

**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 May 10, 2024 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.

	<b>Property Owner(s)</b>	<b>Tax Map</b>	<b>TACS No.</b>	<b>Property Description</b>
J1	J. Stephen & Donna Arthur (John Alan & Erin Peters Arthur)	129-A-13-T	223747	Hidden Valley Mobile Home Park, 38.37 acres, 1034 Billie Leighs Court, Bedford
J2	Blue Ridge Towers, Inc.	85A2-1-26	800835	1463 Tower Road, Blue Ridge, Villamont Lots 26-27, 9.00 acres +/-
J3	Clayton & Cathy Lamb	222-8-20	223884	2.09 acres +/- Wedgewood Lot 20 Section 2
J4	Clayton & Cathy Lamb	222-8-21	223884	1.60 acres +/- Wedgewood Lot 21 Section 2
J5	Gregory Edward Sopin	258E-1-7	599126	1.16 acres +/- Mountain View Shores Lot 7 Section 3
J6	Gregory Edward Sopin	258D-1-71	599126	0.60 acre +/- Mountain View Shores Lot 71
J7	Gregory Edward Sopin	258D-1-83	599126	0.51 acre +/- Mountain View Shores Lot 83
J8	Gregory Edward Sopin	258D-1-84	599126	0.47 acre +/- Mountain View Shores Lot 84
J9	Tenille O. Malone	194-A-125-T	599085	Lot at Jackson Street and Grove Street, Bedford

**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 \$150.00, 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](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 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 17, 2024).** 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.

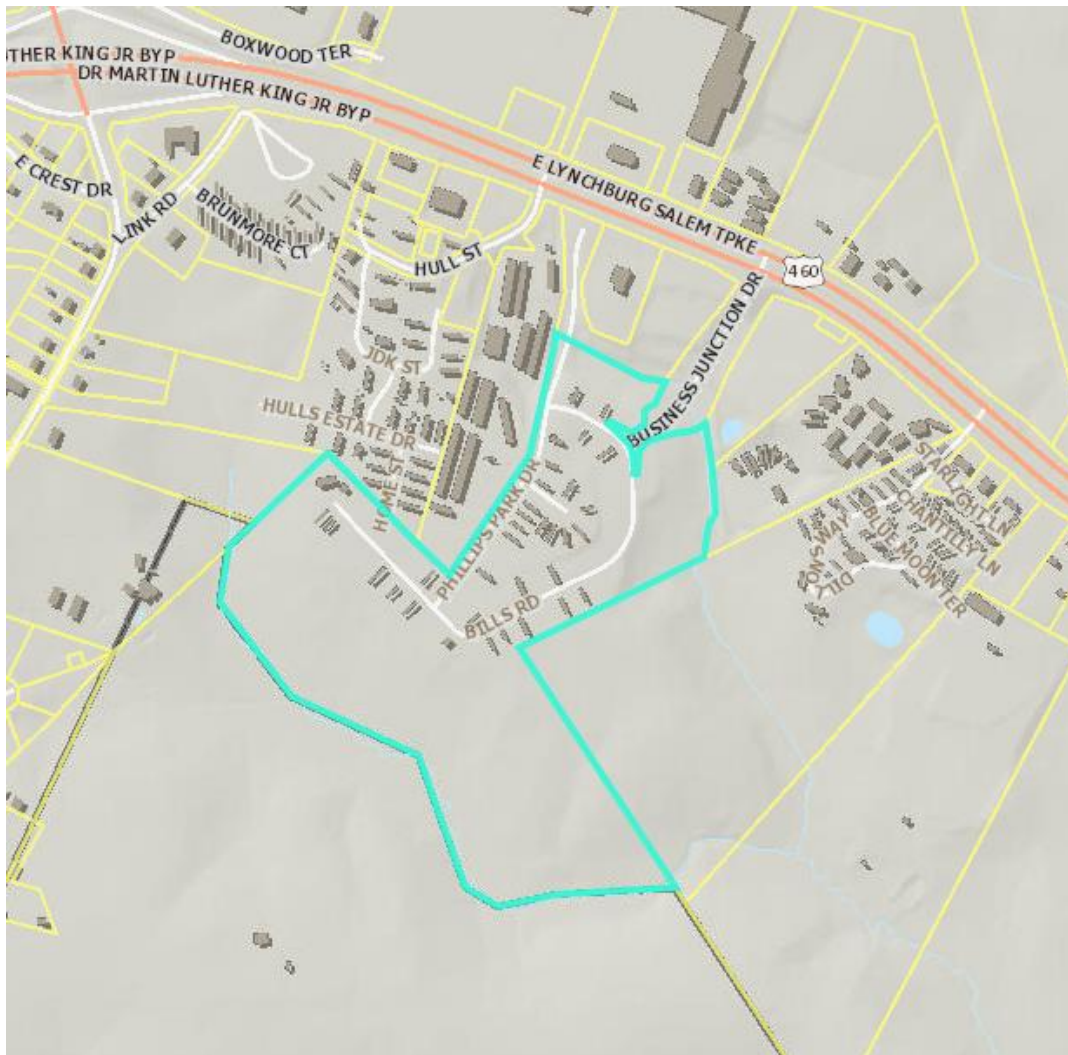
To qualify as a purchaser at this auction, you may not owe delinquent taxes to the Town or County of Bedford and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process should be directed to the Auctioneer at [www.countsauction.com](http://www.countsauction.com), 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, 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: J. Stephen & Donna Arthur/John Alan & Erin Peters Arthur

Tax Map # 129 A 13-T  
1034 BILLIE LEIGHS COURT  
Legal Acreage: 38.3700  
PCDesc: 4 Commercial/Industrial

Year	Land Value	Improvement Value	Total Value
2023	\$566,900.00	\$112,500.00	\$679,400.00



J2: Blue Ridge Towers, Inc.

Tax Map # 85A2 1 26

1463 TOWER RD

Legal Acreage: 9.0000

Description: VILLAMONT LTS 26-27

Year	Land Value	Improvement Value	Total Value
2023	\$99,000.00	\$200,000.00	\$299,000.00



J3: Clayton & Cathy Lamb

Tax Map #222 8 20

Legal Acreage: 2.0900

Legal Description: WEDGEWOODLT 20 SEC 2

Year	Land Value	Improvement Value	Total Value
2023	\$30,500.00	\$ .00	\$30,500.00



J4: Clayton & Cathy Lamb

Tax Map #222 8 21

Legal Acreage: 1.6000

Legal Description: WEDGEWOODLT 21 SEC 2

Year	Land Value	Improvement Value	Total Value
2023	\$20,000.00	\$.00	\$20,000.00



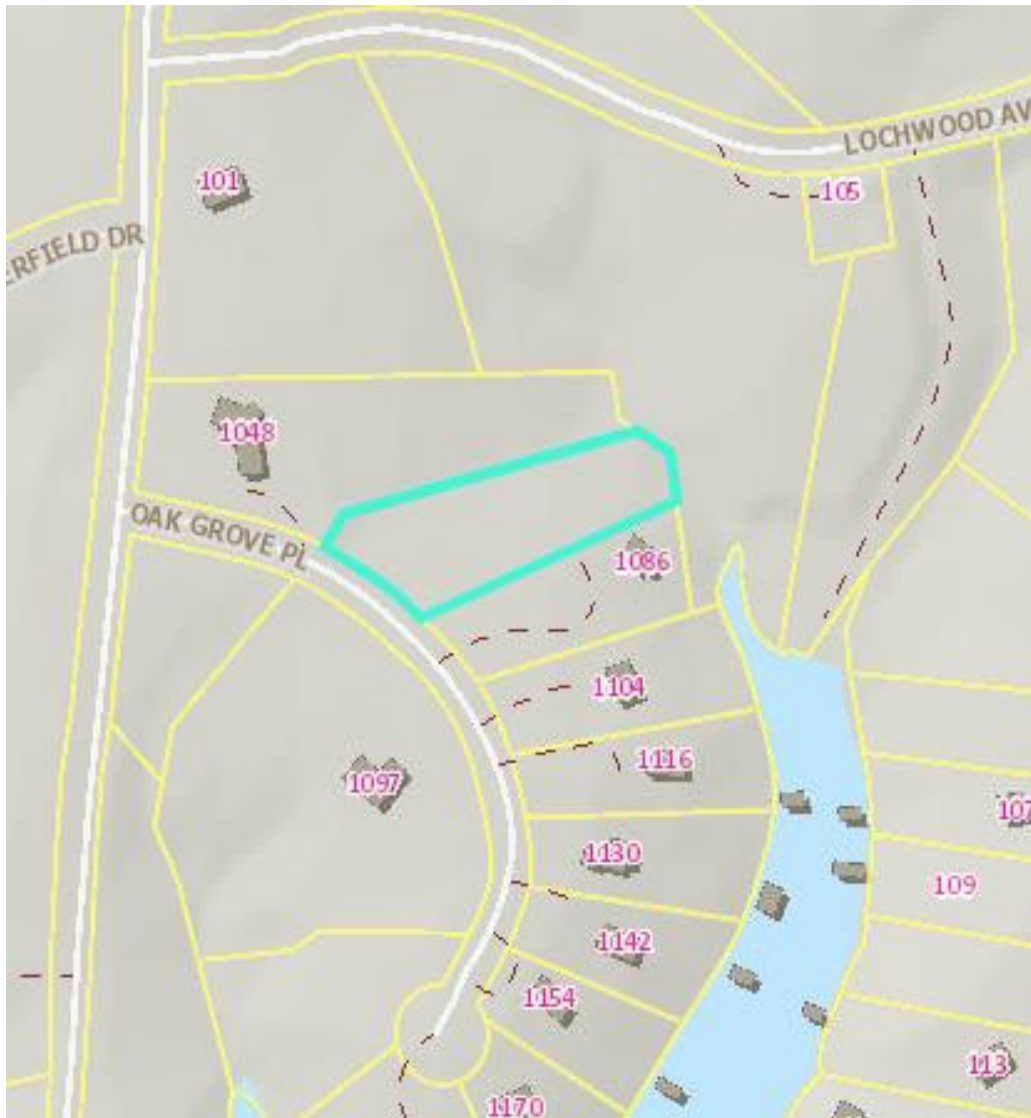
J5: Gregory Edward Sopin

Tax Map #258E 1 7

Legal Acreage: 1.1600

Legal Description: MTN VIEW SHORES LT 7 SC 3

Year	Land Value	Improvement Value	Total Value
2023	\$40,000.00	\$ .00	\$40,000.00





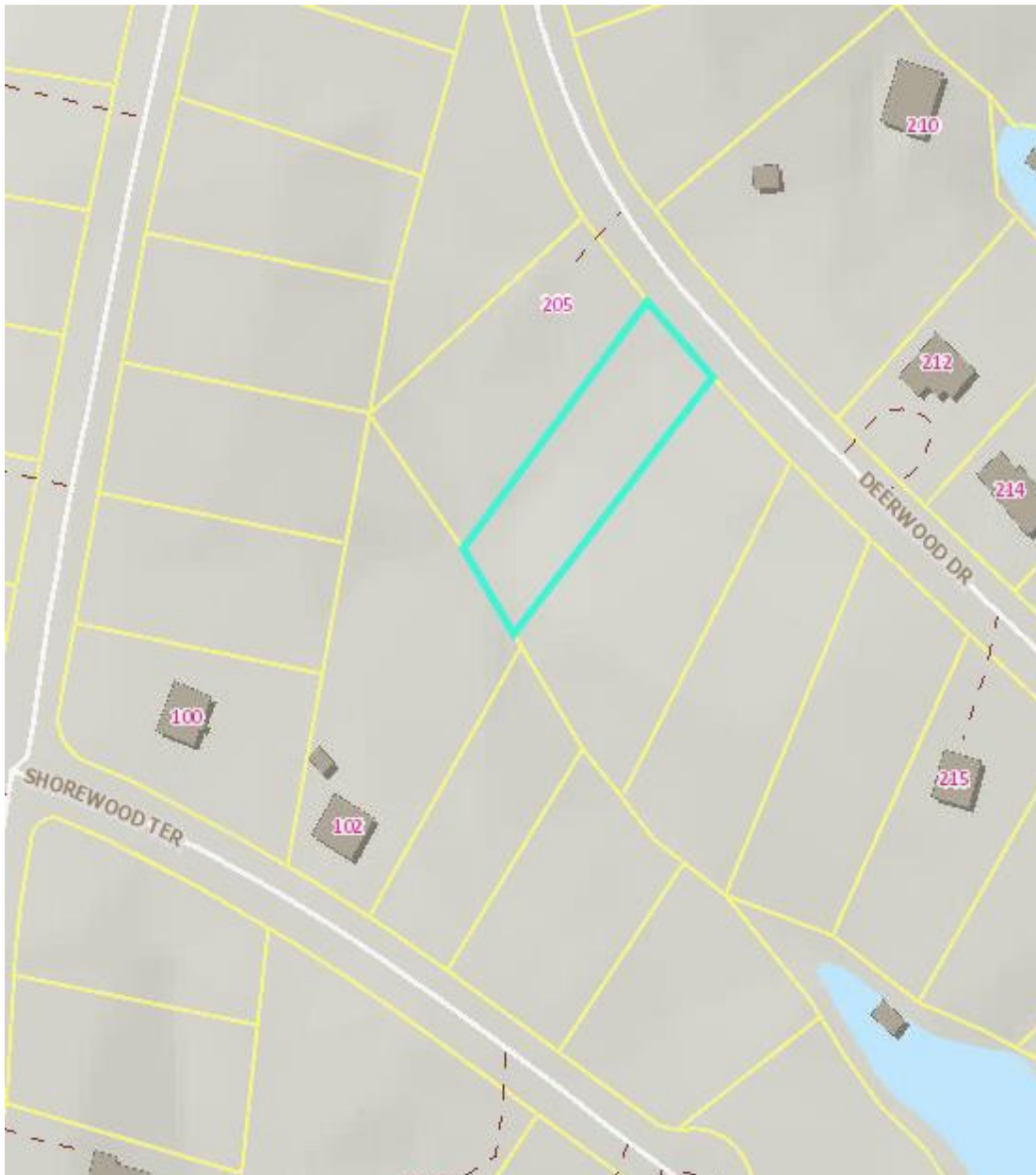
J6: Gregory Edward Sopin

Tax Map #258D 1 71

Legal Acreage: 0.6000

Legal Description: MTN VIEW SHORES LT 71

Year	Land Value	Improvement Value	Total Value
2023 Reass	\$20,000.00	\$ .00	\$20,000.00



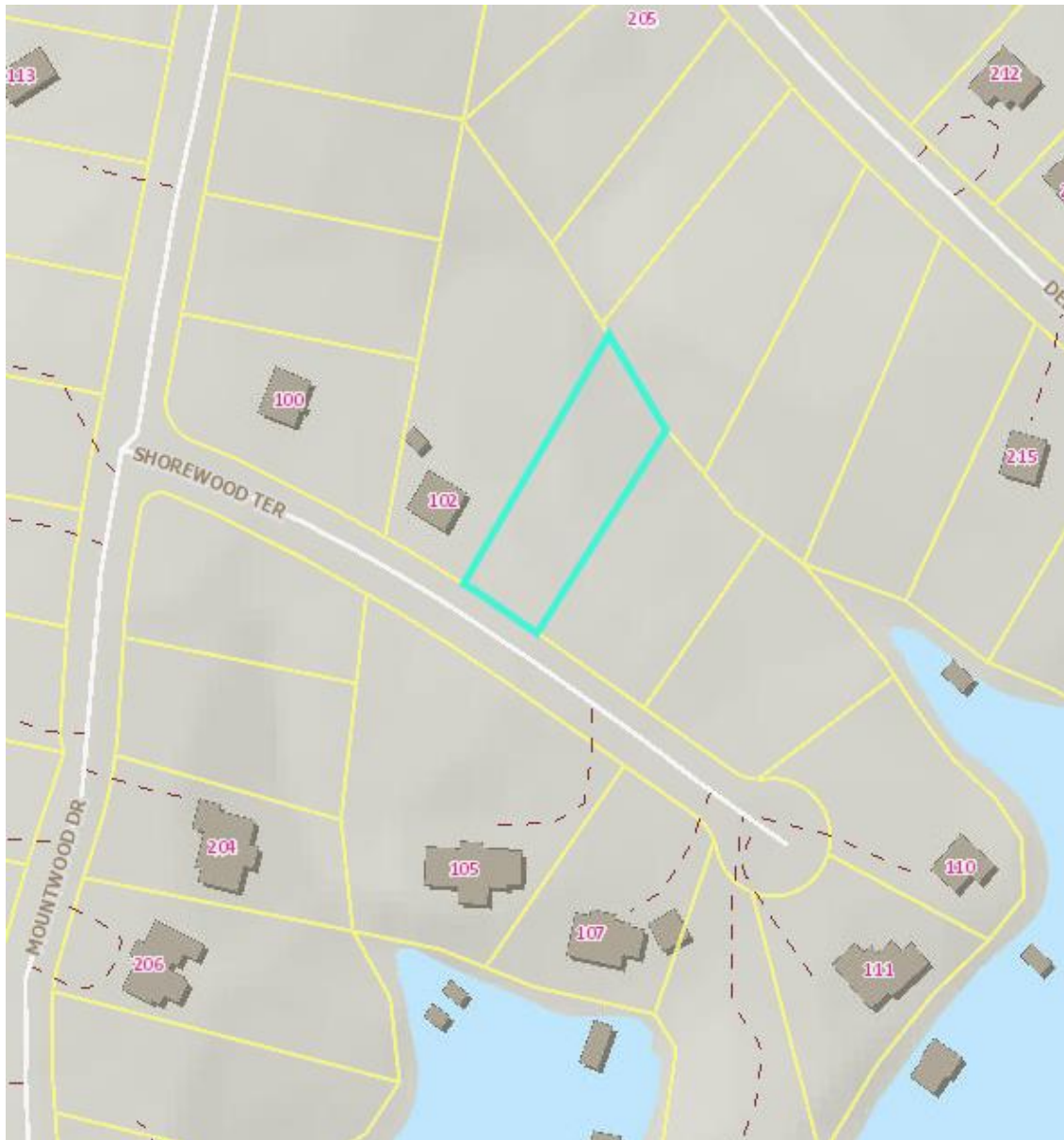
J7: Gregory Edward Sopin

Tax Map #258D 1 83

Legal Acreage:0.5100

Legal Description: MTN VIEW SHORES LT 83

Year	Land Value	Improvement Value	Total Value
2023	\$25,000.00	\$.00	\$25,000.00



J8: Gregory Edward Sopin

Tax Map # 258D 1 84

Legal Acreage: 0.4700

Legal Description: MTN VIEW SHORES LT 84

Year	Land Value	Improvement Value	Total Value
2023	\$25,000.00	\$.00	\$25,000.00



J9: Tenille O. Malone

Tax Map # 194 A 125-T

Legal Description: CORNER JACKSON ST & GROVE ST

Year	Land Value	Improvement Value	Total Value
2023	\$18,000.00	\$.00	\$18,000.00

