

**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 **Buchanan County Board of Supervisors Meeting Room, 4447 Slate Creek Road, Grundy Virginia 24614, on December 19, 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.

	Property Owner(s)	Tax Map No.	TACS No.	Property Description
N1	Lisa Marie and Thomas Church	2HH240162 AB	761316	1217 Loncy Road, Grundy; Rock Lick Magisterial District
N2	Harold Lockhart	2HH240137ENLGB	760631	1086 Belchers Fork Road, Grundy; Rock Lick Magisterial District
N3	Connie Quinley	2HH183153	759920	1587 Cripple Creek, Grundy; South Grundy Magisterial District
N4	William Francis Ling, et al	2HH160090	760719	Mill Br. of Knox Creek, AC 16+/- ; Knox Magisterial District
N5	Elzie Justice	2HH183252-ENLG-B	761322	Little Prater Creek AC .14 +/- ; South Grundy Magisterial District
N6	JMS Resources, Inc., et al	2HH220226	760427	Levisa Riv Harman Junct AC 20+/-; North Grundy Magisterial District
N7	Lucy Hurley	2HH209029	760736	Russell Fork River AC 5.5 +/-; Prater Magisterial District
N8	Georgia Regina Justice and Emmie Jean Justice, et al	2HH083078	761088	1230 Stacy Hollow Road, Grundy; Knox Magisterial District
N9	Allen Edward Hagerman and Rebecca Lynn Hagerman	2HH145041 A	760768	1196 Shortridge Branch Road, Vansant; South Grundy Magisterial District
N10	Crossroads Management, LLC	2HH003011	761376	Pine Creek AC 12 +/-; Garden Magisterial District

**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. 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 [www.mitchellauctionfirm.com](http://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 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 December 26, 2024).** 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](http://www.mitchellauctionfirm.com), by email to [mark@mitchellauctionfirm.com](mailto: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](http://www.taxva.com), by email to [taxsales@taxva.com](mailto: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 Thursday, December 19, 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:**

**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 (December 19, 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.

_____ <b>Signature</b>	_____ <b>Street Address</b>
_____ <b>Name (please print)</b>	_____ <b>City, State, Zip</b>
_____ <b>Telephone</b>	_____ <b>Email Address</b>

Title will be taken in the name of:

\_\_\_\_\_

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

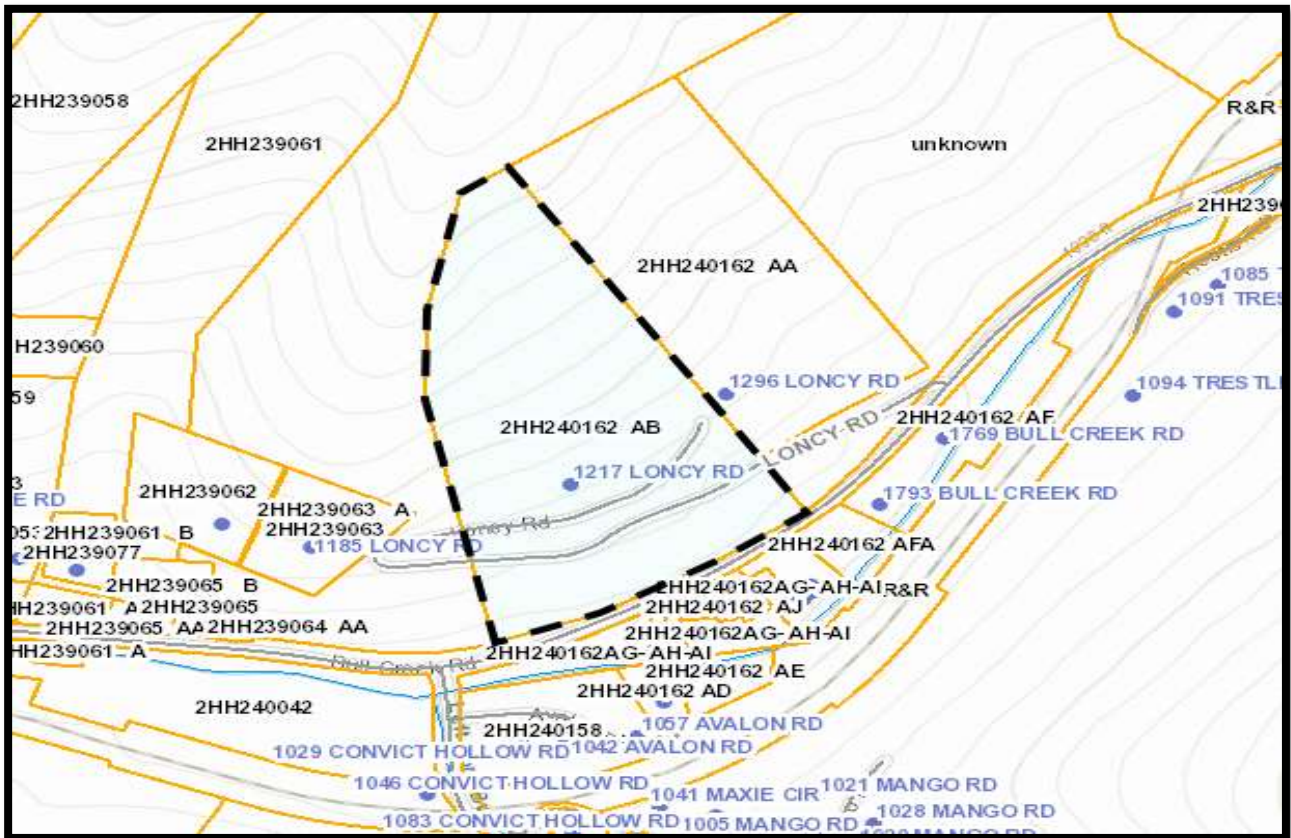
### **CERTIFICATION**

It is hereby certified that the above-referenced purchaser has, on this 19th day of December, 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- Lisa Marie and Thomas Church Tax Map Number 2HH240162 AB TACS #761316  
1217 Loncy Road**

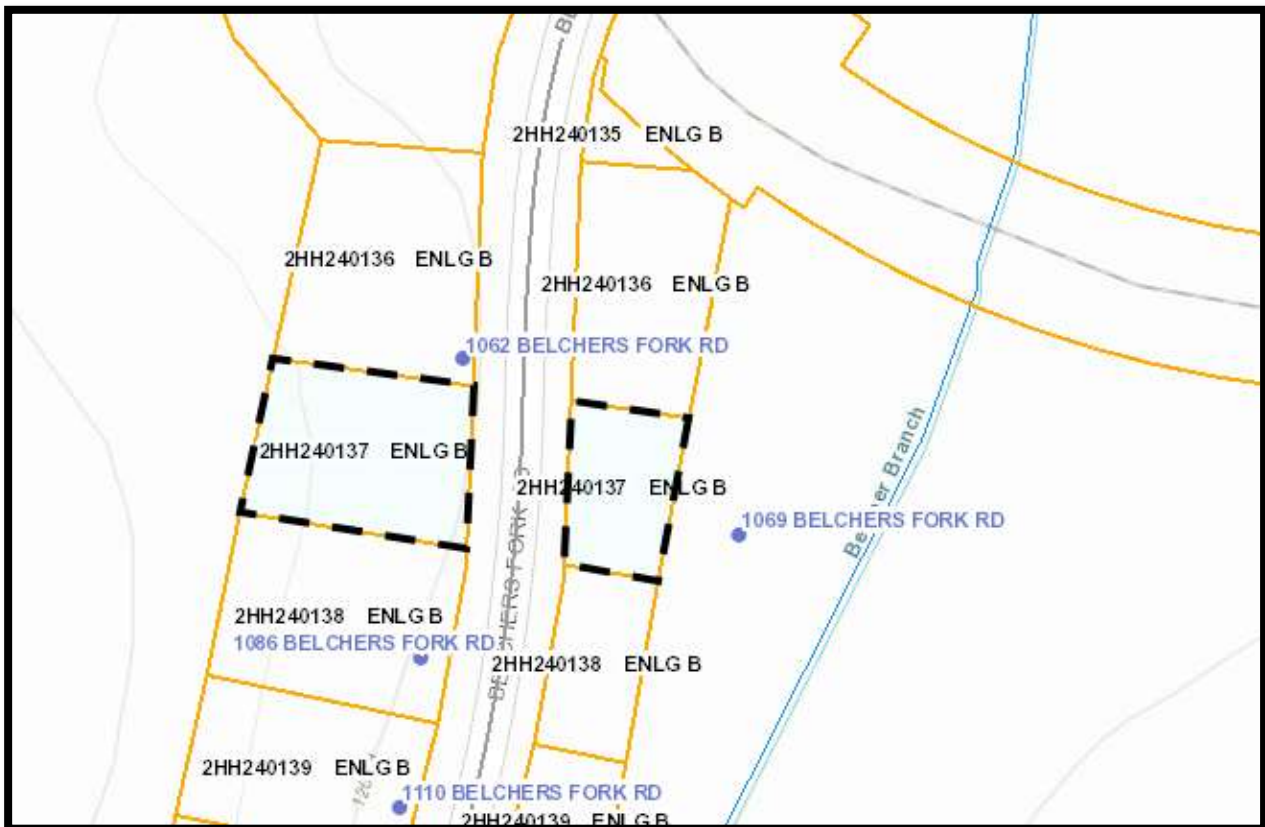
<b>Map ID:</b> 2HH240162 AB		
<b>Acct No:</b> 2646-1		
<b>Legal Description:</b> CONVICT HOLLOW OF BULL CR 0 0		
AC 6.55 HARMAN MINING CORP		
<b>Plat Book/Page:</b> 0000 / No Page		
<b>Deed Book/Page:</b> 0367 / 17		
<b>Will Book/Page:</b> 23 / 541		
<b>Instrument:</b> 07 1968 00		
<b>Occupancy:</b> DWELLING		
<b>Dwelling Type:</b> FRAME		
<b>Use/Class:</b> SINGLE FAMILY COUNTY	<b>Acreage:</b> 6.550	
<b>Year Assessed:</b> 2021	<b>Year Built:</b> 1942	<b>Land Use:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 06 ROCK LICK	<b>Year Effective:</b> 1955	<b>Total Land:</b> \$8,800
<b>MH/Type:</b>	<b>On Site Date:</b> 07/09/2020	<b>Total Improvements:</b> \$0
<b>Condition:</b> FAIR	<b>Review Date:</b>	<b>Total Value:</b> \$8,800



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**N2- Harold Lockhart Tax Map Number 2HH240137 ENLG B TACS Number 760631  
1086 Belchers Fork Road**

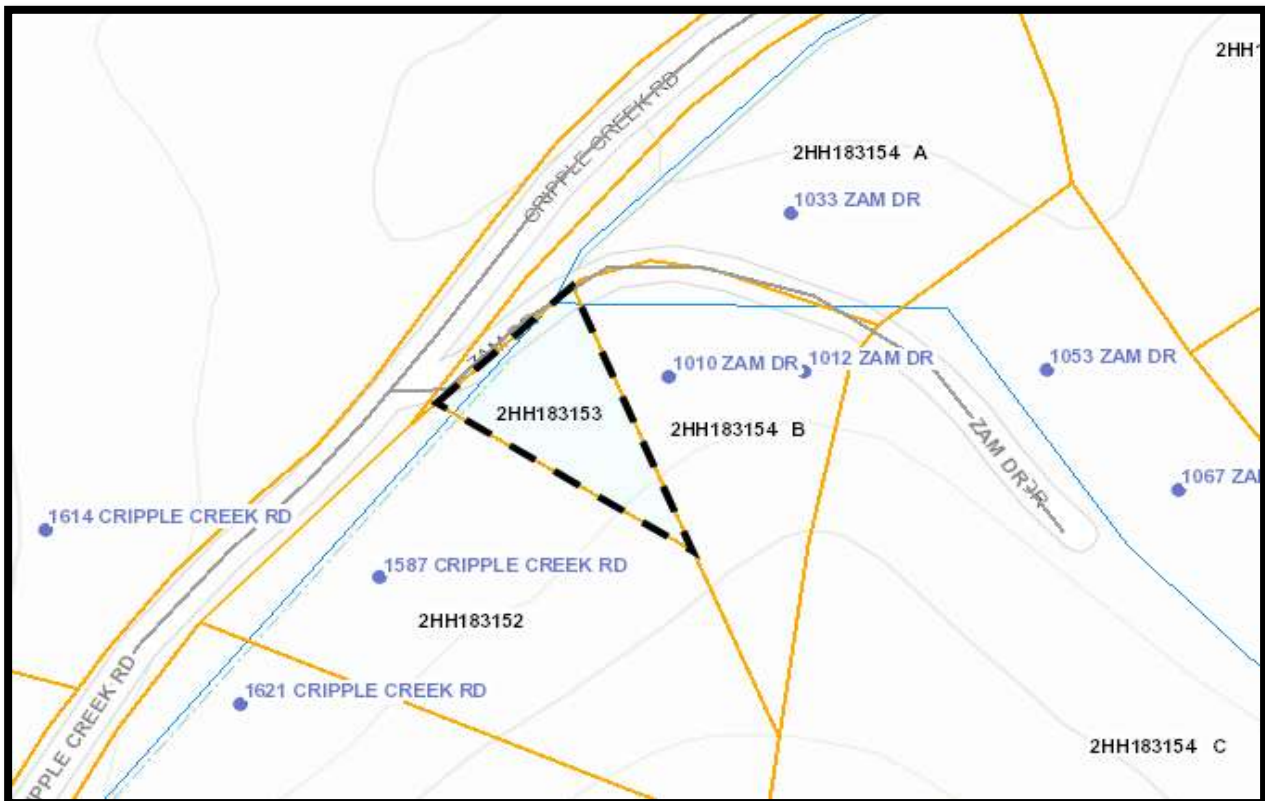
<b>Map ID:</b> 2HH240137 ENLG B DULUTH, GA 30136		
<b>Acct No:</b> 9927-1		
<b>Legal Description:</b> BULL CRK 0 6B AC LOT STILTNER, LUTHER WILLIAM		
<b>Plat Book/Page:</b> 2 / 173		
<b>Deed Book/Page:</b> 0305 / 827		
<b>Instrument:</b> 00 00		
<b>Occupancy:</b> DWELLING/Mobile Home Personal		
<b>Dwelling Type:</b> SINGLEWIDE		
<b>Use/Class:</b> SINGLE FAMILY COUNTY	<b>Acreage:</b> 0.000	
<b>Year Assessed:</b> 2021	<b>Year Built:</b>	<b>Land Use:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 06 ROCK LICK	<b>Year Effective:</b>	<b>Total Land:</b> \$6,000
<b>MH/Type:</b> Y P	<b>On Site Date:</b> 08/05/2020	<b>Total Improvements:</b> \$4,000
<b>Condition:</b>	<b>Review Date:</b>	<b>Total Value:</b> \$10,000



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**N3- Connie Quigley Tax Map Number 2HH183153 TACS Number 759920  
1587 Cripple Creek**

<b>Map ID:</b> 2HH183153		
<b>Acct No:</b> 13111-1		
<b>Legal Description:</b> CRIPPLE CRK. OF LITTLE PR 0 0 AC LOT.08 0		
<b>Plat Book/Page:</b> 0000 / No Page		
<b>Deed Book/Page:</b> 247 / 504		
<b>Instrument:</b> 00 00		
<b>Occupancy:</b> DWELLING		
<b>Dwelling Type:</b>		
<b>Use/Class:</b> SINGLE FAMILY COUNTY	<b>Acreage:</b> 0.080	
<b>Year Assessed:</b> 2021	<b>Year Built:</b>	<b>Land Use:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 07 SOUTH GRUNDY	<b>Year Effective:</b>	<b>Total Land:</b> \$6,000
<b>MH/Type:</b>	<b>On Site Date:</b> 12/17/2020	<b>Total Improvements:</b> \$1,000
<b>Condition:</b>	<b>Review Date:</b>	<b>Total Value:</b> \$7,000

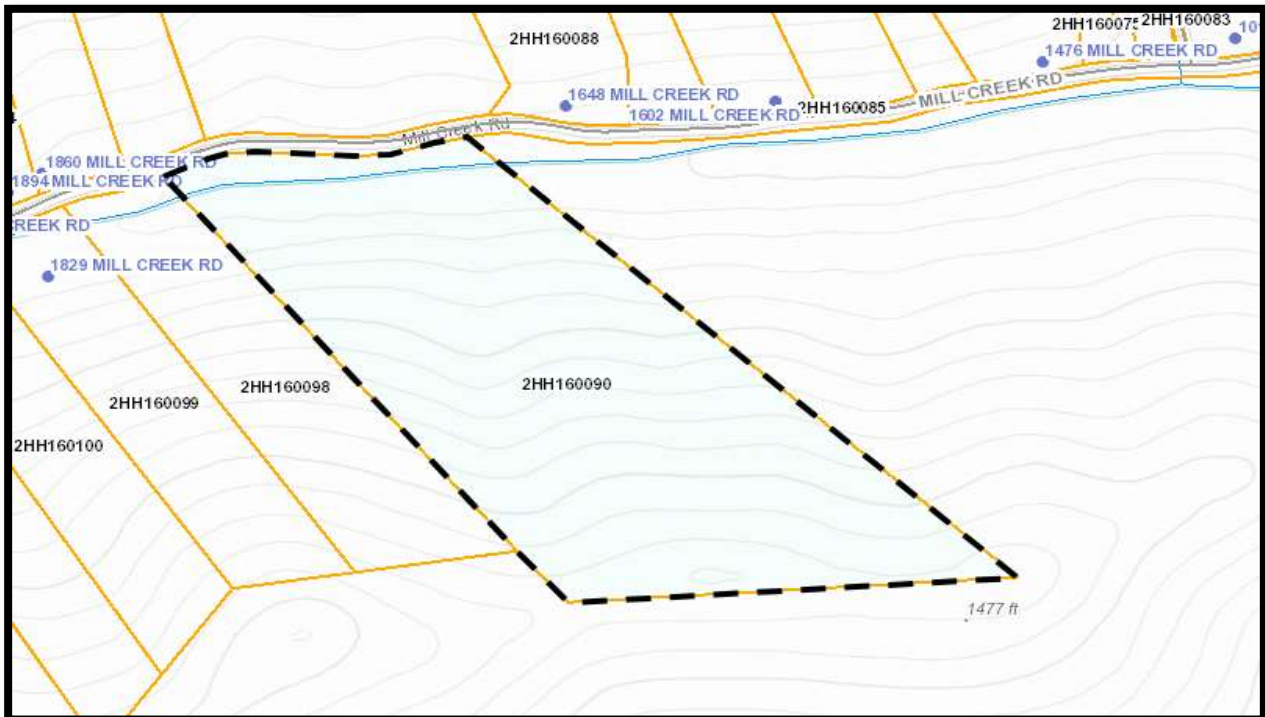


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**N4- William Francis Ling, et al Tax Map Number 2HH160090 TACS # 760719  
Fronts on Mill Creek Road**

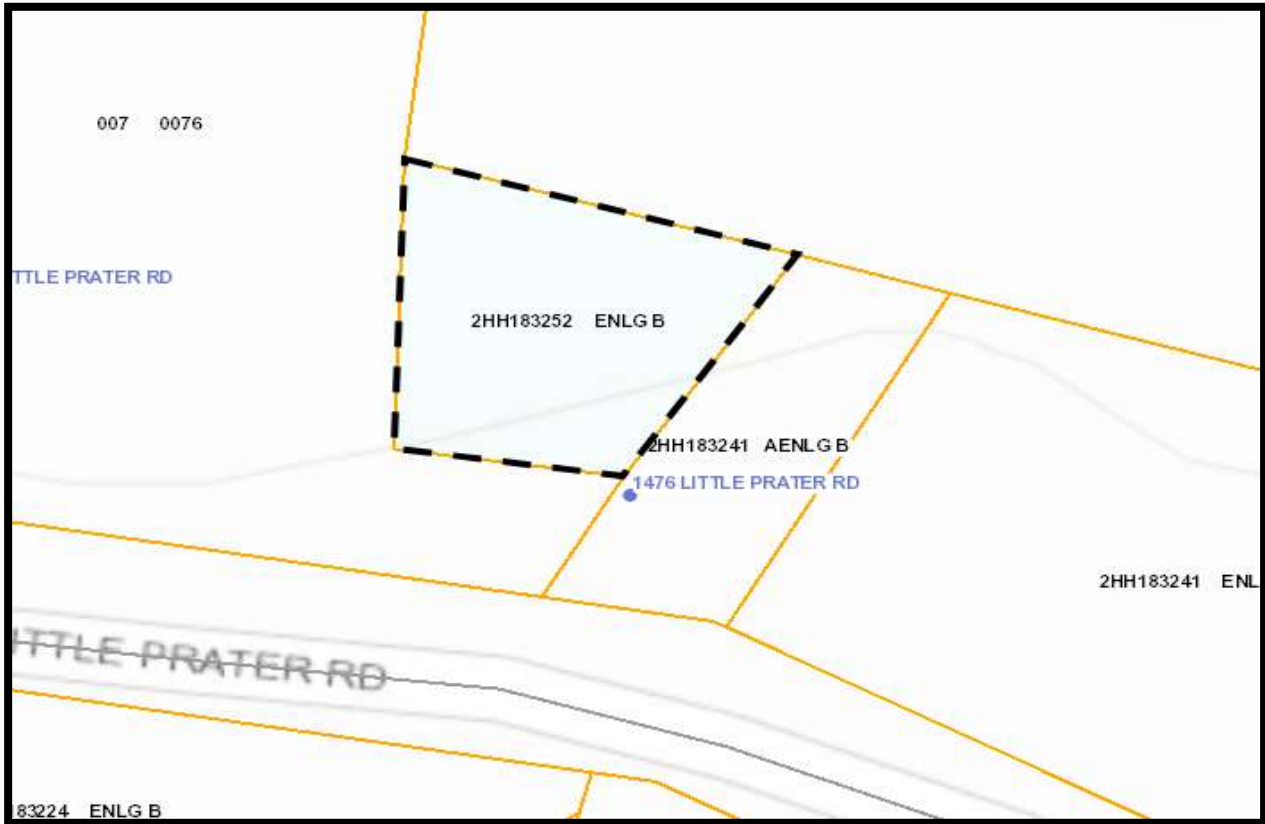
<b>Map ID:</b> 2HH160090 HURLEY, VA 24620		
<b>Acct No:</b> 9860-1		
<b>Legal Description:</b> MILL BR. OF KNOX CRK 0 0 AC 16 AKERS, WILLIAM LINGDANNY		
<b>Plat Book/Page:</b> 0000 / No Page		
<b>Deed Book/Page:</b> 0242 / 663		
<b>Will Book/Page:</b> 23 / 334		
<b>Instrument:</b> 00 00		
<b>Occupancy:</b> LAND		
<b>Dwelling Type:</b> VACANT		
<b>Use/Class:</b> SINGLE FAMILY COUNTY	<b>Acreage:</b> 16.000	
<b>Year Assessed:</b> 2021	<b>Year Built:</b>	<b>Land Use:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 03 KNOX	<b>Year Effective:</b>	<b>Total Land:</b> \$9,600
<b>MH/Type:</b>	<b>On Site Date:</b> 10/20/2020	<b>Total Improvements:</b> \$0
<b>Condition:</b>	<b>Review Date:</b>	<b>Total Value:</b> \$9,600



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**N5- Elzie Justice Tax Map Number 2HH183252 ENLG B TACS Number 761322  
Near Little Prater Road**

<b>Map ID:</b> 2HH183252 ENLG B		
<b>Acct No:</b> 21408-1		
<b>Legal Description:</b> LITTLE PRATER CRK AC .14		
<b>Deed Book/Page:</b> 321 / 30		
<b>Occupancy:</b> LAND		
<b>Dwelling Type:</b> VACANT		
<b>Use/Class:</b> SINGLE FAMILY COUNTY	<b>Acreage:</b> 0.140	
<b>Year Assessed:</b> 2021	<b>Year Built:</b>	<b>Land Use:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 07 SOUTH GRUNDY	<b>Year Effective:</b>	<b>Total Land:</b> \$1,600
<b>MH/Type:</b>	<b>On Site Date:</b> 11/10/2020	<b>Total Improvements:</b> \$0
<b>Condition:</b>	<b>Review Date:</b>	<b>Total Value:</b> \$1,600



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**N6- JSM Resources, Inc. Tax Map Number 2HH220226 TACS Number 760427  
Fronts on Harmon Junction Road**

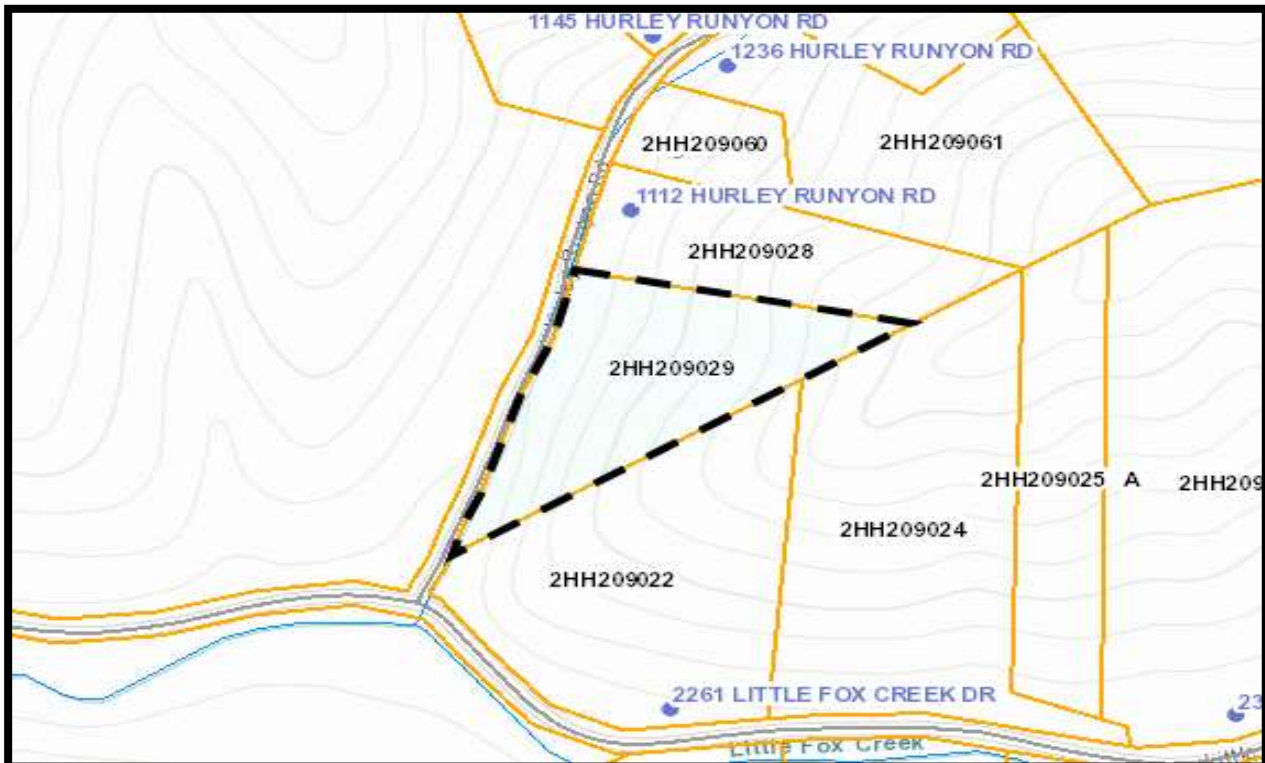
<b>Map ID:</b> 2HH220226 GRUNDY, VA 24614		
<b>Acct No:</b> 2704-1		
<b>Legal Description:</b> LEVISA RIV HARMAN JUNCT 0 0 AC 20 MCCLANAHAN, ROGER W.		
<b>Plat Book/Page:</b> 0000 / No Page		
<b>Deed Book/Page:</b> 417 / 19		
<b>Instrument:</b> 00 00		
<b>Occupancy:</b> LAND		
<b>Dwelling Type:</b> VACANT		
<b>Use/Class:</b> COMMERCIAL & INDUSTRIAL	<b>Acreage:</b> 20.000	
<b>Year Assessed:</b> 2021	<b>Year Built:</b>	<b>Land Use:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 04 NORTH GRUNDY	<b>Year Effective:</b>	<b>Total Land:</b> \$10,000
<b>MH/Type:</b>	<b>On Site Date:</b> 09/21/2020	<b>Total Improvements:</b> \$0
<b>Condition:</b>	<b>Review Date:</b>	<b>Total Value:</b> \$10,000



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**N7- Lucy Hurley Estate Tax Map Number 2HH209029 TACS Number 760736  
Fronts on Hurley Runion Road**

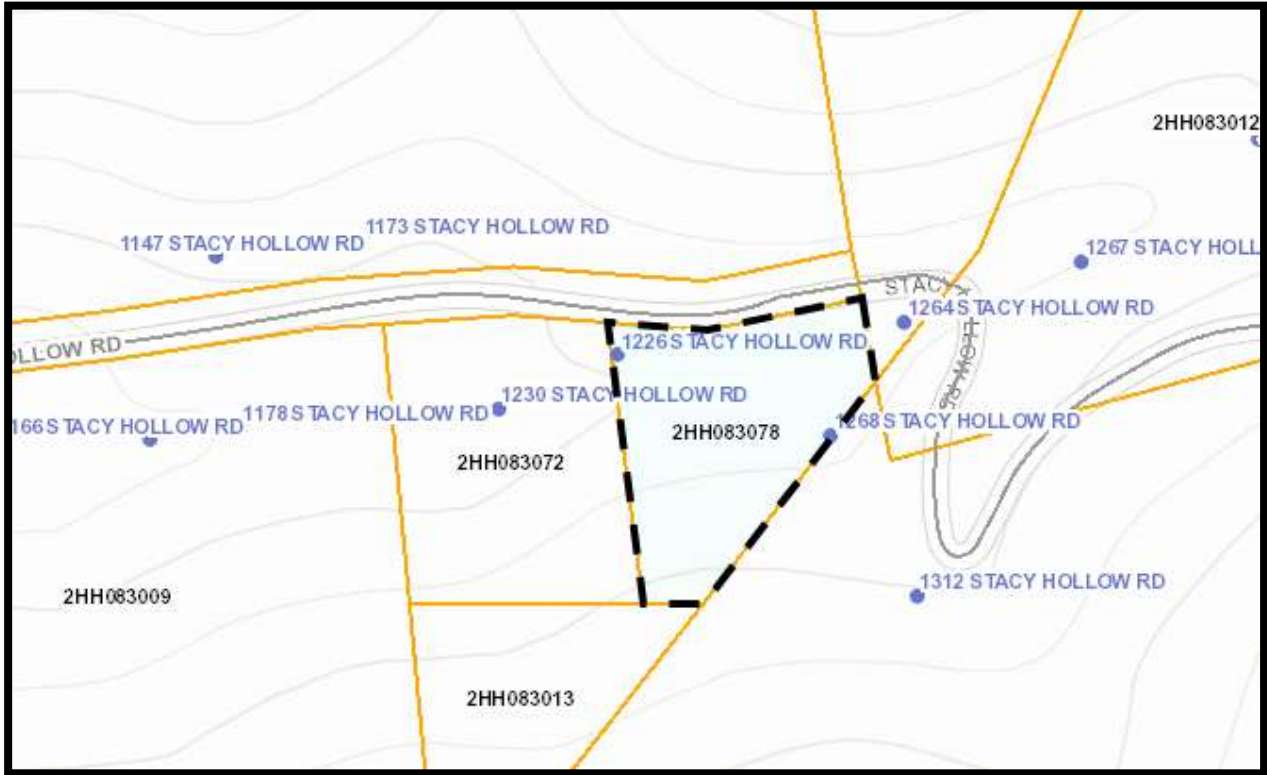
<b>Map ID:</b> 2HH209029		
<b>Acct No:</b> 7707-1		
<b>Legal Description:</b> RUSSELL FORK RIVER 0 0 AC 5.5 HURLEY, PEYTON & LUCY		
<b>Plat Book/Page:</b> 0000 / No Page		
<b>Deed Book/Page:</b> 0232 / 583		
<b>Instrument:</b> 00 00		
<b>Occupancy:</b> LAND		
<b>Dwelling Type:</b> VACANT		
<b>Use/Class:</b> SINGLE FAMILY COUNTY	<b>Acreage:</b> 5.500	
<b>Year Assessed:</b> 2021	<b>Year Built:</b>	<b>Land Use:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 05 PRATER	<b>Year Effective:</b>	<b>Total Land:</b> \$8,300
<b>MH/Type:</b>	<b>On Site Date:</b> 10/22/2020	<b>Total Improvements:</b> \$0
<b>Condition:</b>	<b>Review Date:</b>	<b>Total Value:</b> \$8,300



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**N8- Georgia Regina Justice, et al Tax Map Number 2HH083078 TACS Number 761088  
1230 Stacy Hollow Road**

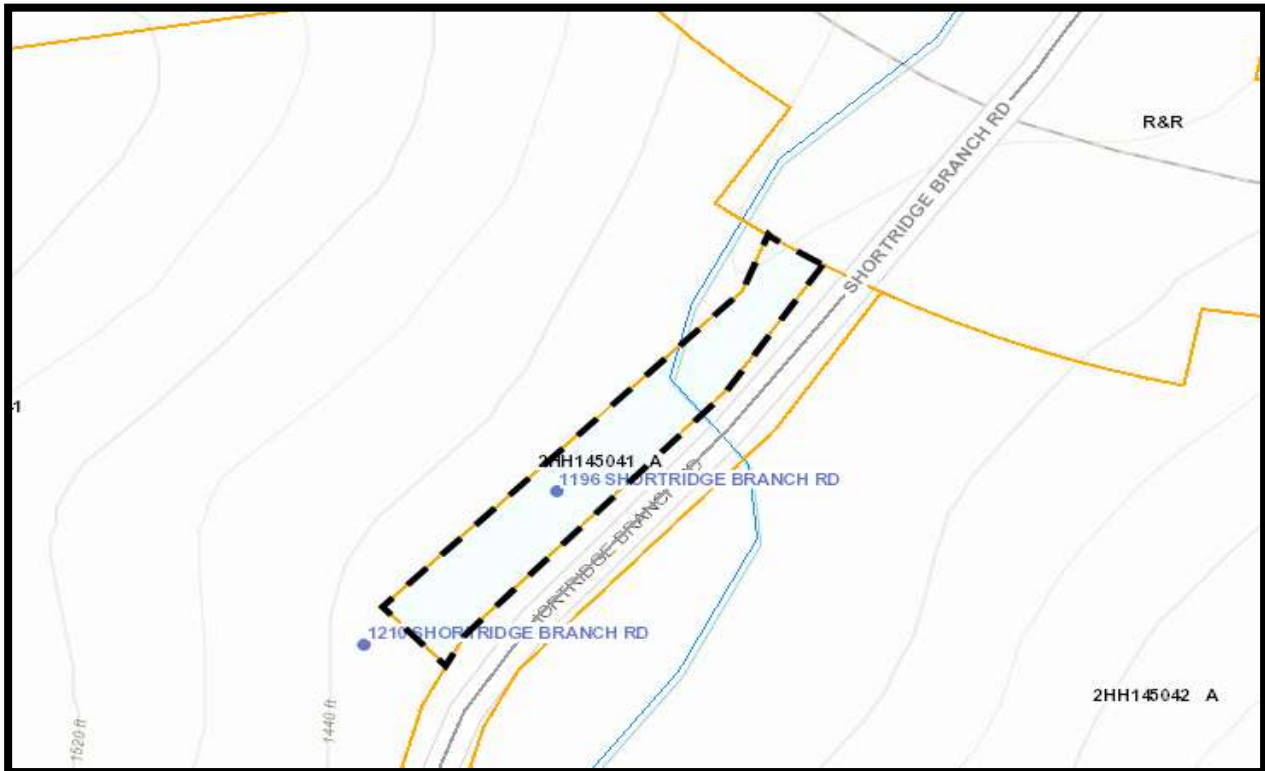
<b>Map ID:</b> 2HH083078		
<b>Acct No:</b> 8315-1		
<b>Legal Description:</b> BRUSHY FK. 0 0 AC 1 STACY, VIRGIL & OLA		
<b>Plat Book/Page:</b> 0000 / No Page		
<b>Deed Book/Page:</b> 0294 / 786		
<b>Instrument:</b> 12 1766		
<b>Occupancy:</b> DWELLING/Mobile Home Personal		
<b>Dwelling Type:</b> SINGLEWIDE		
<b>Use/Class:</b> SINGLE FAMILY COUNTY	<b>Acreage:</b> 1.000	
<b>Year Assessed:</b> 2021	<b>Year Built:</b>	<b>Land Use:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 03 KNOX	<b>Year Effective:</b>	<b>Total Land:</b> \$6,000
<b>MH/Type:</b> Y P	<b>On Site Date:</b> 09/22/2020	<b>Total Improvements:</b> \$0
<b>Condition:</b>	<b>Review Date:</b>	<b>Total Value:</b> \$6,000



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**N9- Allen Edward Hagerman, et al Tax Map Number 2HH145041 A TACS # 760768  
1196 Shortridge Branch Road**

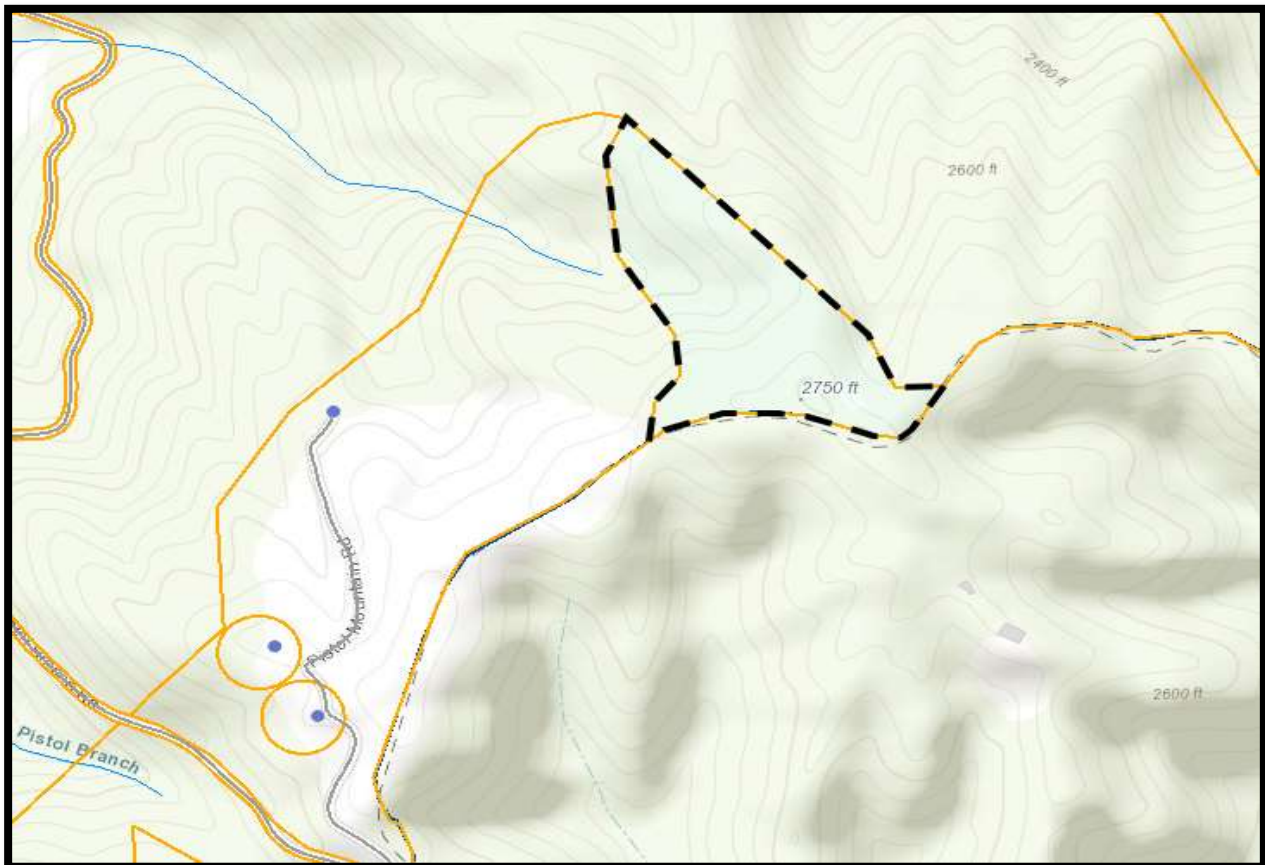
<b>Map ID:</b> 2HH145041 A		
<b>Acct No:</b> 6464-1		
<b>Legal Description:</b> RATTLESNAKE BR OF BIG PRA 0 0 AC .32 RATLIFF, LEE ANN & TRUDA		
<b>Plat Book/Page:</b> 0000 / No Page		
<b>Deed Book/Page:</b> 0349 / 782		
<b>Instrument:</b> 00 00		
<b>Occupancy:</b> DWELLING/Mobile Home Personal		
<b>Dwelling Type:</b> SINGLEWIDE		
<b>Use/Class:</b> SINGLE FAMILY COUNTY	<b>Acreage:</b> 0.320	
<b>Year Assessed:</b> 2021	<b>Year Built:</b>	<b>Land Use:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 07 SOUTH GRUNDY	<b>Year Effective:</b>	<b>Total Land:</b> \$3,500
<b>MH/Type:</b> Y P	<b>On Site Date:</b> 07/21/2020	<b>Total Improvements:</b> \$4,200
<b>Condition:</b>	<b>Review Date:</b>	<b>Total Value:</b> \$7,700



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**N10- Crossroads Management, LLC Tax Map Number 2HH003001 TACS #761376  
On the border of Buchanan and Russell Co; Pine Creek AC 12**

3820 PINE CREEK RD		
<b>Map ID:</b> 2HH003011 SWORDS CREEK, VA 24649		
<b>Acct No:</b> 13924-1		
<b>Legal Description:</b> PINE CREEK 0 0		
AC 12 FUGATE, THELMON & GLORIA		
<b>Plat Book/Page:</b> 0000 / No Page		
<b>Deed Book/Page:</b> 561 / 689		
<b>Instrument:</b> 00 00		
<b>Occupancy:</b> LAND		
<b>Dwelling Type:</b> VACANT		
<b>Use/Class:</b> COMMERCIAL & INDUSTRIAL	<b>Acreage:</b> 12.000	
<b>Year Assessed:</b> 2021	<b>Year Built:</b>	<b>Land Use:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b> \$0
<b>District:</b> 01 GARDEN	<b>Year Effective:</b>	<b>Total Land:</b> \$6,000
<b>MH/Type:</b>	<b>On Site Date:</b> 06/01/2020	<b>Total Improvements:</b> \$0
<b>Condition:</b>	<b>Review Date:</b>	<b>Total Value:</b> \$6,000



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