

**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 **Buchanan Co. Board of Supervisors Meeting Room; 4447 Slate Creek Road, Grundy Virginia 24614, on Tuesday, February 20, 2024 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 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.

	<u>Property Owner(s)</u>	<u>Tax Map No.</u>	<u>TACS No.</u>	<u>Property Description</u>
N1.a	DOUGLAS A AND IRENE LANE	2HH145016-B	760321	Deskins FK, T#1 AC 4.5; Prater District
N1.b	DOUGLAS A AND IRENE LANE	2HH145016-C	760321	Deskins FK T#2 AC 3.9; Prater District
N1.c	DOUGLAS A AND IRENE LANE	2HH145016-D	760321	Deskins FK T#3 ac 3.4; Prater District
N2	EUGENE & LULA BLANKENSHIP, ET AL	2HH085110	760647	5162 Hurley Road; Knox Crk AC Tract; Knox District
N3	STELLA MARIE BOYD & IRA FRANKLIN, ET AL	2HH190020	760185	2399 Fox Fire Road, Vansant; Little Fox Creek AC 5; Hurricane District
N4	ROSCOE & SUSIE WILSON	2HH240132	761433	Left Hand Fork of Bull Cr AC Lot; Rock Lick District
N5	LENA MAE LESTER ET AL	2HH191028	760700	Hurricane Creek AC 7; Hurricane District
N6	LUCY HURLEY ESTATE	2HH209029	760736	Russell Fork River AC 5.5; Prater District
N7	AGNES F. DUTY	2HH109088	760565	5163 Old Lesters Fork Road; Lesters Fork AC Bdry Duty; Knox District
N8	FITZUE JUSTUS	2HH160046	760726	Paw Paw Creek AC Parcel; Knox District
N9	GARNET & PHYLLIS DAVIS	2HH014035	761177	Orchard Br on Slate Crk AC .48; North Grundy District
N10	EFFIE DAVIS	1HH080004	761818	Grassy Crk AC 4.0; Garden District

N11	NANCY MARGARET MOSLEY	1HH057059	759815	Dismal River, AC 18.0; Garden District
N12	FRANKIE BURKS, ET AL	2HH109117	760355	1199 Half Mile Branch Rd; Lesters Fk AC 1.0; Knox District
N13	HARVE BLANKENSHIP, ET AL	2HH044059	759797	Hoover Camp Br AC 17; Knox District
N14	CHARLIE E. STUMP, ET AL	2HH236085	760158	Rocklick Creek AC Bdry; Rock Lick District

GENERAL TERMS OF SALE: The Treasurer has the right to reject any bids determined to be unreasonable in relation to 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. 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 on the day 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 <https://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 Mitch-Ell Auction Firm, at (276) 608-4786 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 27, 2024).** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cash and personal checks **will not** be accepted. Checks and money orders shall be made payable to County of Buchanan and forwarded to TACS, at the address shown below. 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 <https://mitchellauctionfirm.com/>, by email to mark@mitchellauctionfirm.com or by phone to Mark Mitchell, at (276) 608-4786. 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 804-506-3102, 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 20, 2024, 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: \$ _____

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 (February 20, 2024). 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 20th day of February, 2024, 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.a	DOUGLAS A AND IRENE LANE	2HH145016-B	760321	Deskins FK, T#1 AC 4.5; Prater District
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Legal Description: DESKINS FK T#1
AC 4.5 STREET, TROY & SANDRA

Deed Book/Page: 449 / 655

Occupancy: LAND

Dwelling Type: VACANT

Use/Class: SINGLE FAMILY COUNTY

Acreage: 4.500

Year Assessed: 2021

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 05 PRATER

Year Effective:

Total Land: \$8,100

MH/Type:

On Site Date: 10/01/2020 **Total Improvements:** \$0

Condition:

Review Date:

Total Value: \$8,100

N1.b	DOUGLAS A AND IRENE LANE	2HH145016-C	760321	Deskins FK T#2 AC 3.9; Prater District
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Legal Description: DESKINS FK T#2
AC 3.9 STREET, TROY D & SANDRA

Deed Book/Page: 449 / 655

Occupancy: LAND

Dwelling Type: VACANT

Use/Class: SINGLE FAMILY COUNTY

Acreage: 3.900

Year Assessed: 2021

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 05 PRATER

Year Effective:

Total Land: \$7,700

MH/Type:

On Site Date: 10/01/2020 **Total Improvements:** \$0

Condition:

Review Date:

Total Value: \$7,700

N1.c	DOUGLAS A AND IRENE LANE	2HH145016-D	760321	Deskins FK T#3 ac 3.4; Prater District
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Legal Description: DESKINS FK T#3
AC 3.4 STREET, TROY D & SANDRA

Deed Book/Page: 449 / 655

Occupancy: LAND

Dwelling Type: VACANT

Use/Class: SINGLE FAMILY COUNTY

Acreage: 3.400

Year Assessed: 2021

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 05 PRATER

Year Effective:

Total Land: \$7,400

MH/Type:

On Site Date: 10/01/2020 **Total Improvements:** \$0

Condition:

Review Date:

Total Value: \$7,400



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N2	EUGENE & LULA BLANKENSHIP, ET AL	2HH085110	760647	5162 Hurley Road; Knox Crk AC Tract; Knox District
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Legal Description: KNOX CRK. 0 0
AC TRACT 0

Plat Book/Page: 0000 / No Page

Deed Book/Page: 0189 / 122

Instrument: 00 00

Occupancy: DWELLING/Mobile Home Personal

Dwelling Type: SINGLEWIDE

Use/Class: SINGLE FAMILY COUNTY

Acreage: 0.000

Year Assessed: 2021

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 03 KNOX

Year Effective:

Total Land: \$4,000

MH/Type: Y P

On Site Date: 09/23/2020 **Total Improvements:** \$0

Condition:

Review Date:

Total Value: \$4,000



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N3	STELLA MARIE BOYD & IRA FRANKLIN, ET AL	2HH190020	760185	2399 Fox Fire Road, Vansant; Little Fox Creek AC 5; Hurricane District
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Legal Description: LITTLE FOX CREEK 0 0
AC 5

Plat Book/Page: 0000 / No Page

Deed Book/Page: 0279 / 318

Instrument: 00 00

Occupancy: DWELLING/Mobile Home Personal

Dwelling Type: SINGLEWIDE

Use/Class: SINGLE FAMILY COUNTY

Acreage: 5.000

Year Assessed: 2021

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 02 HURRICANE

Year Effective:

Total Land: \$8,800

MH/Type: Y P

On Site Date: 08/26/2020 **Total Improvements:** \$0

Condition:

Review Date:

Total Value: \$8,800



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N4	ROSCOE & SUSIE WILSON	2HH240132	761433	Left Hand Fork of Bull Cr AC Lot; Rock Lick District
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Legal Description: LEFT HAND FORK OF BULL CR 0 0

AC LOT RICE, JERRY RAY & HELEN

Plat Book/Page: 0000 / No Page

Deed Book/Page: 0259 / 486

Instrument: 00 00

Occupancy: LAND

Dwelling Type: VACANT

Use/Class: SINGLE FAMILY COUNTY

Acreage: 0.000

Year Assessed: 2021

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 06 ROCK LICK

Year Effective:

Total Land: \$4,000

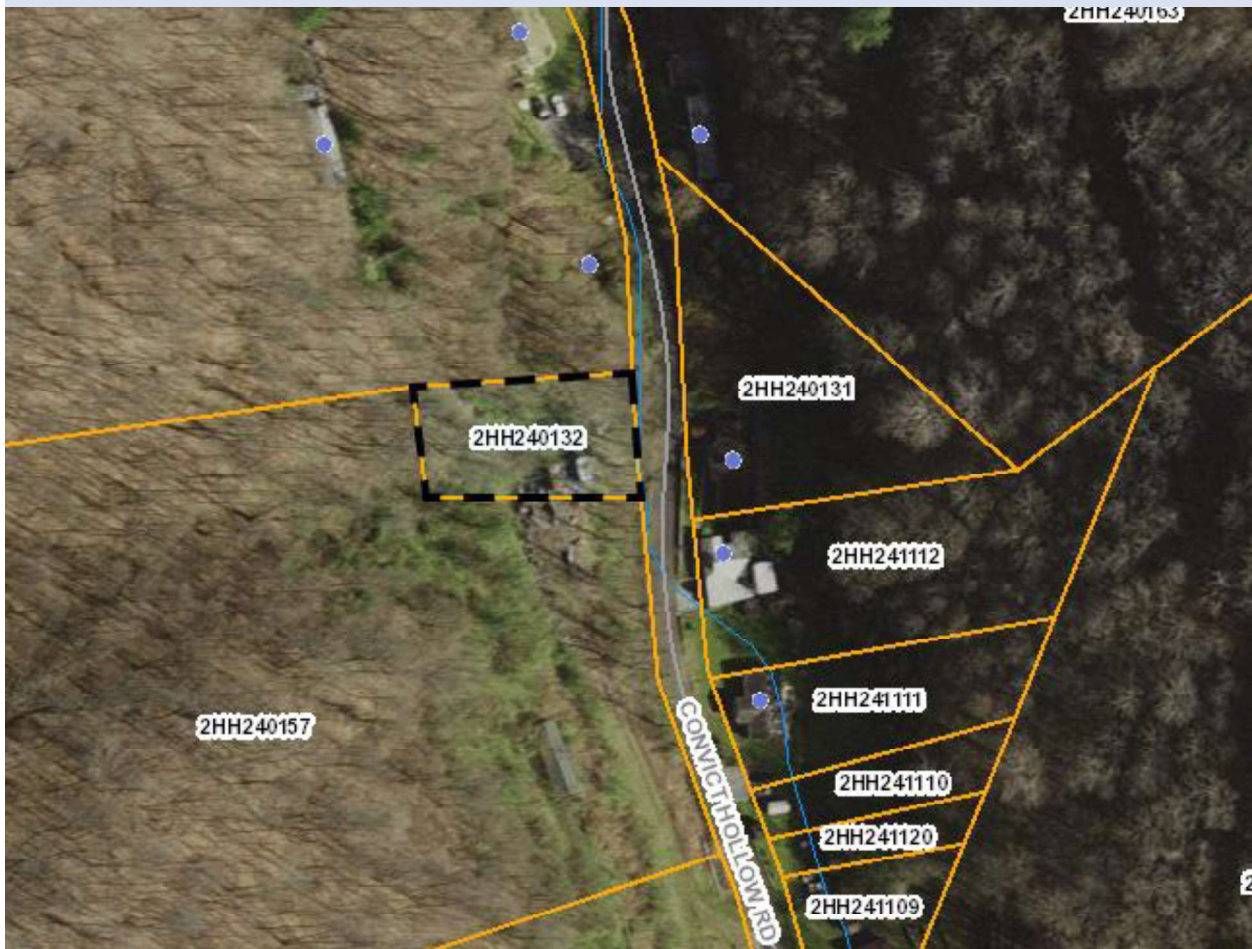
MH/Type:

On Site Date: 10/26/2020 **Total Improvements:** \$0

Condition:

Review Date:

Total Value: \$4,000



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N5	LENA MAE LESTER ET AL	2HH191028	760700	Hurricane Creek AC 7; Hurricane District
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Legal Description: HURRICANE CREEK 0 0
AC 7 LESTER, ASHLEY

Plat Book/Page: 0000 / No Page

Deed Book/Page: 124 / 379

Instrument: 00 00

Occupancy: LAND

Dwelling Type: VACANT

Use/Class: SINGLE FAMILY COUNTY

Acreage: 7.000

Year Assessed: 2021

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 02 HURRICANE

Year Effective:

Total Land: \$9,000

MH/Type:

On Site Date: 10/14/2020 **Total Improvements:** \$0

Condition:

Review Date:

Total Value: \$9,000



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N6	LUCY HURLEY ESTATE	2HH209029	760736	Russell Fork River AC 5.5; Prater District
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Legal Description: RUSSELL FORK RIVER 0 0
AC 5.5 HURLEY, PEYTON & LUCY

Plat Book/Page: 0000 / No Page

Deed Book/Page: 0232 / 583

Instrument: 00 00

Occupancy: LAND

Dwelling Type: VACANT

Use/Class: SINGLE FAMILY COUNTY

Acreage: 5.500

Year Assessed: 2021

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 05 PRATER

Year Effective:

Total Land: \$8,300

MH/Type:

On Site Date: 10/22/2020 **Total Improvements:** \$0

Condition:

Review Date:

Total Value: \$8,300



HH249001

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N7	AGNES F. DUTY	2HH109088	760565	5163 Old Lesters Fork Road; Lesters Fork AC Bdry Duty; Knox District
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Legal Description: LESTERS FORK 0 0
AC BDRY DUTY, LONNIE EDGAR AND AG

Plat Book/Page: 0000 / No Page
Deed Book/Page: 235 / 599
Instrument: 00 00

Occupancy: DWELLING
Dwelling Type: 1 STY FRM
Use/Class: SINGLE FAMILY COUNTY **Acreage:** 0.320

Year Assessed: 2021 **Year Built:** **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** \$0
District: 03 KNOX **Year Effective:** **Total Land:** \$4,600
MH/Type: **On Site Date:** 05/06/2020 **Total Improvements:** \$0
Condition: POOR **Review Date:** **Total Value:** \$4,600



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N8	FITZUE JUSTUS	2HH160046	760726	Paw Paw Creek AC Parcel; Knox District
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Legal Description: PAW PAW CREEK CHARLES, MALIN 0
AC PARCEL (ABOUT 1 ACRE FLETCHER, MAGGIE ROGER

Plat Book/Page: 0000 / No Page

Deed Book/Page: 0256 / 738

Will Book/Page: 21 / 276

Instrument: 00 00

Occupancy: LAND

Dwelling Type: VACANT

Use/Class: SINGLE FAMILY COUNTY

Acreage: 1.000

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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N9	GARNET & PHYLLIS DAVIS	2HH014035	761177	Orchard Br on Slate Crk AC .48; North Grundy District
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Legal Description: ORCHARD BR ON SLATE CRK 0 0
AC .48 0

Plat Book/Page: 0000 / No Page

Deed Book/Page: 0252 / 470

Instrument: 00 00

Occupancy: LAND

Dwelling Type: VACANT

Use/Class: SINGLE FAMILY COUNTY

Acreage: 0.480

Year Assessed: 2021

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 04 NORTH GRUNDY

Year Effective:

Total Land: \$800

MH/Type:

On Site Date: 08/13/2020 **Total Improvements:** \$0

Condition:

Review Date:

Total Value: \$800



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N10	EFFIE DAVIS	1HH080004	761818	Grassy Crk AC 4.0; Garden District
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Legal Description: GRASSY CRK 0 0

AC 4 0

Plat Book/Page: 0000 / No Page

Deed Book/Page: 0136 / 316

Will Book/Page: 21 / 487

Instrument: 00 00

Occupancy: LAND

Dwelling Type: VACANT

Use/Class: SINGLE FAMILY COUNTY

Acreage: 4.000

Year Assessed: 2021

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 01 GARDEN

Year Effective:

Total Land: \$2,000

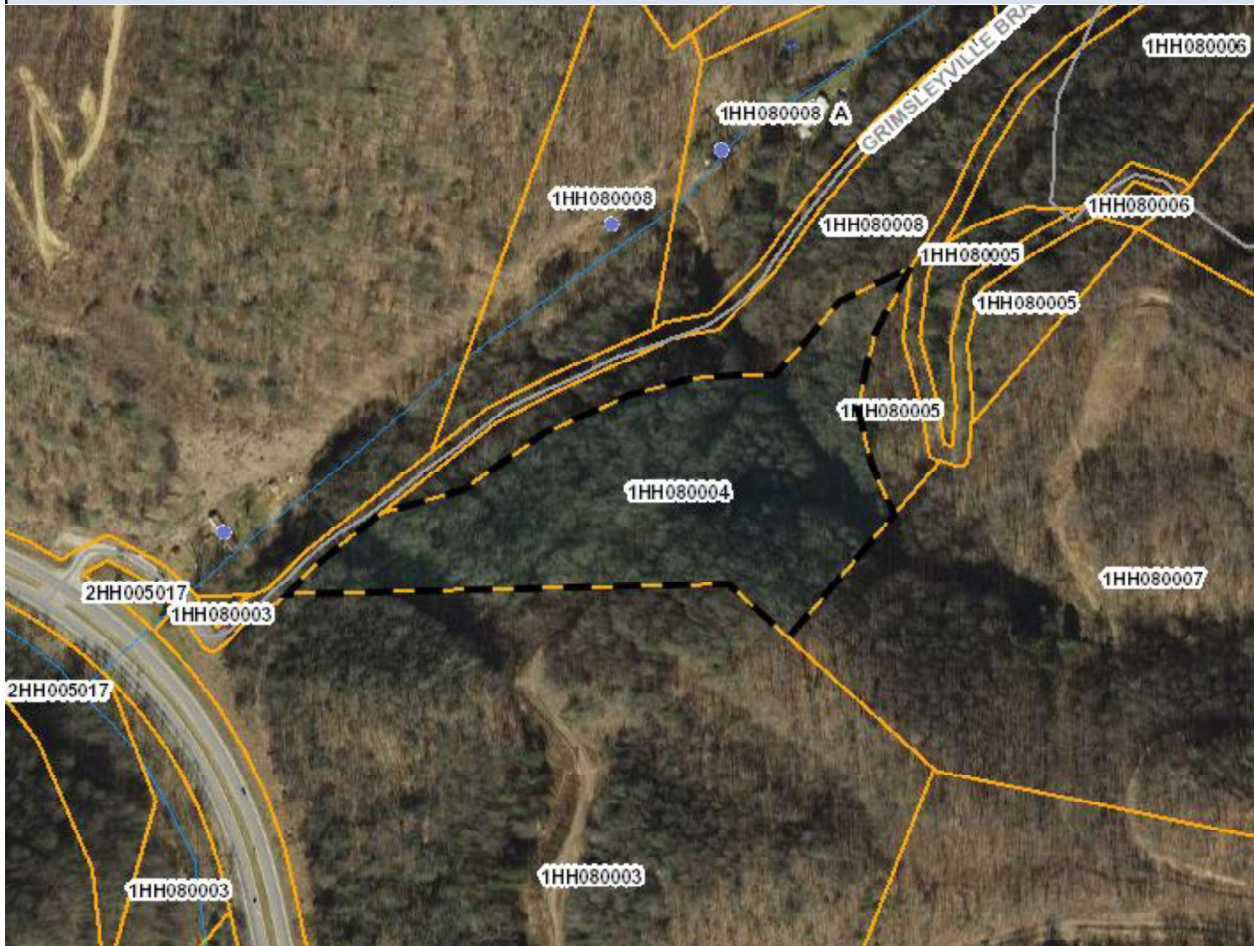
MH/Type:

On Site Date: 08/03/2020 **Total Improvements:** \$0

Condition:

Review Date:

Total Value: \$2,000



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N11	NANCY MARGARET MOSLEY	1HH057059	759815	Dismal River, AC 18.0; Garden District
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Legal Description: DISMAL RIVER 0 0

AC 18 0

Plat Book/Page: 0000 / No Page

Deed Book/Page: 85 / 95

Instrument: 00 00

Occupancy: LAND

Dwelling Type: VACANT

Use/Class: SINGLE FAMILY COUNTY

Acreage: 18.000

Year Assessed: 2021

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 01 GARDEN

Year Effective:

Total Land: \$9,000

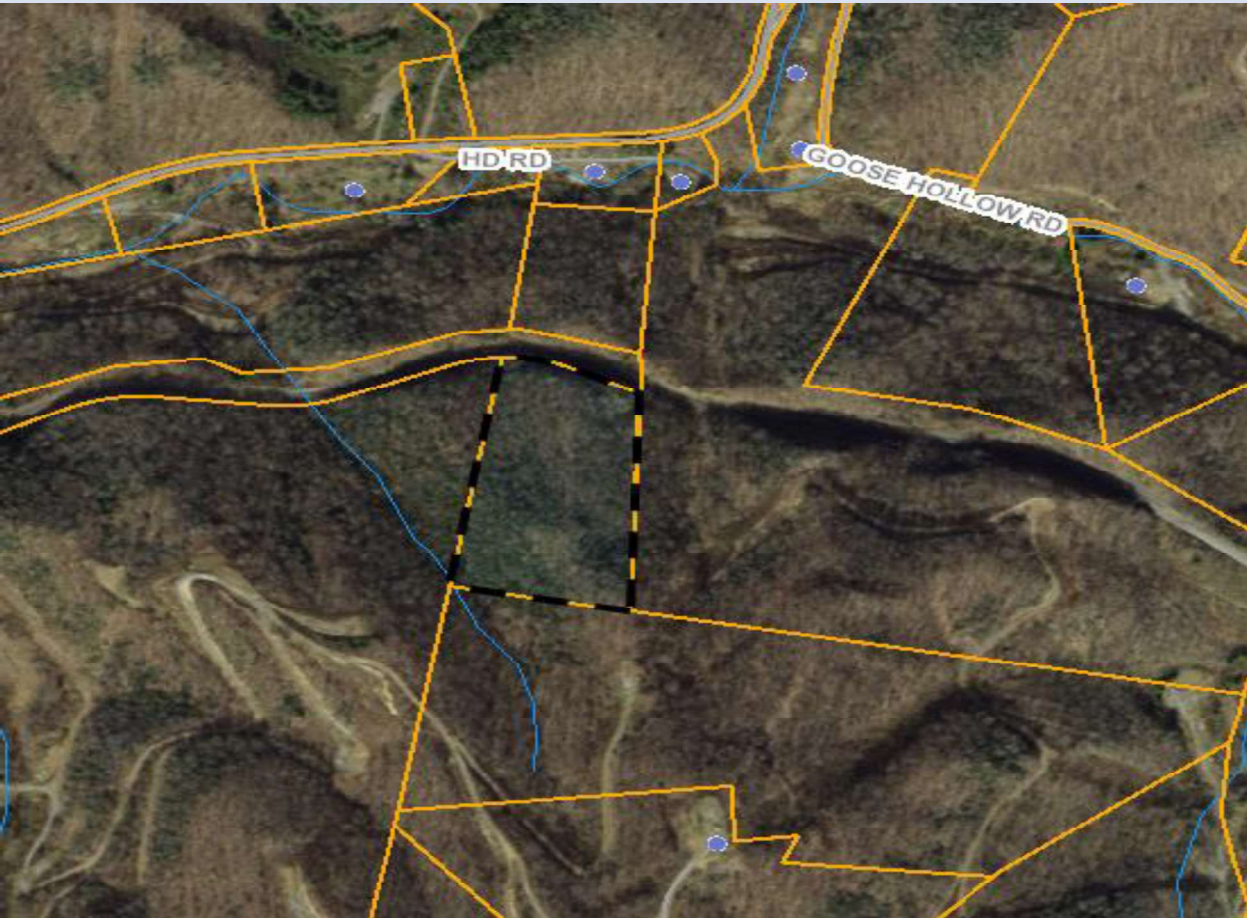
MH/Type:

On Site Date: 07/28/2020 **Total Improvements:** \$0

Condition:

Review Date:

Total Value: \$9,000



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N12	FRANKIE BURKS, ET AL	2HH109117	760355	1199 Half Mile Branch Rd; Lesters Fk AC 1.0; Knox District
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Legal Description: LESTERS FK. 0 0
AC 1 0

Plat Book/Page: 0000 / No Page

Deed Book/Page: 0193 / 51

Instrument: 00 00

Occupancy: DWELLING

Dwelling Type: 1 STY

Use/Class: SINGLE FAMILY COUNTY

Acreage: 1.000

Year Assessed: 2021

Year Built: 1965

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 03 KNOX

Year Effective: 1965

Total Land: \$4,000

MH/Type:

On Site Date: 05/06/2020 **Total Improvements:** \$5,500

Condition: FAIR

Review Date:

Total Value: \$9,500



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N13	HARVE BLANKENSHIP, ET AL	2HH044059	759797	Hoover Camp Br AC 17; Knox District
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Legal Description: HOOVER CAMP BR. 0 0
AC 17 0

Plat Book/Page: 0000 / No Page

Deed Book/Page: 0144 / 216

Instrument: 00 00

Occupancy: LAND

Dwelling Type: VACANT

Use/Class: SINGLE FAMILY COUNTY

Acreage: 17.000

Year Assessed: 2021

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 03 KNOX

Year Effective:

Total Land: \$6,400

MH/Type:

On Site Date: 08/18/2020 **Total Improvements:** \$0

Condition:

Review Date:

Total Value: \$6,400



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N14	CHARLIE E. STUMP, ET AL	2HH236085	760158	Rocklick Creek AC Bdry; Rock Lick District
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Legal Description: ROCKLICK CREEK 0 0
AC BDRY 0

Plat Book/Page: 0000 / No Page

Deed Book/Page: 0119 / 245

Instrument: 00 00

Occupancy: LAND

Dwelling Type: VACANT

Use/Class: SINGLE FAMILY COUNTY

Acreage: 0.000

Year Assessed: 2021

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 06 ROCK LICK

Year Effective:

Total Land: \$4,000

MH/Type:

On Site Date: 10/13/2020 **Total Improvements:** \$0

Condition:

Review Date:

Total Value: \$4,000



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