

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

Additional details can be found in this Information Packet

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 Bedford County Courthouse in General District Courtroom C, 2nd Floor**, located at **123 East Main Street, Bedford, Virginia 24523**, on **May 24, 2016 at 11:00 am**, or as soon thereafter as may be effected. 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	Sue Tuck Ferguson, et al.	Tax Map No. 236 A 21 RPC No. 23602500 TACS No. 223820	1.00 acre, more or less, on Smith Mountain Lake Parkway, in the Staunton Magisterial District
2	Marie E. Buford, et al.	Tax Map No. 68 A 4 RPC No. 6800600 TACS No. 223774	Hays Meadow Lot, on Blackhorse Gap Road, in the Blue Ridge Magisterial District
3	John Cofer, et al.	Tax Map No. 69 A 56 RPC No. 6907800 TACS No. 223792	2.25 acres, more or less, on Dewey Road, Lot No. 1 near Montvale
4	Nannie L. Harvey, et al.	Tax Map No. 69 3 5 RPC No. 6908900 TACS No. 223715	3.75 acres, more or less, off of Dewey Road, Lots 5 and 6 near Montvale
5	Stephen H. Tolley Construction Company, Inc., et al.	Tax Map No. 100 9 11 RPC No. 90508251 TACS No. 223733	0.90 acre, more or less, on Daltons Drive, Hooper Woods Section 3 Lot 11, in the Forest Magisterial District
6	Gladys Lee Thomas, et al.	Tax Map No. 46 1 6 RPC No. 4609000 TACS No. 223993	8.97 acres, more or less, on Trents Ferry Road, Lot 6 Lorenza Lee Estate, in the Forest Magisterial District
7	Stewartsville Circuit Methodist Episcopal Church, et al.	Tax Map No. 176 A 45A RPC No. 90503992 TACS No. 223734	17.0 acres, more or less, near Catfish Court and Hidden Forest Drive

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 the winning bid to determine final contract price. 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.

Jeffrey A. Scharf, Esq.

Special Commissioner

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