

**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	63A1-1-38	1033619	Fronts on Boyd Lane; Bastian Subdiv Lot 38 5 8 Boyd Ln 12-116E9A1A418
N3	Robert S. Newberry	91-A-57D	1033646	Fronts on Waddletown Rd; Walkers Big Creek 1.82ac, more or less Waddletown Rd 10-19 761
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	11-4-99	1033652	Laurel Fork 1 Laurel Fork Rd 409-18 683
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	111-A-5C1	1034800	Fronts on Little Creek Highway; Walkers Little Creek 1.0, more or less; Little Creek Hwy
N12	Luther R. Millsap	61A1-3-C-19A	1033546	Green Acres Part of Lot 19 Block C Green Acres 409-50IC-1228A
		61A1-3-C-20	1033546	Green Acres Lot 20 Block C Cherry Lane 409-50IC-1229
		61A1-3-C-21	1033546	Green Acres Lot 21 Block C Cherry Lane 409-20IC-1229
		61A1-3-C-22	1033546	Green Acres Lot 22 Block C Green Acres 409-50IC-1231

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) 779-1435 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 Asher Walker, at (540) 779-1435. 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