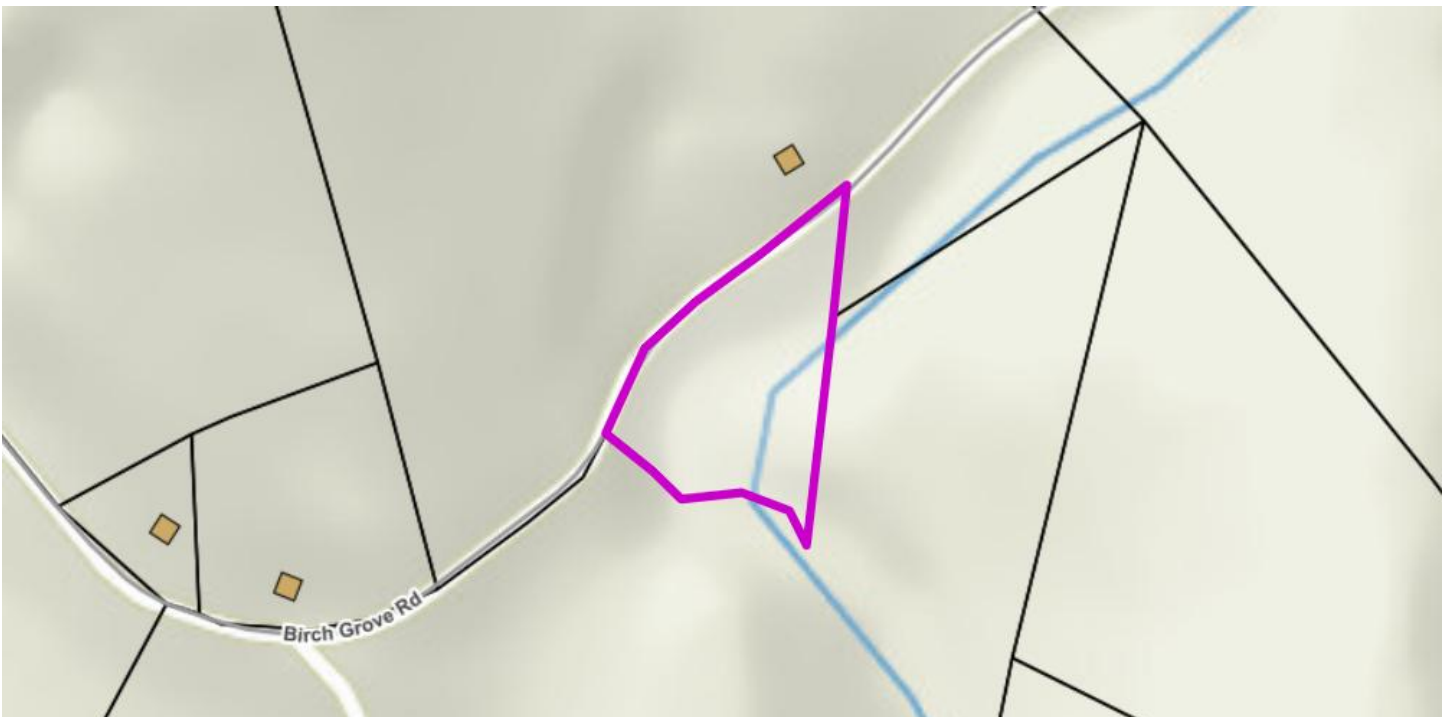
Deed Book Ref

Deed Page Ref

Consideration

Values

Improvement Value	\$0
Land Value	\$15,500
Total Value	\$15,500



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.