

**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 County of Bedford, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate in the **Board of Supervisors Room at 122 East Main Street, Bedford, Virginia 24523**, on **April 25, 2023 at 11:00am**.

The sale of such property is subject to the terms and conditions below, and any term or conditions which may be subsequently posted or announced by Counts Realty & Auction Group ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS"). Subsequent announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map	TACS No.	Property Description
J1	David A. & Elsie Andrews	15A-1-2	223746	0.93 acres +/- on Fairview Drive, Panarama Acres Lot 2 Section 1
J2	David A. & Elsie Andrews	15A-1-3	223746	1059 Fairview Drive, Big Island, 0.92 acre +/- Panarama Acres Lot 3 Section 1
J3	David A. & Elsie Andrews	15A-1-4	223746	0.91 acres +/- on Fairview Drive, Panarama Acres Lot 4 Section 1
J4	Thomas J., Sean C., and Lisa Hodges	140-2-28	223716	1085 Buckridge Terrace, Vinton, 0.98 acre +/- Scenic Acres Lot 28 Section 6
J5	Thomas J., Sean C., and Lisa Hodges	140-2-29	223716	1.11 acre +/- on Buckridge Terrace, Scenic Acres Lot 29 Section 6
J6	Josh Carter	71-A-6A	327143	10.00 acres +/- near Cool Springs Road, Taylors Mountain in Thaxton
J7	Pete Snyder	123-9-55	440375	102 Pineybranch Road, Blue Ridge, 1.51 acre +/- Oakcrest Hills Lot 55
J8	Eliza Ann Henry	111-A-84	327143	REMOVED
J9	John Wesley Methodist Episcopal Chapel	107-A-50	239689	1.0 acre +/- on Union Church Road in Thaxton
J10	Mark Lynn Boothe	140-7-53	524609	401 Mountain Meadow Drive, Vinton, 1.52 acre +/- Mountain Meadows Lot 53 Section 2
J11	Tom Anthony	255-A-9	440315	7.5 acres +/- on Mount Airy Road, Lynch Station

J12	William Leroy Drew	130B-2-7	239643	0.60 acre +/- on Fuqua Mill Road, Bedford, Highland Park Lot 7 Section 1
J13	BCR, LLC	208-24-13	223703	1.00 acre +/- on Chapel View Lane, Goodview, The View Point Lot 13
J14	Geraldine Lazenby Holmes	130-8-3	396231	2.69 acres +/- off of Shiloh Church Road, Bedford, Lowry Subdivision Lot 3
J15	Ned Reynolds	6-A-5	223959	8.12 acres +/- at Bald Eagle Drive & Lee Jackson Highway, Big Island

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 any information contained in 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, subject to a minimum of 150, 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 deposit and buyer's premium are due on the day of the auction. All payments must be made in the form of personal 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. 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 The Counts Realty & Auction Group, at (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 deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than May 2, 2023).** 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 County of Bedford 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 Town or County 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 at www.countsauction.com, by email to 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, by email to taxsales@taxva.com, by phone to (804) 893-5176, or by writing to the address below.

Re: Bedford Judicial Sale Auction
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

J1 David A. & Elsie Andrews



Tax Map #	15A 1 2
RPC	1516000
Address	FAIRVIEW DRIVE
Acreage	0.9300
Description	PANARAMA AC LT 2 SC 1

J2 David A. & Elsie Andrews



Tax Map #	15A 1 3
RPC	1516100
Address	1059 FAIRVIEW DRIVE, BIG ISLAND VA 24526
Acreage	0.9200
Description	PANARAMA AC LT 3 SC 1

J3 David A. & Elsie Andrews



Tax Map #	15A 1 4
RPC	1516200
Address	FAIRVIEW DRIVE
Acreage	0.9100
Description	PANARAMA AC LT 4 SC 1

J4 Thomas J., Sean C., and Lisa Hodges



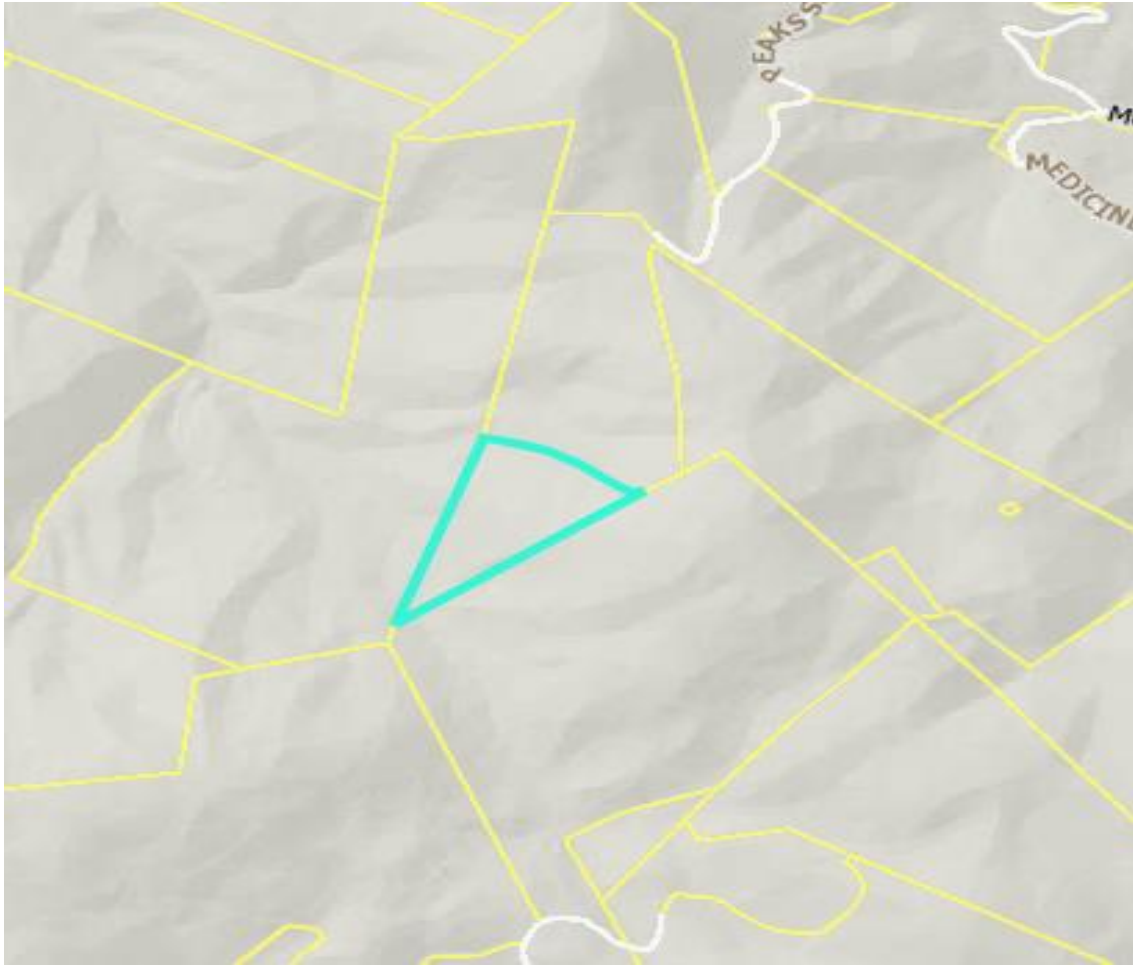
Tax Map #	140 2 28
RPC	14011700
Address	1085 BUCKRIDGE TERRACE, VINTON VA 24179
Acreage	0.9800
Description	SCENIC AC LT 28 SC 6

J5 Thomas J., Sean C., and Lisa Hodges



Tax Map #	140 2 29
RPC	14011800
Address	BUCKRIDGE TERRACE & DOE RUN DRIVE
Acreage	1.1100
Description	SCENIC AC LT 29 SC 6

J6 Josh Carter



Tax Map #	71 A 6A
RPC	7100600
Address	NEAREST ROAD – COOL SPRINGS ROAD
Acreage	10.000
Description	TAYLORS MT

J7 Pete Snyder



Tax Map #	123 9 55
RPC	12322900
Address	102 PINEYBRANCH ROAD, BLUE RIDGE VA 24064
Acreage	1.5100
Description	OAKCREST HILLS LT 55

J8 Eliza Ann Henry

REMOVED

J9 John Wesley Methodist Episcopal Chapel



Tax Map #	107 A 50
RPC	10704800
Address	UNION CHURCH ROAD, THAXTON
Acreage	1.0
Description	PLAT DB 81/36

J10 Mark Lynn Boothe



Tax Map #	140 7 53
RPC	14001458
Address	401 MOUNTAIN MEADOW DRIVE, VINTON VA 24179
Acreage	1.5200
Description	MOUNTAIN MEADOWS LOT 53 SC 2

J11 Tom Anthony



Tax Map #	255 A 9
RPC	25501500
Address	MT AIRY RD, LYNCH STATION
Acreage	7.5000
Description	RT 631

J12 William Leroy Drew



Tax Map #	130B 2 7
RPC	13014600
Address	FUQUA MILL ROAD, BEDFORD
Acreage	0.6000
Description	HIGHLAND PK LT 7 SC 1

J13 BCR, LLC



Tax Map #	208 24 13
RPC	90507576
Address	CHAPEL VIEW LANE, GOODE
Acreage	1.0000
Description	THE VIEW POINT LT 13 PB 47/113

J14 Geraldine Lazenby Holmes



Tax Map #	130 8 3
RPC	13010700
Address	NEAREST ROAD – SHILOH CHURCH ROAD
Acreage	2.6900
Description	LOWRY SUBD LT 3

J15 Ned Reynolds



Tax Map #	6 A 5
RPC	600400
Address	BALD EAGLE DRIVE, BIG ISLAND
Acreage	8.1200
Description	JAMES RIVER