

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
BEDFORD COUNTY, 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 **November 16, 2018 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
COUNTY PARCELS:		
1 Edwin E. & Janet Ragland	Tax Map No. 34-1-1B RPC No. 3402701 TACS No. 239594	8853 Goose Creek Valley Road, Montvale 1.110 acre +/-, Goose Creek
2 Robert V. & Doris Pugh	Tax Map No. 183-3-5 RPC No. 18308400 TACS No. 223954	7461 Virginia Byway, Bedford 0.76 acre +/-, Lone Oak Lot 5
3 Irene P. Johnson	Tax Map No. 226-A-30 RPC No. 22602600 TACS No. 223871	5089 Crab Orchard Road, Huddleston 1.00 acre +/-, Goose Creek
4 Groggins Development, LLC	Tax Map No. 207-A-39A RPC No. 20705200 TACS No. 223719	1.02 acre +/- Trails End Road, Goodview Lot C
5 Samuel Steven Greene	Tax Map No. 251-A-34A RPC No. 25105301 TACS No. 223843	1236 Doe Lane, Huddleston 1.26 acre +/- Craddock Creek
COUNTY & TOWN PARCELS:		
6 Tamara L. Wooldridge	Tax Map No. 194-A-128-T RPC No. 80502934 TACS No. 440353	807 Grove Street, Town of Bedford
7 Carolyn M. Andrews	Tax Map No. 146B-1-2-T RPC No. 14619000 TACS No. 452243	1043 Moneta Road, Town of Bedford LT 2 PT 3

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of Bedford County. 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. 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. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to estimated value of the Property.

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. **There will be a 10% buyer's premium added to final bid to determine final contract price and the buyer's premium must be paid concurrently with the aforementioned deposit.** Recording costs for deed recordation will be the responsibility of the successful bidder.

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. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS at taxsales@taxva.com or (804) 893-5176.

John A. Rife, Esq.
Jeffrey A. Scharf, Esq.
Mark K. Ames, Esq.
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Phillip E. Lecky, Esq.
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Special Commissioners
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

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

At that certain Special Commissioner's sale held on _____ 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:

Address:

Phone:

Email:

Title will be taken in the name of:

Tenants in Common Tenants by Entirety with ROS Joint Tenants None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this _____, 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

Property #1: Edwin E. & Janet Ragland

Tax Map #: 34 1 1B **Link:** 34 1 1B **Parcel Number(RP C):** 3402701 **Address:** 8853 GOOSE CREEK VALLEY ROAD

Parcel Information

Owner :	RAGLAND EDWIN E & JANET	Legal Acreage:	1.1100
Additional Owner:	No Data	PCDesc:	2 Single Family Res(1-19.99ac)
Owner Address:	1403 BEAUMONT RD ROANOKE VA 24019	Legal Description:	GOOSE CR
		Document Number:	No Data

Valuation Information

Map :	34 1 1B	Deedbook	855
Name:	RAGLAND EDWIN E & JANET	Deedpage:	193
Acreage:	1.11		

Year	Land Value	Improvement Value	Total Value
2018	\$15,000.00	\$0.00	\$15,000.00
2017	\$15,000.00	\$0.00	\$15,000.00
2016	\$15,000.00	\$0.00	\$15,000.00
2015	\$15,000.00	\$0.00	\$15,000.00
2014	\$15,000.00	\$0.00	\$15,000.00
2013	\$15,000.00	\$0.00	\$15,000.00
2012	\$15,000.00	\$0.00	\$15,000.00
2011	\$15,000.00	\$0.00	\$15,000.00
2010	\$15,000.00	\$0.00	\$15,000.00
2009	\$15,000.00	\$0.00	\$15,000.00
2008	\$15,000.00	\$0.00	\$15,000.00
2007	\$15,000.00	\$0.00	\$15,000.00
2006	\$7,500.00	\$7,500.00	\$15,000.00
2005	\$7,500.00	\$7,500.00	\$15,000.00
2004	\$7,500.00	\$7,500.00	\$15,000.00
2003	\$7,500.00	\$7,500.00	\$15,000.00
2002	\$7,500.00	\$7,500.00	\$15,000.00
2001	\$7,500.00	\$7,500.00	\$15,000.00
2000	\$7,500.00	\$7,500.00	\$15,000.00
1999	\$7,500.00	\$7,500.00	\$15,000.00
1998	\$4,000.00	\$7,500.00	\$11,500.00

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Property #2: Robert V. & Doris Pugh

Tax Map #: 183 3 5 **Link:** 183 3 5 **Parcel Number(RP C):** 18308400 **Address:** 7461 VIRGINIA BYWAY

Parcel Information

Owner :	PUGH ROBERT V & DORIS L	Legal Acreage:	0.7600
Additional Owner:	No Data	PCDesc:	2 Single Family Res(1-19.99ac)
Owner Address:	7461 VIRGINIA BYWAY BEDFORD VA 24523	Legal Description:	LONE OAK LT 5
		Document Number:	No Data

Valuation Information

Map :	183 3 5	Deedbook	483
Name:	PUGH ROBERT V & DORIS L	Deedpage:	595

Year	Land Value	Improvement Value	Total Value
2018	\$18,000.00	\$0.00	\$18,000.00
2017	\$18,000.00	\$0.00	\$18,000.00
2016	\$18,000.00	\$0.00	\$18,000.00
2015	\$18,000.00	\$0.00	\$18,000.00
2014	\$18,000.00	\$0.00	\$18,000.00
2013	\$18,000.00	\$0.00	\$18,000.00
2012	\$18,000.00	\$0.00	\$18,000.00
2011	\$18,000.00	\$0.00	\$18,000.00
2010	\$18,000.00	\$0.00	\$18,000.00
2009	\$18,000.00	\$0.00	\$18,000.00
2008	\$18,000.00	\$0.00	\$18,000.00
2007	\$18,000.00	\$0.00	\$18,000.00
2006	\$5,300.00	\$0.00	\$5,300.00
2005	\$5,300.00	\$0.00	\$5,300.00
2004	\$5,300.00	\$0.00	\$5,300.00
2003	\$5,300.00	\$0.00	\$5,300.00
2002	\$6,600.00	\$0.00	\$6,600.00
2001	\$6,600.00	\$0.00	\$6,600.00
2000	\$6,600.00	\$0.00	\$6,600.00
1999	\$6,600.00	\$0.00	\$6,600.00
1998	\$4,700.00	\$0.00	\$4,700.00

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Property #3: Irene P. Johnson

Tax Map #: 226 A 30 **Link:** 226 A 30 **Parcel Number(RP C):** 22602600 **Address:** 5089 CRAB ORCHARD ROAD

Parcel Information

Owner :	JOHNSON IRENE P	Legal Acreage:	1.0000
Additional Owner:	No Data	PCDesc:	2 Single Family Res(1-19.99ac)
Owner Address:	5089 CRAB ORCHARD RD HUDDLESTON VA 24104	Legal Description:	GOOSE CR
		Document Number:	No Data

Valuation Information

Map :	226 A 30	Deedbook	449
Name:	JOHNSON IRENE P	Deedpage:	383
Acreage:	1		

Year	Land Value	Improvement Value	Total Value
2018	\$25,000.00	\$44,800.00	\$69,800.00
2017	\$25,000.00	\$44,800.00	\$69,800.00
2016	\$25,000.00	\$44,800.00	\$69,800.00
2015	\$25,000.00	\$44,800.00	\$69,800.00
2014	\$25,000.00	\$44,000.00	\$69,000.00
2013	\$25,000.00	\$44,000.00	\$69,000.00
2012	\$25,000.00	\$44,000.00	\$69,000.00
2011	\$25,000.00	\$44,000.00	\$69,000.00
2010	\$25,000.00	\$40,800.00	\$65,800.00
2009	\$25,000.00	\$40,800.00	\$65,800.00
2008	\$25,000.00	\$40,800.00	\$65,800.00
2007	\$25,000.00	\$40,800.00	\$65,800.00
2006	\$7,000.00	\$125,000.00	\$132,000.00
2005	\$7,000.00	\$125,000.00	\$132,000.00
2004	\$7,000.00	\$125,000.00	\$132,000.00
2003	\$7,000.00	\$125,000.00	\$132,000.00
2002	\$6,000.00	\$116,200.00	\$122,200.00
2001	\$6,000.00	\$116,200.00	\$122,200.00
2000	\$6,000.00	\$37,500.00	\$43,500.00
1999	\$6,000.00	\$37,500.00	\$43,500.00
1999	\$6,000.00	\$37,500.00	\$43,500.00
1998	\$5,500.00	\$36,300.00	\$41,800.00

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Property #4: Groggins Development, LLC

Tax Map #: 207 A 39A **Link:** 207 A 39A **Parcel Number(RP C):** 20705200 **Address:**

Parcel Information

Owner :	GROGGINS DEVELOPMENT LLC	Legal Acreage:	1.0200
Additional Owner:	No Data	PCDesc:	2 Single Family Res(1-19.99ac)
Owner Address:	801 MOUNT PLEASANT CHURCH RD FINCASTLE VA 24090	Legal Description:	LT C
		Document Number:	040000993

Valuation Information

Map :	207 A 39A	Deedbook	No Data
Name:	GROGGINS DEVELOPMENT LLC	Deedpage:	No Data
Acreage:	1.02		

Year	Land Value	Improvement Value	Total Value
2018	\$25,000.00	\$0.00	\$25,000.00
2017	\$25,000.00	\$0.00	\$25,000.00
2016	\$25,000.00	\$0.00	\$25,000.00
2015	\$25,000.00	\$0.00	\$25,000.00
2014	\$25,000.00	\$0.00	\$25,000.00
2013	\$25,000.00	\$0.00	\$25,000.00
2012	\$25,000.00	\$0.00	\$25,000.00
2011	\$25,000.00	\$0.00	\$25,000.00
2010	\$14,000.00	\$0.00	\$14,000.00
2009	\$14,000.00	\$0.00	\$14,000.00
2008	\$14,000.00	\$0.00	\$14,000.00
2007	\$14,000.00	\$0.00	\$14,000.00
2006	\$14,000.00	\$0.00	\$14,000.00
2005	\$14,000.00	\$0.00	\$14,000.00
2004	\$14,000.00	\$0.00	\$14,000.00
2003	\$14,000.00	\$0.00	\$14,000.00
2002	\$10,000.00	\$0.00	\$10,000.00
2001	\$10,000.00	\$0.00	\$10,000.00
2000	\$10,000.00	\$0.00	\$10,000.00
1999	\$10,000.00	\$0.00	\$10,000.00
1998	\$7,500.00	\$0.00	\$7,500.00

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Property #5: Samuel Steven Greene

Tax Map #: 251 A 34A **Link:** 251 A 34A **Parcel Number(RP C):** 25105301 **Address:** 1236 DOE LANE

Parcel Information

Owner :	GREENE SAMUEL STEVEN	Legal Acreage:	1.2600
Additional Owner:	No Data	PCDesc:	2 Single Family Res(1-19.99ac)
Owner Address:	1236 DOE LN HUDDLESTON VA 241043078	Legal Description:	CRADDOCK CR
		Document Number:	090005972

Valuation Information

Map :	251 A 34A	Deedbook	No Data
Name:	GREENE SAMUEL STEVEN	Deedpage:	No Data
Acreage:	1.26		

Year	Land Value	Improvement Value	Total Value
2018	\$30,000.00	\$9,500.00	\$39,500.00
2017	\$30,000.00	\$9,500.00	\$39,500.00
2016	\$30,000.00	\$9,500.00	\$39,500.00
2015	\$30,000.00	\$9,500.00	\$39,500.00
2014	\$31,300.00	\$12,500.00	\$43,800.00
2013	\$31,300.00	\$12,500.00	\$43,800.00
2012	\$31,300.00	\$12,500.00	\$43,800.00
2011	\$31,300.00	\$12,500.00	\$43,800.00
2010	\$31,300.00	\$14,500.00	\$45,800.00
2009	\$31,300.00	\$14,500.00	\$45,800.00
2008	\$31,300.00	\$14,500.00	\$45,800.00
2007	\$31,300.00	\$14,500.00	\$45,800.00
2006	\$8,500.00	\$10,700.00	\$19,200.00
2005	\$8,500.00	\$10,700.00	\$19,200.00
2004	\$8,500.00	\$10,700.00	\$19,200.00
2003	\$8,500.00	\$10,700.00	\$19,200.00
2002	\$8,000.00	\$6,900.00	\$14,900.00
2001	\$8,000.00	\$6,900.00	\$14,900.00
2000	\$8,000.00	\$6,900.00	\$14,900.00
1999	\$8,000.00	\$6,900.00	\$14,900.00
1998	\$8,000.00	\$6,700.00	\$14,700.00

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Property #6: Tamara L. Wooldridge

Tax Map #: 194 A 128 **T** **Link:** 194 A 128 **T** **Parcel Number(RP C):** 80502934 **Address:** 807 GROVE ST

Parcel Information

Owner :	WOOLDRIDGE TAMARA LYNN	Legal Acreage:	0.0000
Additional Owner:	C/O JASON KNIGHT	PCDesc:	1 Single Family Res(Urban)
Owner Address:	7195 DALLAS PKWY PLANO TX 75024	Legal Description:	GROVE ST
		Document Number:	100000620

Valuation Information

Map :	194 A 128 T	Deedbook:	No Data
Name:	WOOLDRIDGE TAMARA LYNN	Deedpage:	No Data
Acreage:	0		

Year	Land Value	Improvement Value	Total Value
2018	\$14,000.00	\$.00	\$14,000.00
2017	\$14,000.00	\$.00	\$14,000.00
2016	\$14,000.00	\$.00	\$14,000.00
2015	\$14,000.00	\$.00	\$14,000.00
2014	\$14,000.00	\$.00	\$14,000.00
2013	\$14,000.00	\$.00	\$14,000.00

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Property #7: Carolyn Marie Andrews

Tax Map #: 146B 1 3 T **Link:** 146B 1 2 T **Parcel Number(RP C):** 14619000 **Address:** 1043 MONETA ROAD

Parcel Information

Owner :	ANDREWS CAROLYN MARIE	Legal Acreage:	0.0000
Additional Owner:	No Data	PCDesc:	2 Single Family Res(1-19.99ac)
Owner Address:	1043 MONETA RD BEDFORD VA 24523	Legal Description:	LT 2 PT 3
		Document Number:	120008761

Valuation Information

Map :	146B 1 2 T	Deedbook	No Data
Name:	ANDREWS CAROLYN MARIE	Deedpage:	No Data
Acreage:	0		

Year	Land Value	Improvement Value	Total Value
2018	\$16,000.00	\$81,700.00	\$97,700.00
2017	\$16,000.00	\$81,700.00	\$97,700.00
2016	\$16,000.00	\$81,700.00	\$97,700.00
2015	\$16,000.00	\$81,700.00	\$97,700.00
2014	\$16,000.00	\$67,500.00	\$83,500.00
2013	\$16,000.00	\$67,500.00	\$83,500.00
2012	\$16,000.00	\$67,500.00	\$83,500.00
2011	\$16,000.00	\$67,500.00	\$83,500.00
2010	\$12,000.00	\$66,600.00	\$78,600.00
2009	\$12,000.00	\$66,600.00	\$78,600.00
2008	\$12,000.00	\$66,600.00	\$78,600.00
2007	\$12,000.00	\$66,600.00	\$78,600.00
2006	\$8,000.00	\$49,000.00	\$57,000.00
2005	\$8,000.00	\$49,000.00	\$57,000.00
2004	\$8,000.00	\$49,000.00	\$57,000.00

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