

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF BLAND, 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 **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 terms or conditions which may be 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
N1	Jeffrey and Javette Buchanan	63A1-1-18	1033554	Fronts on Chase St; Bastian Sub Lot 18 12-116E9A1A 401
		63A1-1-19	1033554	Fronts on Chase St; Bastian Sub Lot 19 12-116E9A1A 402
N2	Kevin Lee Dent REDEEMED	63A1-1-38	1033619	Fronts on Boyd Lane; Bastian Subdiv Lot 38 5 8 Boyd Ln 12-116E9A1A418 REDEEMED
N3	Robert S. Newberry REDEEMED	91-A-57D	1033646	Fronts on Waddletown Rd; Walkers Big Creek 1.82ac, more or less Waddletown Rd 10-19-761 REDEEMED
N4	Nelson Brown	119-A-21	1033582	Fronts on W. Blue Grass Trail; Rt 42 Near Bland 0.25ac, more or less Blue Grass Trl 13-066 505
N5	Ella Gordon	77-A-21	1033574	Fronts near N. Scenic Highway; Bland 1.5ac, more or less N Scenic Hwy 10-016 1343
N6	Ella Lundy	74A-1-7	1033542	Fronts on Sun Ridge Lane; Suiter Subdiv Lot 7 Suiter Subdiv 409-48 IA 226
N7	Ella Lundy	74A-1-76	1033542	Fronts on Lodge Drive; Suiter Subdiv Lot 76 Suiter Subdiv 409-48 IA 275
N8	George R. Gish REDEEMED	11-A-99	1033652	Laurel Fork 1.0ac, more or less Laurel Fork Rd 409-18-683 REDEEMED
N9	Karen Sue Dodson	61A1-1-24	1033627	Fronts on Mulberry Lane; Wolf Creek Green Acres Lot 24 U Block Apple Ln 409- IB-1199
N10	Ruby Cox	47-A-3	1033558	Wolf Creek 2.0ac, more or less; Grapefield Rd 409-27 1147E
N11	William Clint Vanover REDEEMED	111-A-5C1	1034800	Fronts on Little Creek Highway; Walkers Little Creek 1.0, more or less; Little Creek Hwy REDEEMED

N12	Luther R. Millsap REDEEMED	61A1-3-C-19A	1033546	Green Acres Part of Lot 19 Block C Green Acres 409-50IC-1228A REDEEMED
		61A1-3-C-20	1033546	Fronts on Cherry Lane; Green Acres Lot 20 Block C Cherry Lane 409-50IC-1229 REDEEMED
		61A1-3-C-21	1033546	Fronts on Cherry Lane; Green Acres Lot 21 Block C Cherry Lane 409-20IC-1229 REDEEMED
		61A1-3-C-22	1033546	Fronts on Cherry Lane; Green Acres Lot 22 Block C Green Acres 409-50IC-1231 REDEEMED

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.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 full balance due must be received 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. 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, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Tax Ticket Name: _____

Tax Map Number: _____

Account Number: _____

TACS Number: _____

Bid Amount: \$ _____

Buyers Premium: \$ _____

Deed Recordation Cost: \$ _____

Credit Card Hold: \$(_____ **)**

Total Due Now: \$ _____

I understand that the above-referenced "Total Due" is to be **received** by TACS **no later than** _____. I agree that the Total Due shall be paid via certified funds or wire transfer. I understand that sale of the property is not contingent upon obtaining financing.

Certified funds shall be made payable to _____ and forwarded to TACS at the address shown below. Wire transfer instructions will be provided upon request. All payments must reference the Tax Map No. of the parcel. I understand that cash and personal checks will **not** be accepted. I understand that in the event my payment is returned, improperly tendered, or is otherwise not made, the contract of sale may be voided, 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 _____ Circuit Court Clerk's Office for recordation. I understand that I will receive the recorded 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 auction closing date. 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 my electronic signature shall be considered true and accurate for the purposes of this transaction.

I 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 30th day of July, 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

NOTES

[illegible]

Parcel N1: Jeffrey and Javette Buchanan
Tax Map No. 63A1-1-18 (1st of 2 lots)

Parcel Details

Parcel ID	63A1-1-18
Owner Name	BUCHANAN JEFFERY BUCHANAN JAVETTE
Owner Address	8895 MCGHEES MILL RD SEMORA, NC 27343

Land

Acres	
Zoning	A1
Legal Description	BASTIAN SUB LOT 18 12-116E9A1A 401

Deed Book Ref	
Deed Page Ref	
Consideration	

Values

Improvement Value	\$0
Land Value	\$7,500
Total Value	\$7,500



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Parcel N1: Jeffrey and Javette Buchanan
Tax Map No. 63A1-1-19 (2nd of 2 lots)

Parcel Details

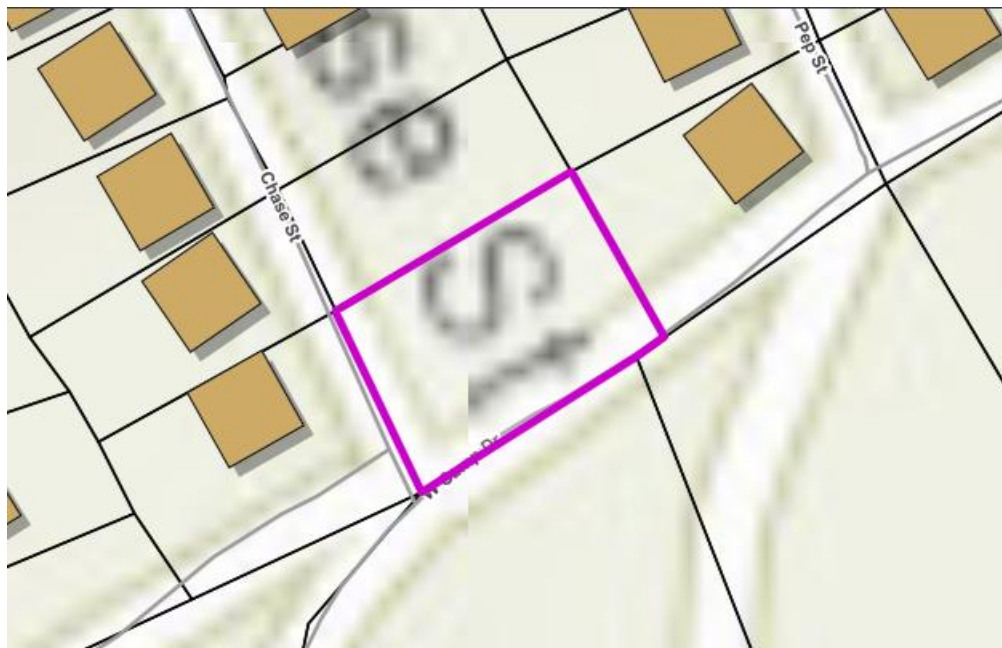
Parcel ID	63A1-1-19
Owner Name	BUCHANAN JEFFERY BUCHANAN JAVETTE
Owner Address	8895 MCGHEES MILL RD SEMORA, NC 27343

Land

Acres	
Zoning	A1
Legal Description	BASTIAN SUB LOT 19 12-116E9A1A 402
Deed Book Ref	
Deed Page Ref	
Consideration	

Values

Improvement Value	\$0
Land Value	\$7,500
Total Value	\$7,500



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Parcel N2: Kevin Lee Dent
Tax Map No. 63A1-1-38

Parcel Details

Parcel ID	63A1-1-38
Owner Name	DENT KEVIN LEE & OTHERS
Owner Address	P O BOX 344 BLAND, VA 24315

Land

Acres	
Zoning	A1
Legal Description	BASTIAN SUBDIV LOT 38 58 BOYD LN 12-116E9AIA418

Deed Book Ref	
Deed Page Ref	
Consideration	

Values

Improvement Value	\$400
Land Value	\$10,500
Total Value	\$10,900



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Parcel N3: Robert S. Newberry
Tax Map No. 91-A-57D

Parcel Details

Parcel ID	91-A-57D
Owner Name	NEWBERRY ROBERT S NEWBERRY AMIE S
Owner Address	5963 WADDLETOWN RD BLAND, VA 24315

Land

Acres	1.82
Zoning	A1
Legal Description	WALKERS BIG CREEK 1.82 WADDLETOWN RD 10-19 761
Deed Book Ref	298
Deed Page Ref	
Consideration	

Values

Improvement Value	\$0
Land Value	\$4,600
Total Value	\$4,600



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**Parcel N4: Nelson Brown
Tax Map No. 119-A-21**

Parcel Details

Parcel ID	119-A-21
Owner Name	BROWN NELSON
Owner Address	% MARY MARTIN 159 EDENBERRY LANE BARREN SPRINGS, VA 24313

Land

Acres	0.25
Zoning	A1
Legal Description	RT 42 NEAR BLAND .25 W BLUE GRASS TRL 13-066 505

Deed Book Ref

Deed Page Ref

Consideration

Values

Improvement Value	\$2,000
Land Value	\$7,500
Total Value	\$9,500



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Parcel N5: Ella Gordon
Tax Map No. 77-A-21

Parcel Details

Parcel ID	77-A-21
Owner Name	GORDON ELLA & OTHERS
Owner Address	% WILMA HODGE 9709 BUTTERFLY LANE SPRINGDALE, MD 20774

Land

Acres	1.5
Zoning	A1
Legal Description	BLAND 1.5 N SCENIC HWY 10-016 1343

Deed Book Ref	
Deed Page Ref	
Consideration	

Values

Improvement Value	\$0
Land Value	\$3,800
Total Value	\$3,800



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Parcel N6: Ella Lundy
Tax Map No. 74A-1-7

Parcel Details

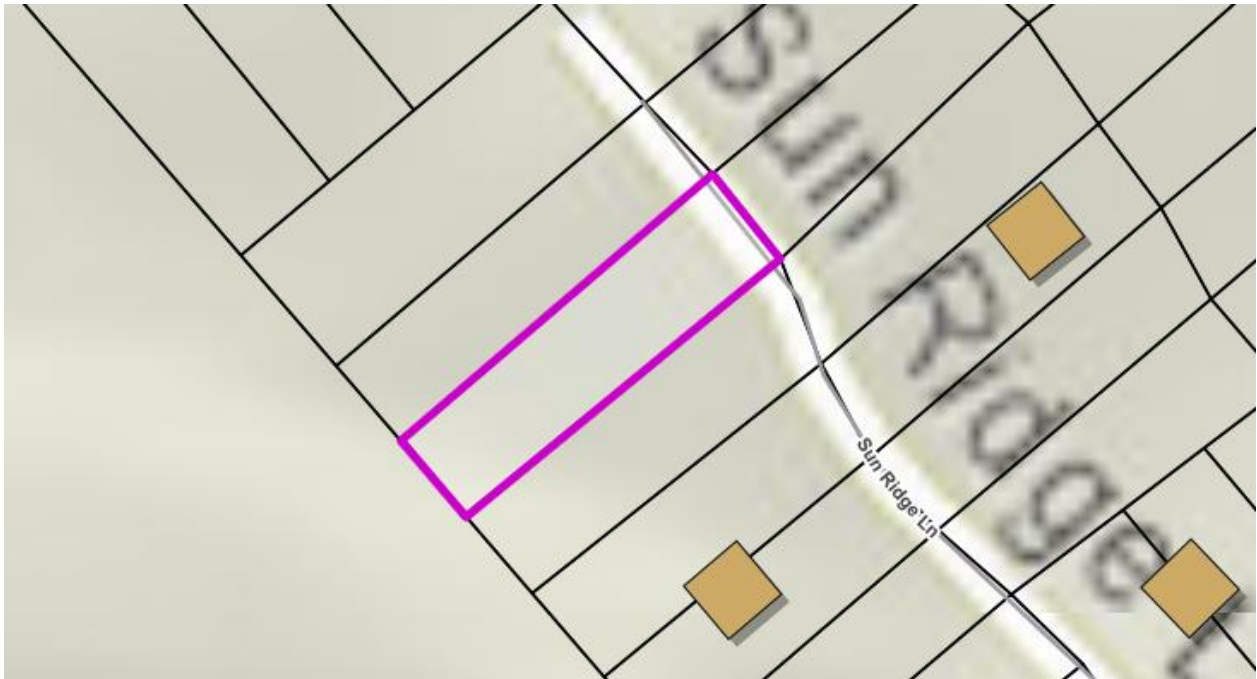
Parcel ID	74A-1-7
Owner Name	LUNDY ELLA
Owner Address	% ARLIE LUNDY PO BOX 455 RINER, VA 24149

Land

Acres	
Zoning	A1
Legal Description	SUITER SUBDIV LOT 7 SUITER SUBDIV 409-48 IA 226
Deed Book Ref	
Deed Page Ref	
Consideration	

Values

Improvement Value	\$0
Land Value	\$2,000
Total Value	\$2,000



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Parcel N7: Ella Lundy
Tax Map No. 74A-1-76

Parcel Details

Parcel ID	74A-1-76
Owner Name	LUNDY ELLA
Owner Address	% ARLIE LUNDY PO BOX 455 RINER, VA 24149

Land

Acres	
Zoning	A1
Legal Description	SUITER SUBDIV LOT 76 SUITER SUBDIV 409-48 IA 275
Deed Book Ref	
Deed Page Ref	
Consideration	

Values

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



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**Parcel N8: George R. Gish
Tax Map No. 11-A-99**

Parcel Details

Parcel ID	11-A-99
Owner Name	GISH GEORGE R GISH G R JR
Owner Address	C/O MARGARET GARRETT 39 ASHLEY OAKS TR ROME, GA 30165

Land

Acres	1
Zoning	A1
Legal Description	LAUREL FORK 1 LAUREL FORK RD 409-18 683

Deed Book Ref	
Deed Page Ref	
Consideration	

Values

Improvement Value	\$0
Land Value	\$12,500
Total Value	\$12,500



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**Parcel N9: Karen Sue Dodson
Tax Map No. 61A1-1-24**

Parcel Details

Parcel ID	61A1-1-24
Owner Name	DODSON KAREN SUE DODSON RENE & SEAN
Owner Address	215 MURRAY CIRCLE BLUEFIELD, VA 24605

Land

Acres	
Zoning	A1
Legal Description	WOLF CREEK GREEN ACRES LOT 24 U BLOCK APPLE LN 409-50 IB-1199
Deed Book Ref	1,032
Deed Page Ref	
Consideration	

Values

Improvement Value	\$0
Land Value	\$6,000
Total Value	\$6,000



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**Parcel N10: Ruby Cox
Tax Map No. 47-A-3**

Parcel Details

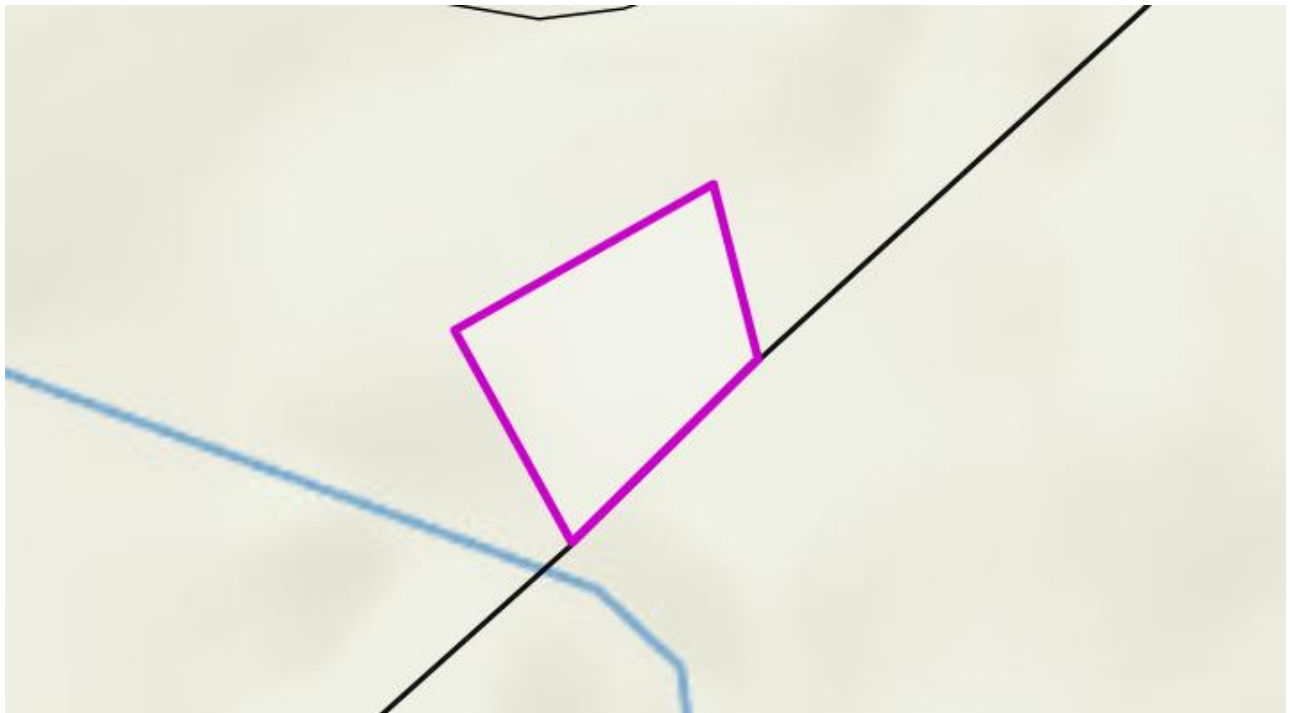
Parcel ID	47-A-3
Owner Name	COX RUBY C/O MICHAEL EMORY COX
Owner Address	P O BOX 143 OAKWOOD, VA 24631

Land

Acres	2
Zoning	A1
Legal Description	WOLF CREEK 2 GRAPEFIELD RD 409-27 1147E
Deed Book Ref	93
Deed Page Ref	763
Consideration	

Values

Improvement Value	\$300
Land Value	\$6,000
Total Value	\$6,300



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Parcel N11: William Clint Vanover
Tax Map No. 111-A-5C1

Parcel Details

Parcel ID	111-A-5C1
Owner Name	VANOVER WILLIAM CLINT
Owner Address	1471 RIDGE AVE CROCKETT, VA 24323

Land

Acres	1
Zoning	A1
Legal Description	WALKERS LITTLE CREEK 1 LITTLE CREEK HWY
Deed Book Ref	448
Deed Page Ref	
Consideration	

Values

Improvement Value	\$0
Land Value	\$3,500
Total Value	\$3,500

REDEEMED



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Parcel N12: Luther R. Millsap
Tax Map No. 61A1-3-C-19A (1st of 4 lots)

Parcel Details

Parcel ID	61A1-3-C-19A
Owner Name	MILLSAP LUTHER
Owner Address	P O BOX 544 BLUEFIELD, VA 24605

Land

Acres	
Zoning	A1
Legal Description	GREEN ACRES PART OF LOT 19 BLOCK C GREEN ACRES 409-50IC-1228A
Deed Book Ref	983
Deed Page Ref	
Consideration	

Values

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



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Parcel N12: Luther R. Millsap
Tax Map No. 61A1-3-C-20 (2nd of 4 lots)

Parcel Details

Parcel ID	61A1-3-C-20
Owner Name	MILLSAP LUTHER R
Owner Address	P O BOX 544 BLUEFIELD, VA 24605

Land

Acres	
Zoning	A1
Legal Description	GREEN ACRES LOT 20 BLOCK C CHERRY LANE 409-50 IC-1229
Deed Book Ref	
Deed Page Ref	
Consideration	

Values

Improvement Value	\$0
Land Value	\$9,000
Total Value	\$9,000



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Parcel N12: Luther R. Millsap
Tax Map No. 61A1-3-C-21 (3rd of 4 lots)

Name:	MILLSAP LUTHER R	Account No:	2424
Name 2:	N/A	Map ID:	61A1 3 C 21
Address:	P O BOX 544 BLUEFIELD VA 24605		
Description:	GREEN ACRES LOT 21 BLOCK C GREEN ACRES 409-50 IC-1230		
District:	02		



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Parcel N12: Luther R. Millsap
Tax Map No. 61A1-3-C-22 (4th of 4 lots)

Parcel Details

Parcel ID	61A1-3-C-22
Owner Name	MILLSAP LUTHER R
Owner Address	P O BOX 544 BLUEFIELD, VA 24605

Land

Acres	
Zoning	A1
Legal Description	GREEN ACRES LOT 22 BLOCK C GREEN ACRES 409-50 IC-1231
Deed Book Ref	100
Deed Page Ref	587
Consideration	

REDEEMED

Values

Improvement Value	\$0
Land Value	\$6,000
Total Value	\$6,000



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