

**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 (**with online simulcast**) the following described real estate at **The Board Room** in the **County Administration Building** located at **122 East Main Street, Bedford, Virginia 24523**, on **May 20, 2022**, at **11:00am** or as soon thereafter as may be effected. The sale of such property is subject to the terms and conditions below, any conditions which may be subsequently posted by Counts Realty & Auction Group (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”), 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.

	<b>Property Owner</b>	<b>Identification</b>	<b>Description</b>
1.	Mattie J. Wright	Tax Map No. 214-8-10-T RPC No. 80502966 TACS No. 497221	314 Franklin Street, Town of Bedford
2.	R. S. Forgie	Tax Map No. 33-A-1D RPC No. 90511926 TACS No. 599046	30 acres +/- near the Blue Ridge Parkway, residue of the Forgie tract
3.	Ervin J. Kinsinger, Sr.	Tax Map No. 246-5-7 RPC No. 24700307 TACS No. 440408	Lakewood Lot 7 Section 3 Block A 11 acres +/- Parkwood Court
4.	Epps Robertson, Sr.	Tax Map No. 247-A-9 RPC No. 24700700 TACS No. 396224	Carters Mill Road, Lynch Station 38.74 acres +/-
5.	Albert J. Scott Estate	Tax Map No. 10-A-54 RPC No. 1005500 TACS No. 33675	Sharon Lane, Big Island 16 acres +/-
6.	James C. Kendrick	Tax Map No. 266-2-33 RPC No. 26600026 TACS No. 470246	105 Red Birch Drive, Pittsville 4.9 acres +/- Quatrone Lot 33
7.	REMOVED	REMOVED Tax Map No. 190-A-66A RPC No. 19007304 TACS No. 239604	1156 Old Station Loop, Hardy 1.08 acres +/-
		REMOVED Tax Map No. 190-A-66F RPC No. 90503686 TACS No. 239604	1.89 acres +/- behind 1156 Old Station Loop, Hardy

	<b>Property Owner</b>	<b>Identification</b>	<b>Description</b>
8.	Jeffrey Keith Lee Harvey	Tax Map No. 194-A-156-T RPC No. 80500489 TACS No. 440347	714 Grove Street, Town of Bedford
9.	Bertha May Hayden	Tax Map No. 87-A-33 RPC No. 8703000 TACS No. 223856	2.56 acres +/- on McDearmon Road in Montvale

**GENERAL TERMS OF SALE:** All sales are subject to confirmation by the Circuit Court. The Special Commissioner 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.

**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:** On the day of the auction, the highest bidder shall make a deposit in the amount of twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, along with a 10% buyer's premium added to the final bid. Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars (\$20,000) per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

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

**Terms applicable to In-Person Bidders ONLY:** The highest bidder shall make a deposit in the amount of twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher on the day of the auction, along with their buyer's premium payment. 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.countsauction.com](http://www.countsauction.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 call (434) 525-2991 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 **bid deposit (25% or \$1,000, whichever is greater) and the 10% buyer's premium** must be **received** in full within five (5) business days following the auction closing (**no later than May 25, 2022**). Time is of the essence. 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 Bedford County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

To qualify as a purchaser at this auction, you may not owe delinquent taxes to the County or Town of Bedford and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process should be directed to the Auctioneer online at [www.countsauction.com](http://www.countsauction.com), by email to [GMcDaniel@countsauction.com](mailto:GMcDaniel@countsauction.com) or by phone to (434) 525-2991. 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) 893-5176.

# Property 1

MATTIE J. WRIGHT

Tax Map # 214 8 10 T

RPC # 80502966

Legal Description: 314 FRANKLIN ST, LOT 10

Year	Land Value	Improvement Value	Total Value
2021	\$10,000.00	\$0.00	\$10,000.00



## Property 2

R. S. FORGIE (UNKNOWN OWNER)

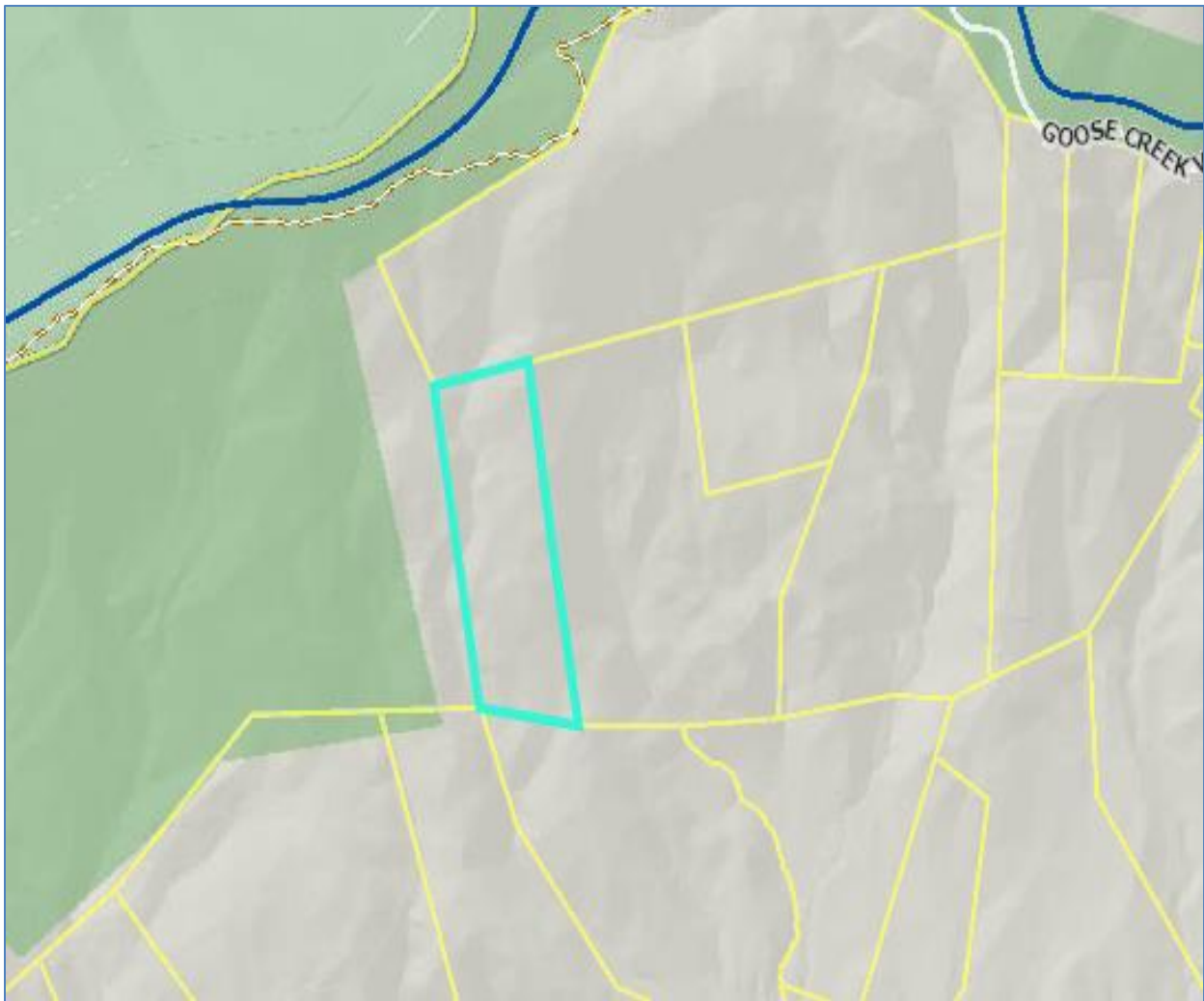
Tax Map # 33 A 1D

RPC # 90511926

Legal Acreage: 30.0000

Legal Description: RESIDUE OF FORGIE TRACT

Year	Land Value	Improvement Value	Total Value
2021	\$60,000.00	\$.00	\$60,000.00



## Property 3

ERVIN J. KINSINGER, SR.

Tax Map # 246 5 7

RPC # 24700307

Legal Acreage: 11.0000

Legal Description: LAKEWOOD LT 7 SC III BK A

Year	Land Value	Improvement Value	Total Value
2021	\$26,000.00	\$.00	\$26,000.00



## Property 4

EPPS ROBERTSON, SR.

Tax Map #247 A 9

RPC #24700700

Legal Acreage: 38.7400

Legal Description: SPRING HILL CH

Year	Land Value	Improvement Value	Total Value
2021	\$96,900.00	\$0.00	\$96,900.00



# Property 5

ALBERT J. SCOTT ESTATE

Tax Map # 10 A 54

RPC # 1005500

Legal Acreage: 16.0000

Legal Description: HUNTING CR

Year	Land Value	Improvement Value	Total Value
2021	\$48,000.00	\$ .00	\$48,000.00





## Property 6

JAMES C. KENDRICK

Tax Map # 266 2 33

RPC #26600026

Legal Acreage: 4.9000

Legal Description: QUATRONELOT 33

Year	Land Value	Improvement Value	Total Value
2021	\$25,000.00	\$7,000.00	\$32,000.00



## Property 7

SAMUEL LEE WALDRON

Tax Map # 190 A 66A  
RPC # 19007304  
Legal Acreage: 1.0800  
Legal Description: VA RWY

Year	Land Value	Improvement Value	Total Value
2021	\$25,000.00	\$20,600.00	\$45,600.00

Tax Map # 190 A 66F  
RPC # 90503686  
Legal Acreage: 1.8900  
Legal Description: VA RWY

Year	Land Value	Improvement Value	Total Value
2021	\$4,700.00	\$0.00	\$4,700.00



# Property 8

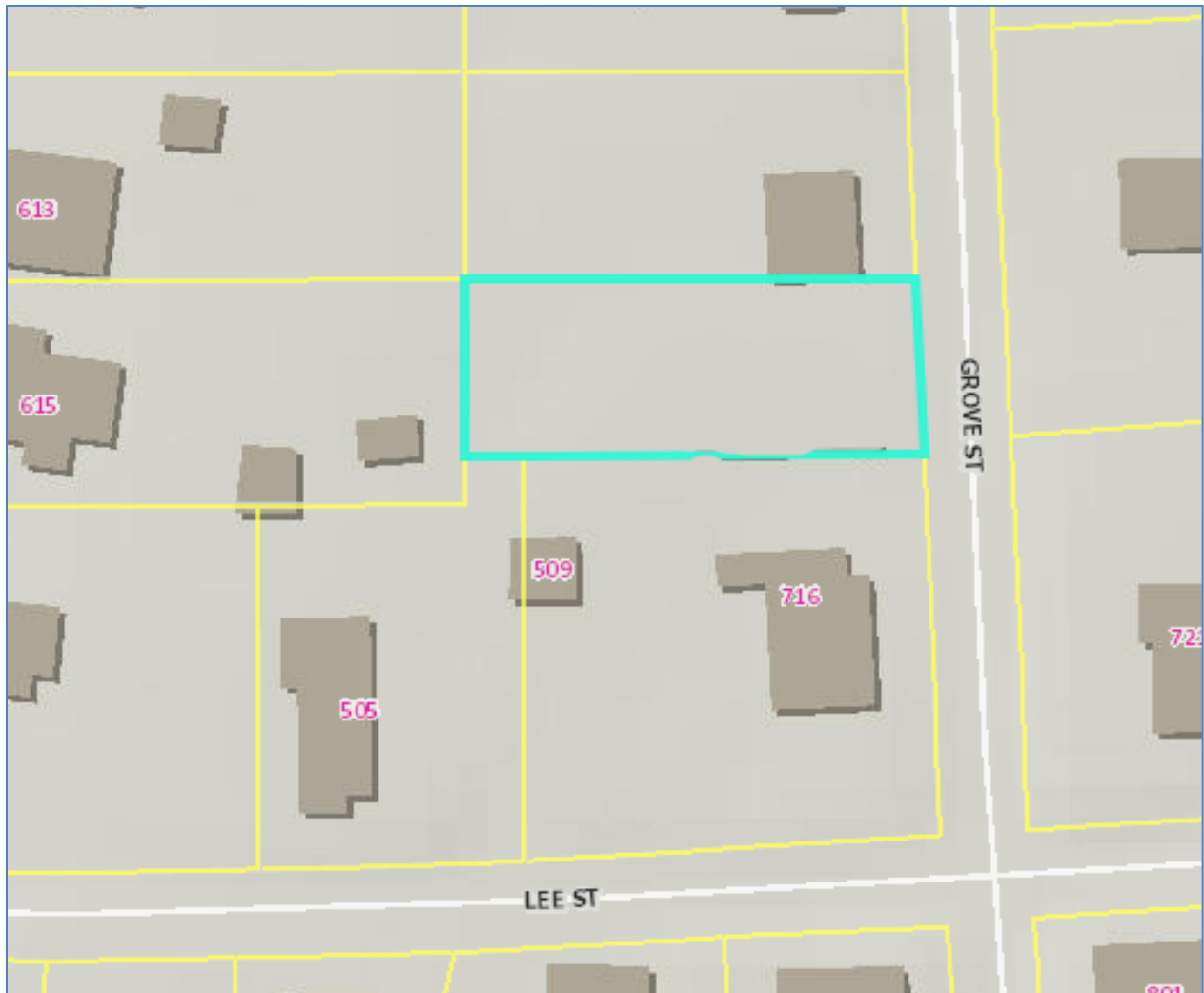
JEFFREY KEITH LEE HARVEY

Tax Map # 194 A 156 T

RPC # 80500489

Legal Description: 714 GROVE ST

Year	Land Value	Improvement Value	Total Value
2021	\$25,000.00	\$0.00	\$25,000.00



# Property 9

BERTHA MAY HAYDEN

Tax Map # 87 A 33

RPC # 8703000

Legal Acreage: 2.5600

Legal Description: MONTVALE

Year	Land Value	Improvement Value	Total Value
2021	\$16,200.00	\$0.00	\$16,200.00

