

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
TOWN AND COUNTY OF BEDFORD, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Bedford County, the undersigned Special Commissioner will offer for sale at public auction the following described real estate at **The Board Room** in the **County Administration Building** located at **122 East Main Street, Bedford, Virginia 24523**, on **Wednesday, October 30, 2019** at **11:00am** or as soon thereafter as may be affected. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

	Property Owner	Identification	Description
1.	Ragland, Thelma., et al.	Tax Map No. 9-A-44 RPC No. 905500 (435688) TACS No. 440393	1425 Discovery Trail, Big Island - 1.38 acres, +/-
2.	Mid-State Homes, Inc.	Tax Map No. 10-A-52 RPC No. 1005300 (140180) TACS No. 239593	1042 Sharon Lane, Big Island – Hunting Cr Pt Lt 2
3.	Hardy, Ann., et al.	Tax Map No. 156-A-43 RPC No. 15605600 (152717) TACS No. 223850	Vacant, 9.25 acres, +/-, Falling Creek area
4.	Perry, Sr., Donald N., et al.	Tax Map No. 156-A-60 RPC No. 15607600 (403388) TACS No. 396258	1100 Davis Lane, Vinton
5.	Powers, Milton E., et al.	Tax Map No. 173A-2-3 RPC No. 17330000 (42185) TACS No. 327175	1090 Emmett Place, Hardy

	Property Owner	Identification	Description
6.	Bonds, Alice B., et al.	Tax Map No. 199A-1-13 RPC No. 19912500 (157279) TACS No. 239599	1072 Oriole Court, Bedford
7.	Jones, William T., et al.	Tax Map No. 203-A-64 RPC No. 20307700 (121632) TACS No. 223875	Vacant, Wyatts Way, Huddleston – 0.57 acres, +/-
8.	Milton, Robert., et al.	Tax Map No. 207-A-35 RPC No. 20704500 (171940) TACS No. 239629	Near Meador Road, Goodview - 1.65 acres, +/-
9.	Lilly, III, McKinley Gooch., et al.	Tax Map No. 207-13-3 RPC No. 20705104 (121885) TACS No. 223891	Vacant, Trails End Road, Goodview - 1.13 acres, +/- Lot 3, Section 11
10.	Leftwich, Mary, Heirs., et al.	Tax Map No. 214-A-85-T RPC No. 80501608 (200452) TACS No. 440336	Town of Bedford, Vacant, E. King Street
11.	Love, Daniel J., et al.	Tax Map No. 220E-2-84 RPC No. 22052700 (159211) TACS No. 223896	Forest Lawn Drive, Lakes – 1.76 acres, +/- Beechwood West Lot 84, Section C2
12.	Scruggs, William H., et al.	Tax Map No. 246-3-4 RPC No. 24600048 (356030) TACS No. 223973	Vacant, Logwood Lane, Huddleston - 7.1 acres, +/- Parcel 4, Section II, Block A

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of Bedford County. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to estimated value of the Property. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is more, at the time of the auction. Bids which are less than \$1,000.00 shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00). Such sum shall be held by the Special Commissioner of Sale and credited towards the purchase price following confirmation of the sale. All deposits must be made in the form of personal check, traveler's check, cashier's check or money order. **NO CASH WILL BE ACCEPTED. There will be a 10% buyer's premium added to the final bid to determine final contract price which must be paid on the date of the auction.**

The balance of the purchase price shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court. **Recording costs for deed recordation will be the responsibility of the successful bidder and will be due with the balance of the purchase price within fifteen (15) days of confirmation of sale by the Court.** 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.

All properties are sold in gross and not by the acre. Properties are offered for sale as-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 prior to bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence prior to the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to Bedford County or the Town of Bedford, and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS at taxsales@taxva.com, by phone to (804) 545-2500 or (804) 612-0629, or by writing to the address below.

John A. Rife, Esq.
Taxing Authority Consulting Services, PC
RE: Town and County of Bedford Auction
P.O. Box 31800
Henrico, Virginia 23294-1800

Lot 1
Thelma Ragland., et al.

Tax Map #: 9- A- 44 **Link:** 9- A- 44

Parcel Information

Owner: RAGLAND THELMA

Parcel Number (RPC): 905500

Address: 1425 Discovery Trail

Legal Acreage: 1.3800



Year	Land Value	Improvement Value	Total Value
2019	\$15,000.00	\$2,700.00	\$17,700.00

This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

Lot 2
Mid-State Homes, Inc.

Tax Map #: 10- A- 52 **Link:** 10- A- 52

Parcel Information

Owner: MID STATE HOMES INC

Parcel Number (RPC): 1005300

Address: 1042 Sharon Lane

Legal Acreage: 0.0000



Year	Land Value	Improvement Value	Total Value
2019	\$8,000.00	\$19,200.00	\$27,200.00

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Lot 3
Hardy, Ann., et al.

Tax Map #: 156- A- 43 **Link:** 156- A- 43

Parcel Information

Owner: HARDY ANN

Parcel Number (RPC): 15605600

Description: Falling Creek

Legal Acreage: 9.2500



Year	Land Value	Improvement Value	Total Value
2019	\$37,000.00	\$0.00	\$37,000.00

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Lot 4
Perry, Sr., Donald N., et al.

Tax Map #: 156- A- 60 **Link:** 156- A- 60

Parcel Information

Owner: PERRY DONALD N & PERRY DAVID ALLAN

Parcel Number (RPC): 15607600

Address: 1100 Davis Lane

Legal Acreage: 0.0000



Year	Land Value	Improvement Value	Total Value
2019	\$20,000.00	\$13,800.00	\$33,800.00

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Lot 5
Powers, Milton E., et al.

Tax Map #: 173A- 2- 3 **Link:** 173A- 2- 3

Parcel Information

Owner: POWERS MILTON E

Parcel Number (RPC): 17330000

Address: 1090 Emmett Place

Legal Acreage: 0.0000



Year	Land Value	Improvement Value	Total Value
2019	\$20,000.00	\$25,800.00	\$45,800.00

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Lot 6
Bonds, Alice B., et al.

Tax Map #: 199A- 1- 13 **Link:** 199A- 1- 13

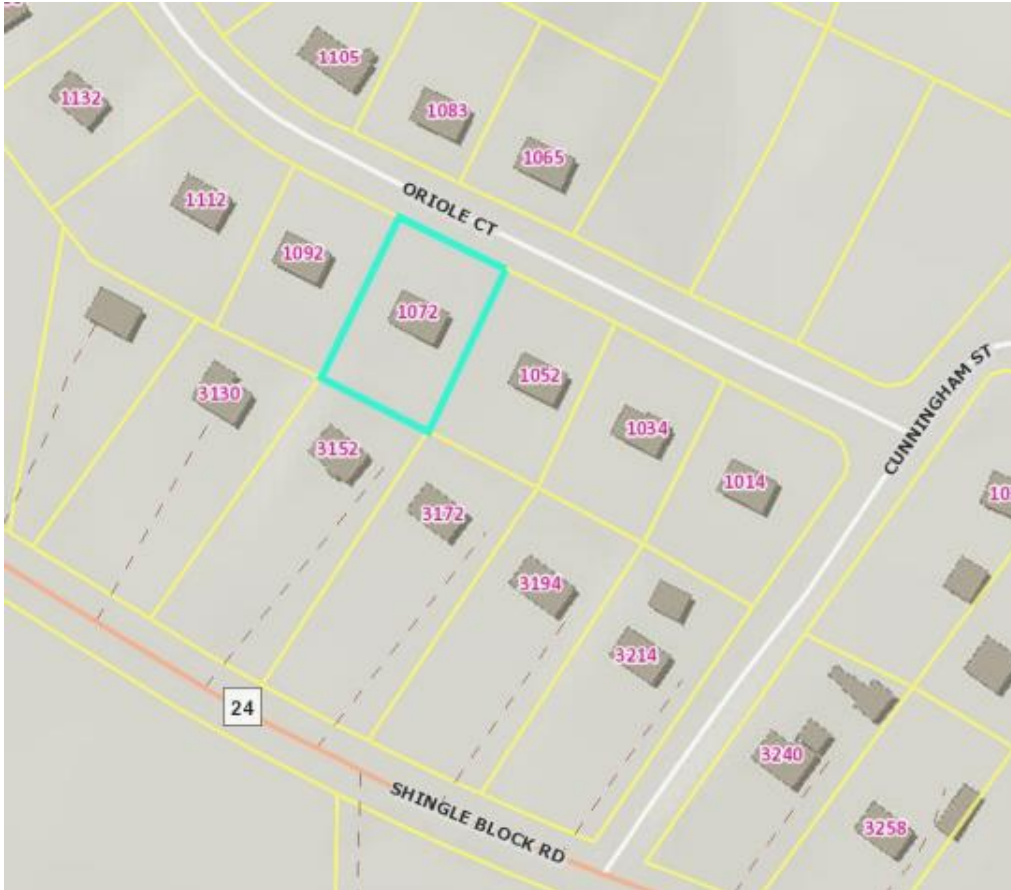
Parcel Information

Owner: BONDS ALICE B

Parcel Number (RPC): 19912500

Address: 1072 Oriole Court

Legal Acreage: 0.0000



Year	Land Value	Improvement Value	Total Value
2019	\$12,000.00	\$0.00	\$12,000.00

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Lot 7
Jones, William T., et al.

Tax Map #: 203- A- 64 **Link:** 203- A- 64

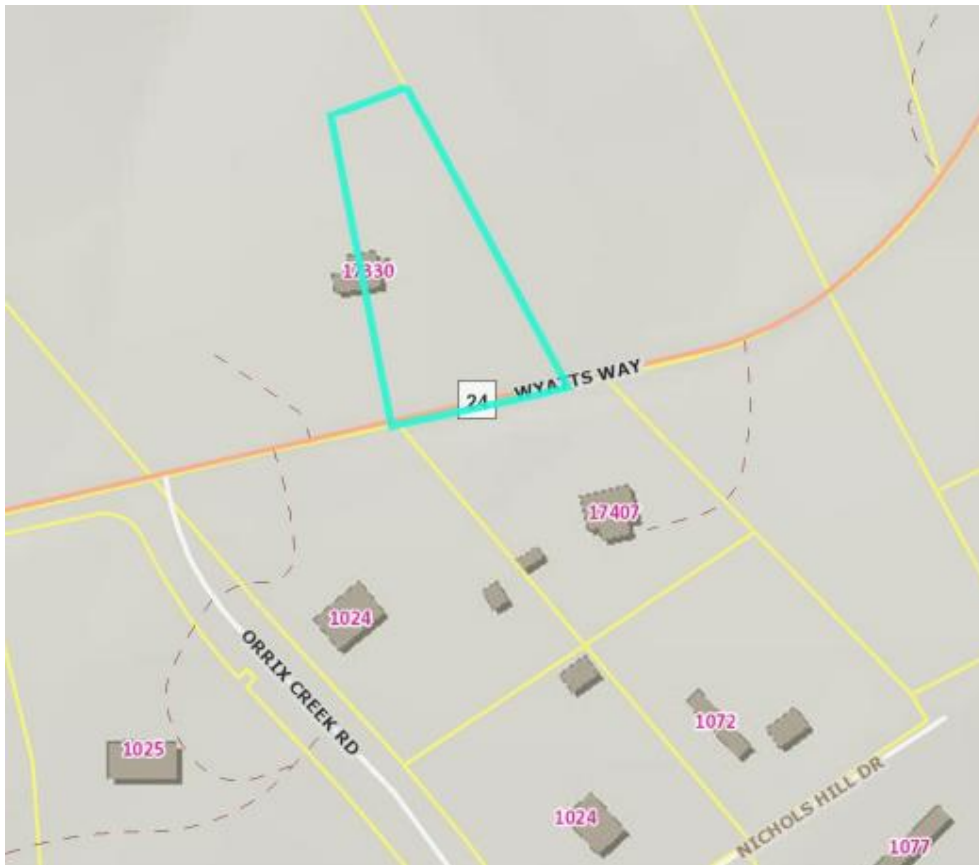
Parcel Information

Owner: JONES WILLIAM T & HERBERT MCKINLEY

Parcel Number (RPC): 20307700

Description: Rocky Mt. Pike Par D

Legal Acreage: 0.5700



Year	Land Value	Improvement Value	Total Value
2019	\$20,000.00	\$0.00	\$20,000.00

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**Lot 8
Milton, Robert., et al.**

Tax Map #: 207- A- 35 **Link:** 207- A- 35

Parcel Information

Owner: MILTON ROBERT

Parcel Number (RPC): 20704500

Description: Lick Run

Legal Acreage: 1.6500



Year	Land Value	Improvement Value	Total Value
2019	\$22,000.00	\$0.00	\$22,000.00

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Lot 9
Lilly, III, Mckinley Gooch., et al.

Tax Map #: 207- 13- 3 **Link:** 207- 13- 3

Parcel Information

Owner: LILLY MCKINLEY GOOCH III

Parcel Number (RPC): 20705104

Description: Cliffview Estate LT 3 Sec 11

Legal Acreage: 1.1300



Year	Land Value	Improvement Value	Total Value
2019	\$10,000.00	\$0.00	\$10,000.00

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Lot 10
Leftwich, Mary, Heirs., et al.

Tax Map #: 214- A- 85 **Link:** 214- A- 85

Parcel Information

Owner: LEFTWICH MARY HEIRS

Parcel Number (RPC): 80501608

Address: King St.

Legal Acreage: 0.0000



Year	Land Value	Improvement Value	Total Value
2019	\$5,000.00	\$0.00	\$5,000.00

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Lot 11
Love, Daniel J., et al.

Tax Map #: 220E- 2- 84 **Link:** 220E- 2- 84

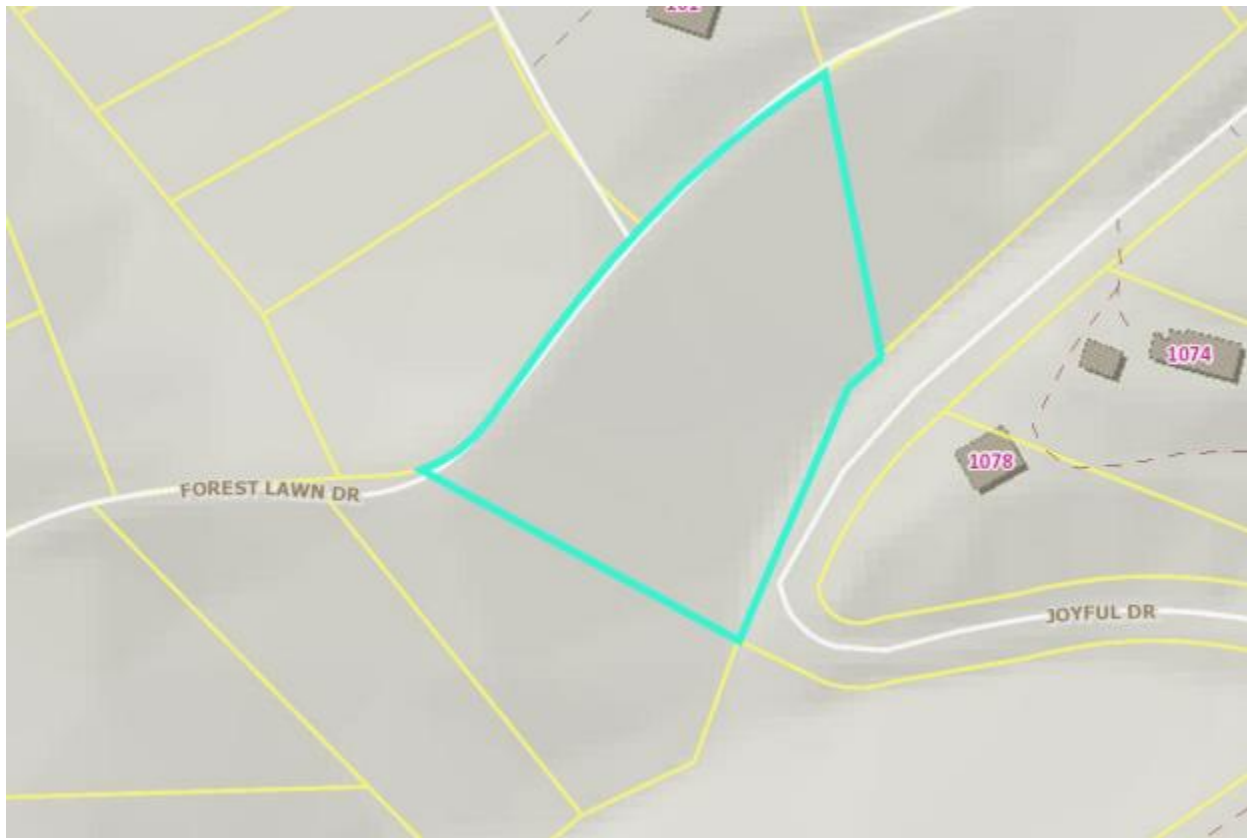
Parcel Information

Owner: LOVE DANIEL J

Parcel Number (RPC): 2205700

Address: Beechwood West LT 84 SC C2

Legal Acreage: 1.7600



Year	Land Value	Improvement Value	Total Value
2019	\$8,000.00	\$0.00	\$8,000.00

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Lot 12
Scruggs, William H., et al.

Tax Map #: 246- 3- 4 **Link:** 246- 3- 4

Parcel Information

Owner: SCRUGGS WILLIAM H

Parcel Number (RPC): 24600048

Description: Lakewood SEC II

Legal Acreage: 7.1000



Year	Land Value	Improvement Value	Total Value
2019	\$17,800.00	\$0.00	\$17,800.00

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**PURCHASER'S ACKNOWLEDGEMENT AND
CONTRACT OF SALE**

At that certain Special Commissioner's sale held on Wednesday, October 30, 2019 in the cause styled County of Bedford v. _____ (Case No. _____), the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____, and a buyer's premium of \$ _____.

Tax Map No. _____

Account No. _____

I understand that a deposit of \$ _____ (25% of the purchase price or \$1,000.00, whichever is more, or the entire purchase price if less than \$1,000.00, or \$20,000.00 if purchase price is more than \$80,000.00) is required to be deposited today with the Special Commissioner and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Bedford, Virginia. Further, I understand that a buyer's premium is required in this auction and have agreed to pay \$ _____ as a buyer's premium.

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 Court intends 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 (auction date). I further understand that in the event I owe delinquent taxes to the County of Bedford or if I am named as a Defendant in any delinquent tax suit filed by the County of Bedford, Virginia, that this contract may be made null and void 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.

If the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit the deposit and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount. I further understand that if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, that this real estate may be resold and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

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

Print Name:

Address:

Phone:

Email:

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 October 2019, 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