

**TERMS AND CONDITIONS**  
***Tax Delinquent Property Auctions***

Thank you for your interest in Taxing Authority Consulting Services, P.C.'s upcoming delinquent tax auction. Please familiarize yourself with the Terms and Conditions of the Sale and these Special Conditions to govern those appearing in-person for the auction.

**SPECIAL TERMS & CONDITIONS**

- **REGISTRATION, IF POSSIBLE, SHOULD BE DONE IN ADVANCE; BRING A PHOTO ID TO CONFIRM**
- **IN PERSON CHECK IN MAY REQUIRE YOU TO LEAVE YOUR ID WITH THE AUCTIONEER WHILE CHECK IN IS COMPLETED**
- **ALL PERSONS MUST WEAR A MASK – NO EXCEPTIONS!**
- **TO PROVIDE MAXIMUM SOCIAL DISTANCING WE REQUEST BIDDERS TO REFRAIN FROM BRINGING GUESTS**
- **SOCIAL DISTANCING WILL BE ENFORCED IN THE BUILDING**
- **SPACE MAY BE LIMITED – BIDDERS WILL BE ADMITTED ON A FIRST COME, FIRST SERVED BASIS; IF THERE IS NO AVAILABLE ROOM, BIDDERS CAN PARTICPATE ON-LINE (OR BY PHONE)**
- **AT THE CONCLUSION OF THE SALE, WE WILL DISTRIBUTE THE PURCHASE CONTRACTS PLEASE STAY SEATED**
- **HIGH BIDDERS WILL BE ASKED TO WRITE OUT THEIR CHECKS/PAYMENT IN ADVANCE (PAYABLE TO THE LOCALITY) AND COMPLETE THE PURCHASER INFORMATION**
- **ONCE YOU ARE DONE WITH THE CONTRACT AND FORM OF PAYMENT, PLEASE RAISE YOUR HAND AND A STAFF MEMBER WILL ASSIST YOU TO COMPLETE THE TRANSACTION**

**ONLINE BIDDING IS ENCOURAGED!**

**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 **Thursday, November 5, 2020**, at **10:00am** or as soon thereafter as may be affected. 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.	***REDEEMED***	Tax Map No. RPC No. TACS No. 440410	***REDEEMED***
2.	James Ray Epperly	Tax Map No. 246-8-8 RPC No. 24600127 (409321) TACS No. 327167	Vacant; Old Firetrail Road, Huddleston; ±40 acres.
3.	Donald & Joyce Hetherington	Tax Map No. 103-2-1B RPC No. 10306200 (164390) TACS No. 409001	Vacant; Mountain View Church Road, Blue Ridge; ±0.5 acre.
4.	Alice B. Bonds	Tax Map No. 199A-1-13 RPC No. 19912500 (157279) TACS No. 239599	1072 Oriole Court, Bedford; ±0.34 acre.
5.	Methodist Church Lot	Tax Map No. 184-A-42 RPC No. 18404100 (155894) TACS No. 223922	Vacant; Ephesus Road, Bedford; ±1 acre.
6.	Robert Milton	Tax Map No. 207-A-35 RPC No. 20704500 (171940) TACS No. 239629	Vacant; Near Meador Road, Goodview; ±1.65 acres.
7.	Roosevelt Occenac	Tax Map No. 105-8-6 RPC No. 30000131 (439698) TACS No. 396278	1171 Secluded Lane, Thaxton; ±5 acres.
8.	Matthew Overstereet	Tax Map No. 179-10-5 RPC No. 17919500 (458995)	5570 Joppa Mill Road, Moneta; ±1.33 acres.

	<b>Property Owner</b>	<b>Identification</b>	<b>Description</b>
		TACS No. 396217	
9.	Mary Leftwich Heirs	Tax Map No. 214-A-85-T RPC No. 80501608 (200452) TACS No. 440336	Vacant; E. King Street, Town of Bedford; ±0.07 acre.
10.	Bennie & Geraldine Mann	Tax Map No. 199-A-88 RPC No. 19909900 (157252) TACS No. 470164	3876 Shingle Block Road, Bedford; ±0.53 acre.
11.	Phil Hurt	Tax Map No. 10-A-22 RPC No. 1002200 (128056) TACS No. 239597	Vacant; Peter's Creek Road, Big Island; ±36.62 acres.
12.	William Edward Greene	Tax Map No. 51-A-8C RPC No. 5100700 (354574) TACS No. 440359	1361 Lucky Lane, Montvale; ±18.58 acres.

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of the County of Bedford. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. All properties are sold in gross and not by the acre. Properties are offered for sale as-is, with all faults and without any warranty, either expressed or implied. 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. Subsequent taxes will be prorated from the time of contract (the auction date of November 5, 2020) and the highest bidder will be responsible for taxes from that date forward. Any unsold property will be offered for sale again at the next auction, whenever that may be.

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. It is not guaranteed that the property has a right-of-way or that it is not landlocked. The information shown, including maps, is derived from public records that are constantly undergoing change and do not replace a site survey or inspection. There is no warranty as to the accuracy of the visual maps, nor is the information contained therein a legal representation of any of the features of the property which it depicts.

There will be a **10% buyer's premium added to the final bid** to determine the "final contract price". The **buyer's premium is due upon the close of the auction and will be in addition to the required deposit amount.** Please consider the buyer's premium when placing bids.

**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 contact George McDaniel, 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 **bid deposit and buyer's premium** must be **received** in full within five (5) business days following the auction closing (**no later than November 12, 2020, at 11:00am EST**). 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.

GENERAL TERMS OF SALE: Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00). Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full at the time of the auction. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale.

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. Recording costs for deed recordation will be the responsibility of the successful bidder and will be due with the balance of the purchase price within fifteen (15) days of confirmation of sale by the Court.

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.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to the 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 online at [www.countsauction.com](http://www.countsauction.com), by email to [GMcDaniel@countsauction.com](mailto:GMcDaniel@countsauction.com) or by phone to George McDaniel, at (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) 545-2500 or (804) 612-9041, or by writing to the address below.

Jeffrey A. Scharf, Esq.  
Re: Bedford County Auction  
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 November 5, 2020 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

Print Name:

\_\_\_\_\_  
Address:

\_\_\_\_\_  
Phone:

\_\_\_\_\_  
Email:

Title will be taken in the name of:

\_\_\_\_\_  
Type of Interest:  Tenants in Common  Tenants by Entirety with ROS  Joint Tenants  None

**CERTIFICATION**

It is hereby certified that the above-referenced purchaser has, on this 5<sup>th</sup> day of November 2020, 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 purchaser and are true and correct to the best of my knowledge.

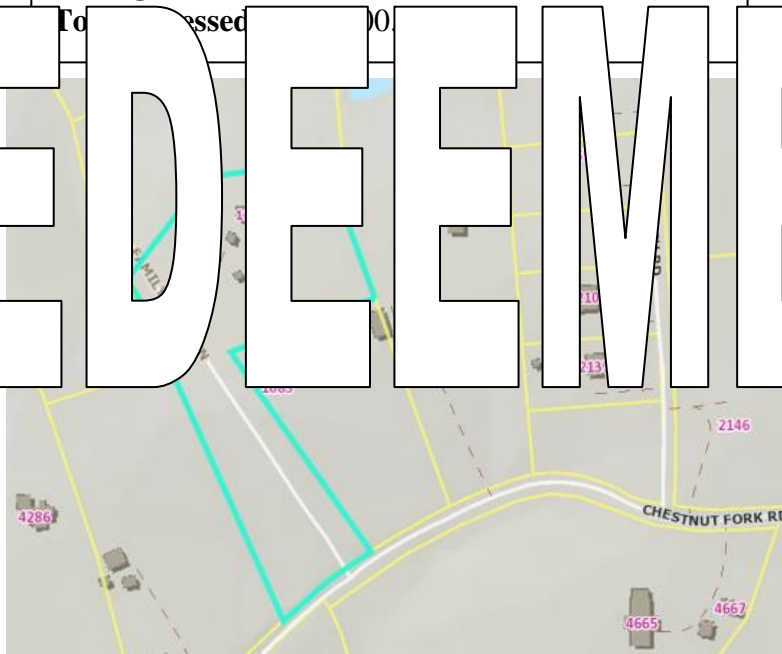
\_\_\_\_\_  
Taxing Authority Consulting Services, PC

# Property 1

## Patrick & Bethany Dunman

**Tax Map No.** 213-A-4G  
**RPC No.** 89205041 (468499)  
**TACS No.** 440410  
**Property Description:** 1129 Family Acres Lane  
**Acreage:** +/- 5.99

# REDEEMED



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## Property 2 James Ray Epperly

**Tax Map No.** 246-8-8  
**RPC No.** 24600127 (409321)  
**TACS No.** 327167  
**Property Description:** Old Firetrail Road,  
Huddleston  
**Acreage:** +/- 40  
**Total Assessed:** \$72,000.00

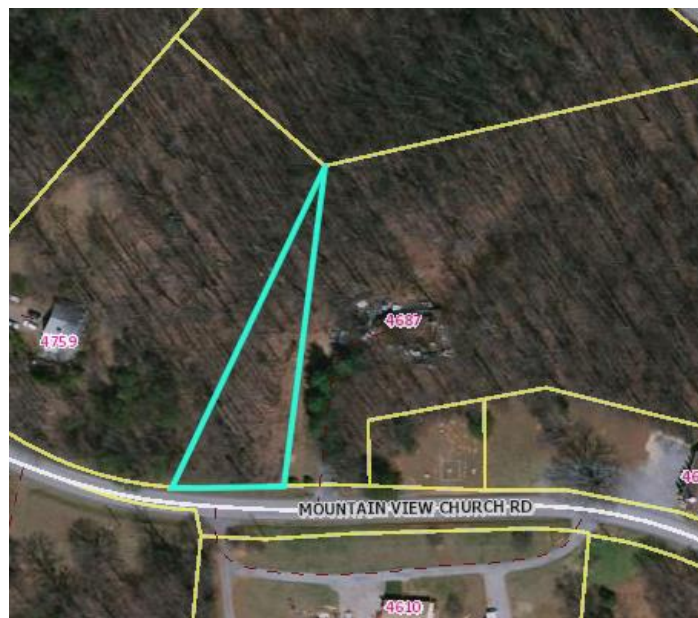


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## Property 3 Donald & Joyce Hetherington

**Tax Map No.** 103-2-1B  
**RPC No.** 10306200 (164390)  
**TACS No.** 409001  
**Property Description:** Mountain View Church  
Road, Blue Ridge  
**Acreage:** +/- 0.5  
**Total Assessed:** \$5,000.00



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## Property 4 Alice B. Bonds

**Tax Map No.** 199A-1-13  
**RPC No.** 19912500 (157279)  
**TACS No.** 239599  
**Property Description:** 1072 Oriole Court  
**Acreage:** +/- 0.34  
**Total Assessed:** \$12,000.00



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## Property 5 Methodist Church Lot

**Tax Map No.** 184-A-42  
**RPC No.** 18404100 (155894)  
**TACS No.** 223922  
**Property Description:** Ephesus Road,  
Bedford  
**Acreage:** +/- 1  
**Total Assessed:** \$20,000.00



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## Property 6 Robert Milton

**Tax Map No.** 207-A-35  
**RPC No.** 20704500 (171940)  
**TACS No.** 239629  
**Property Address:** Near Meador Road,  
Goodview  
**Acreage:** +/- 1.65  
**Total Assessed:** \$22,000.00



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# Property 7 Roosevelt Occenac

**Tax Map No.** 105-8-6  
**RPC No.** 30000131 (439698)  
**TACS No.** 396278  
**Property Description:** 1171 Secluded Ln.  
**Acreage:** +/- 5  
**Total Assessed:** \$45,000.00



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## Property 8 Mathew Overstreet

**Tax Map No.** 179-10-5  
**RPC No.** 17919500 (458995)  
**TACS No.** 396217  
**Property Description:** 5570 Joppa Mill Rd.  
**Acreeage:** +/- 1.33  
**Total Assessed:** \$56,600.00



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## Property 9 Mary Leftwich Heirs

**Tax Map No.** 214-A-85-T  
**RPC No.** 80501608 (200452)  
**TACS No.** 440336  
**Property Description:** E. King Street, Town of Bedford  
**Acreeage:** +/- 0.07  
**Total Assessed:** \$5,000.00



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# Property 10

## Bennie & Geraldine Mann

**Tax Map No.** 199-A-88  
**RPC No.** 19909900 (157252)  
**TACS No.** 470164  
**Property Description:** 3876 Shingle Block Road  
**Acreage:** +/- 0.53  
**Total Assessed:** \$66,700.00



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# Property 11

## Phil Hurt

**Tax Map No.** 10-A-22

**RPC No.** 1002200 (128056)

**TACS No.** 239597

**Property Description:** Peter's Creek Road,  
Big Island

**Acreage:** +/- 36.62

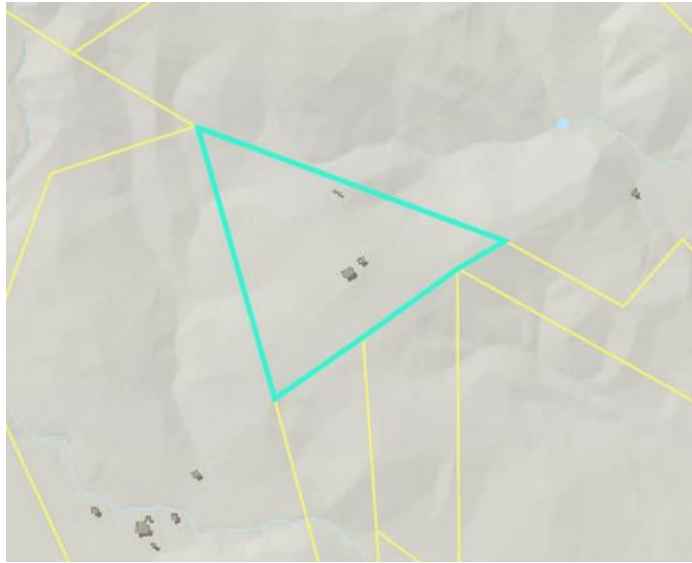
**Total Assessed:** \$128,200.00



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## Property 12 William Edward Greene

**Tax Map No.** 51-A-8C  
**RPC No.** 5100700 (354574)  
**TACS No.** 440359  
**Property Description:** 1361 Lucky Lane  
**Acreage:** +/- 18.58  
**Total Assessed:** \$136,200.00



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