

**NOTICE OF DELINQUENT TAXES
AND TREASURER'S SALE OF REAL PROPERTY
ROCKBRIDGE COUNTY and TOWN OF GLASGOW, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a **Timed-to-Live Simulcast (starts online-only and ends with a Simulcast online and in-person) public auction. The online-only bidding will begin Thursday, November 5, 2020 at 11:00am and transition on Thursday, November 12, 2020 at 11:00am, or as soon thereafter as possible, to a Simulcast online and in-person bidding session to be held at the at the Rockbridge County Courthouse, located at 20 South Randolph Street, Lexington, Virginia 24450, on November 12, 2020, 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 For Sale at Auction, Inc. ("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. **The Special Commissioner reserves the right to cancel the live portion of the simulcast if required due to a change in circumstances surrounding the pandemic, and proceed with a timed, online-only auction.**

	OWNER	IDENTIFICATION	DESCRIPTION
N1	Hughie R. Austin	Tax Map 108A100102000100 TACS No. 222746 Account No. 12106	E Low Bottom Lane Lot 10 12, Block 20 Natural Bridge District
N2	Elizabeth S. Early	Tax Map 108A700101010210 TACS No. 164482 Account No. 13985	Catawba Street Lot 23, Block 101 Natural Bridge District
N3	E. A. Hoen	Tax Map 108A700101150380 TACS No. 164495 Account No. 14158	Lot 38, Block 115 Town of Glasgow
N4	A. S. Creamer/A. S. Craven	Tax Map 108A500101570210 TACS No. 164466 Account No. 13235	Lot 21, Block 157 Town of Glasgow
N5	Roman Wooden	Tax Map 012A400202400080 TACS No. 55158 Account No. 668	Mill Street Lot 8 9, Block 24 Town of Goshen
N6	Melissa W. Curry	Tax Map 108A700101080020 TACS No. 164494 Account No. 14113	Catawba Street Lot 2, Block 108 Town of Glasgow
N7	Lucy E. Wilkerson Estate	Tax Map 108A1004000000C0 TACS No. 55067 Account No. 12159	On Tomato Cannery Lane vacant land, Natural Bridge District
N8	Lucy E. Wilkerson Estate	Tax Map 108A100A00000030 TACS No. 55067 Account No. 12032	On Tomato Cannery Lane vacant land, Natural Bridge District
N9	R. B. Munford	Tax Map 108A20010VS00030 TACS No. 164443 Account No. 12226	VS No. 3, on Sallings Mountain vacant land, Natural Bridge District

N10	R. B. Munford	<i>REMOVED</i>
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GENERAL TERMS OF SALE: The Treasurer has the right to reject any bids determined to be unreasonable in relation to the 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. Properties are offered for sale as-is, where is, with all faults and without any warranty, either expressed or implied. 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. Subsequent taxes will be prorated from the time of contract (the auction closing date of November 12, 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.

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. 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.

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 payment in full of the final contract price on the day of the auction. 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 at <https://bid.forsaleatauction.biz/>. 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 Andy Austin, Auction Coordinator, at (434) 294-6093** 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 final contract price must be **received** in full within five (5) business days following the auction closing (no later than **November 19, 2020 at 12:00 pm, 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 Rockbridge 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: 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 either the Rockbridge County or the Town of Glasgow, Virginia, 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.forsaleatauction.biz, by email to inquiry@forsaleatauction.biz or by phone to Andy Austin, Auction Coordinator, at (434) 294-6093. Questions concerning the property subject to sale or the tax sale process 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.

John A. Rife, Esq.
Special Commissioner
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

**PURCHASER'S ACKNOWLEDGEMENT AND
CONTRACT OF SALE**

At that certain real estate tax sale which opened on November 5, 2020 and closed on November 12, 2020, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Property Owner: _____
Tax Map Number: _____

I understand that payment in full for my bid, stated above, a 10% buyer's premium in the amount of \$_____ (10% or \$100, whichever is greater), and recordation costs in the amount of \$_____ are to be paid today. I understand that in the event my payment is returned or is otherwise not made within twenty (20) days, the contract of sale may be voided and the next highest bidder will be contacted to purchase the property.

I understand that this property is subject to any covenants, easements, agreements, restrictions, reservations, or conditions of record. I understand that this property may not have a right-of-way to a public road, and I hereby accept these limitations. 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 a Special Commissioner's Deed will be prepared within fifteen (15) days of payment clearance and that the same will be forwarded to the County of Rockbridge Circuit Court Clerk's Office for recordation. I understand that I will receive the entered Deed as soon as the same is made available.

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 County of Rockbridge or the Town of Glasgow, including being named as a Defendant in any delinquent tax suit filed by County of Rockbridge or the Town of Glasgow, Virginia, that this contract will 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.

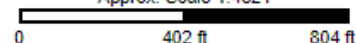
I understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, that the bid amount and buyer's premium paid hereunder will be forfeited, and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

Property N1: Hughie R. Austin



Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.

Approx. Scale 1:4821



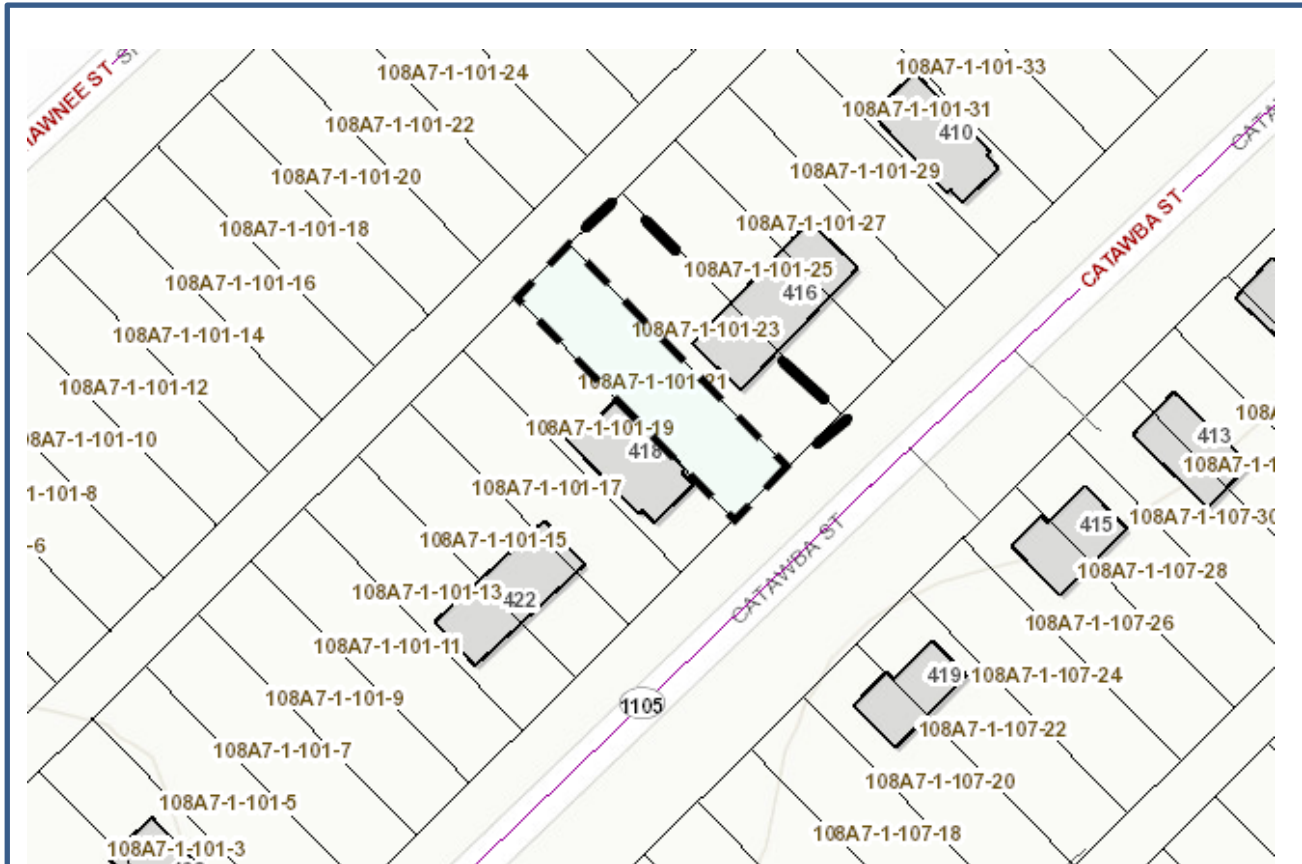
Layer: Parcels

Parcel ID:	108A1-1-20-10
MRECNO:	12106
Owner:	AUSTIN HUGHIE R
Address 1:	% BRENDA K EDDINS
Address 2:	1520 WHITE SPAR RD
City:	PRESCOTT
State:	AZ
Zip Code:	86303
plus 4:	7299
Description1:	10 12 BLK 20
Occupancy Code:	15
Occupancy Description:	VACANT LAND
Land Value:	5000
Total Value:	5000

Deed Book:	0353
Deed Page:	341
16 Digit ID:	108A100102000100
Shape_Leng:	329.9986969893
Instrument Number:	000000000
MATCHREC:	108A1-1-20-10
LOT:	10
MMAP:	108A1 1 20 10
MSTRT:	LOW BOTTOM
MSTTYP:	LN
CALCACRES:	0.08
MPBOOK:	0000
Shape_Length:	329.99869693483
Shape Area:	3499.9759032823

Attributes at point: 11194255, 3752023	
Layer: Generalized Power Service Boundaries Provider: Dominion Power	Layer: Magisterial Districts District: Natural Bridge
Layer: Magisterial Precincts Precinct: Natural Bridge Station Polling Place: NB Christian Fellowship Hall	Layer: Zoning Zoning: B-1 ACRES: 164.249 Notes:
Layer: USDA Watersheds Watershed: Cedar Creek-James River Stream: Elk Creek-James River	

Property N2: Elizabeth S. Early



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Approx. Scale 1:2411

0 201 ft 402 ft

Layer: Parcels

Parcel ID:	108A7-1-101-21	Deed Book:	0296
MRECNO:	13985	Deed Page:	327
Owner:	EARLY ELIZABETH S	16 Digit ID:	108A700101010210
Address 1:	% ROBIN GREEN	Shape_Leng:	310.000743949
Address 2:	PO BOX 440	Instrument Number:	000000000
City:	GLASGOW	MATCHREC:	108A7-1-101-21
State:	VA	LOT:	21
Zip Code:	24555	MMAP:	108A7 1101 21
plus 4:	0440	MSTRT:	CATAWBA
Description1:	23 BLK 101	MSTTYP:	ST
Occupancy Code:	15	CALCARES:	0.086
Occupancy Description:	VACANT LAND	MPBOOK:	0000
Land Value:	4500	Shape_Length:	310.00074394885
Total Value:	4500	Shape_Area:	3750.0185396901

Attributes at point: 11208374, 3758513

Layer: Generalized Power Service Boundaries

Provider: Dominion Power

Layer: Magisterial Precincts

Precinct: Glasgow

Polling Place: Old Glasgow Fire Dept.

Layer: Magisterial Districts

District: Natural Bridge

Layer: Zoning

Zoning: City/Town

ACRES: 980.634

Notes:

Layer: USDA Watersheds

Watershed: Lower Maury River

Stream: Poague Run-Maury River

Property N3: E. A. Hoen



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Approx. Scale 1:2411

0 201 ft 402 ft

Layer: Parcels

Parcel ID: 108A7-1-115-38
 MRECNO: 14158
 Owner: HOEN E A
 Address 1: RUCKER & WATTS IN POSS
 City: GLASGOW
 State: VA
 Zip Code: 24555
 Description1: 38 BLK 115
 Occupancy Code: 15
 Occupancy Description: VACANT LAND
 Land Value: 4500
 Total Value: 4500

Deed Book: 0000
 16 Digit ID: 108A700101150380
 Shape_Leng: 310.000272673
 Instrument Number: 000000000
 MATCHREC: 108A7-1-115-38
 LOT: 38
 MMAP: 108A7 1115 38
 CALCACRES: 0.086
 MPBOOK: 0000
 Shape_Length: 310.00027267273
 Shape_Area: 3749.9890846853
 :

Attributes at point: 11209392, 3758755

Layer: Generalized Power Service Boundaries
 Provider: Dominion Power

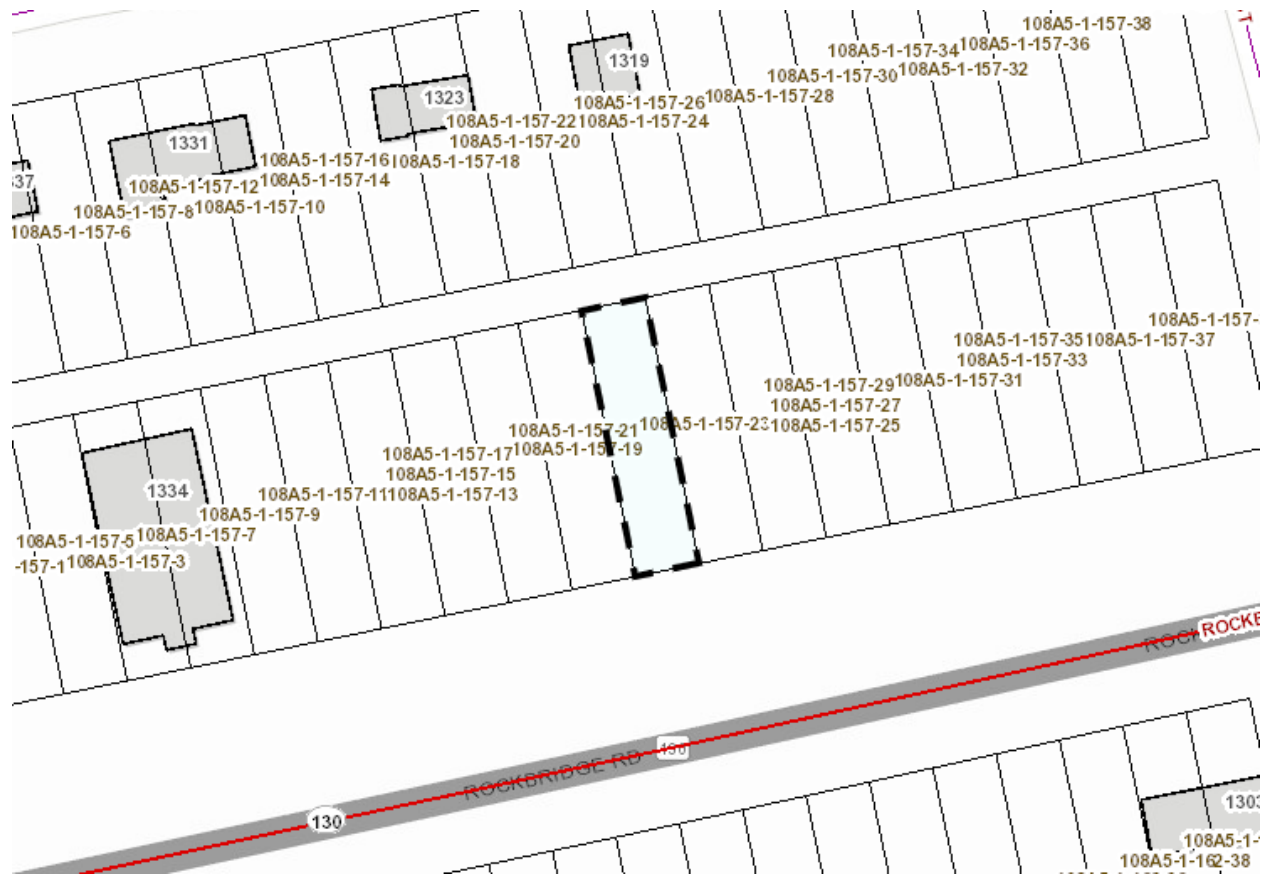
Layer: Magisterial Districts
 District: Natural Bridge

Layer: Magisterial Precincts
 Precinct: Glasgow
 Polling Place: Old Glasgow Fire Dept.

Layer: Zoning
 Zoning: City/Town
 ACRES: 980.634
 Notes:

Layer: USDA Watersheds
 Watershed: Lower Maury River
 Stream: Poague Run-Maury River

Property N4: A. S. Creamer/Craven



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Approx. Scale 1:2411

0 201 ft 402 ft

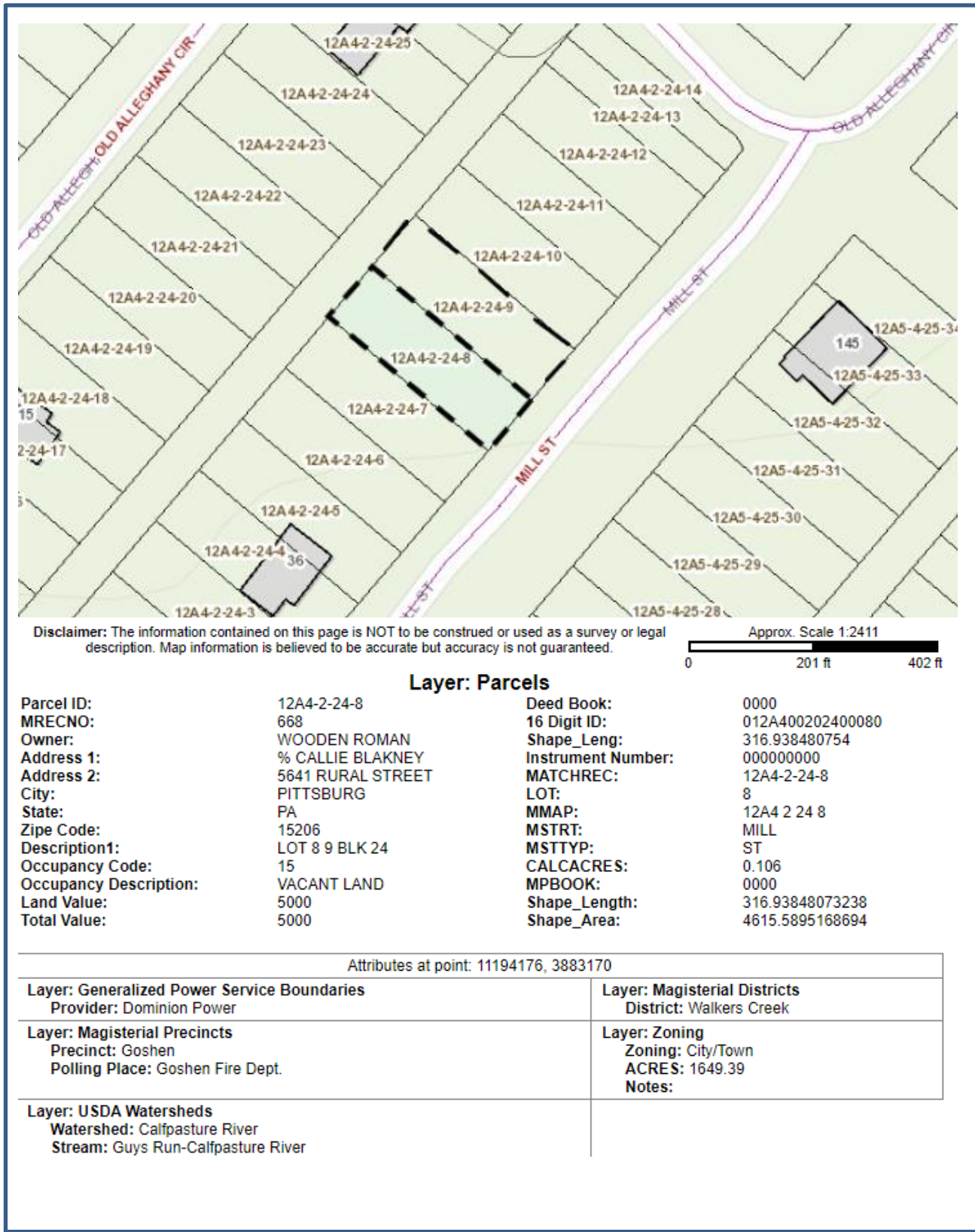
Layer: Parcels

Parcel ID:	108A5-1-157-21	16 Digit ID:	108A500101570210
MRECNO:	13235	Shape_Leng:	309.999808938
Owner:	CREAMER A S	Instrument Number:	000000000
Address 2:	P O BOX 445	MATCHREC:	108A5-1-157-21
City:	LEXINGTON	LOT:	21
State:	VA	LASTUPDATE:	20140520
Zip Code:	24450	MMAP:	108A5 1157 21
Description1:	21 BLK 157	CALCARES:	0.086
Occupancy Code:	15	MPBOOK:	0000
Occupancy Description:	VACANT LAND	INITIAL:	HTL
Land Value:	1500	Shape_Length:	309.99980893796
Total Value:	1500	Shape_Area:	3749.9820190448
Deed Book:	0000	:	

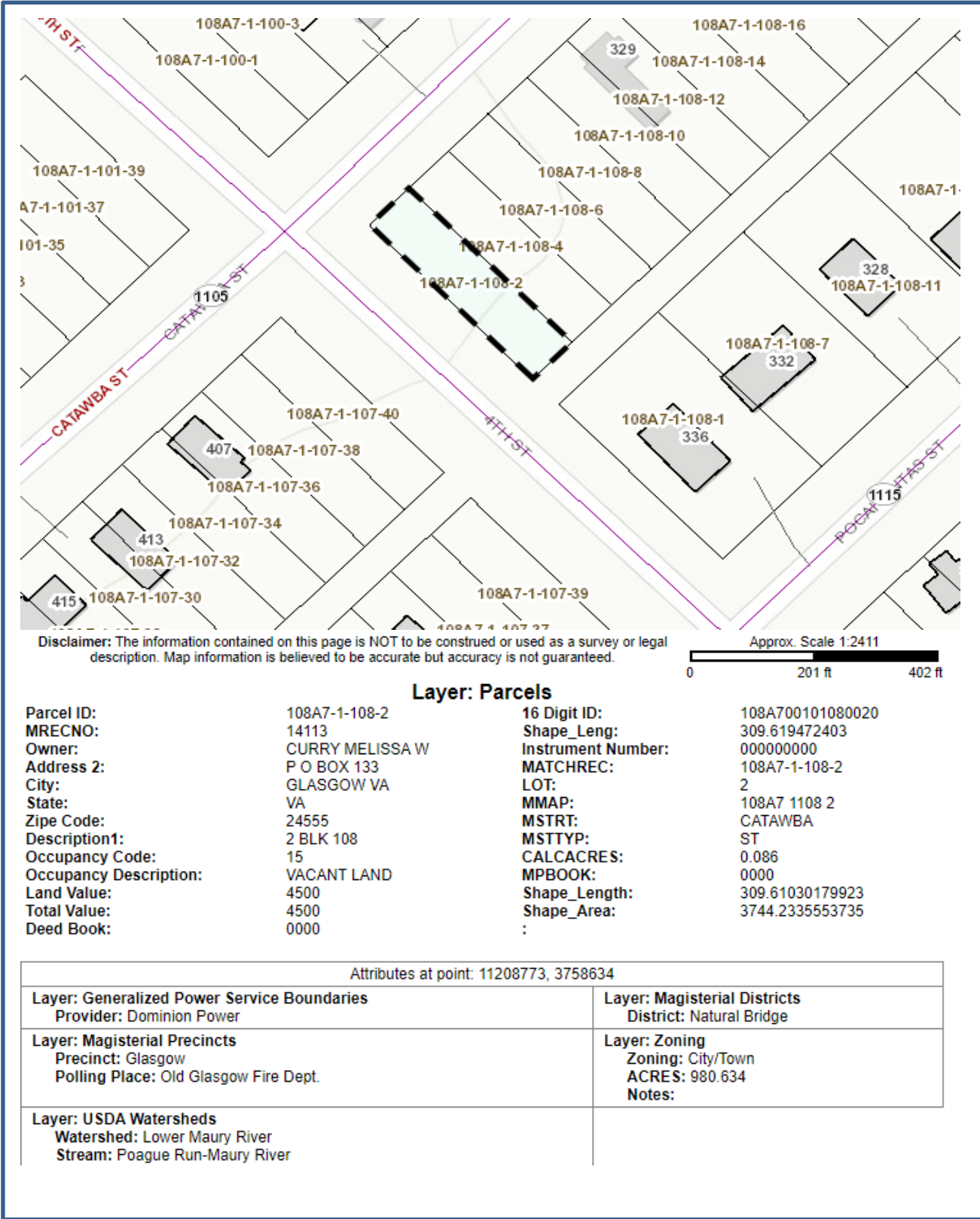
Attributes at point: 11204879, 3754088

Layer: Generalized Power Service Boundaries Provider: Dominion Power	Layer: Magisterial Districts District: Natural Bridge
Layer: Magisterial Precincts Precinct: Glasgow Polling Place: Old Glasgow Fire Dept.	Layer: Zoning Zoning: City/Town ACRES: 980.634 Notes:
Layer: USDA Watersheds Watershed: Cedar Creek-James River Stream: Elk Creek-James River	

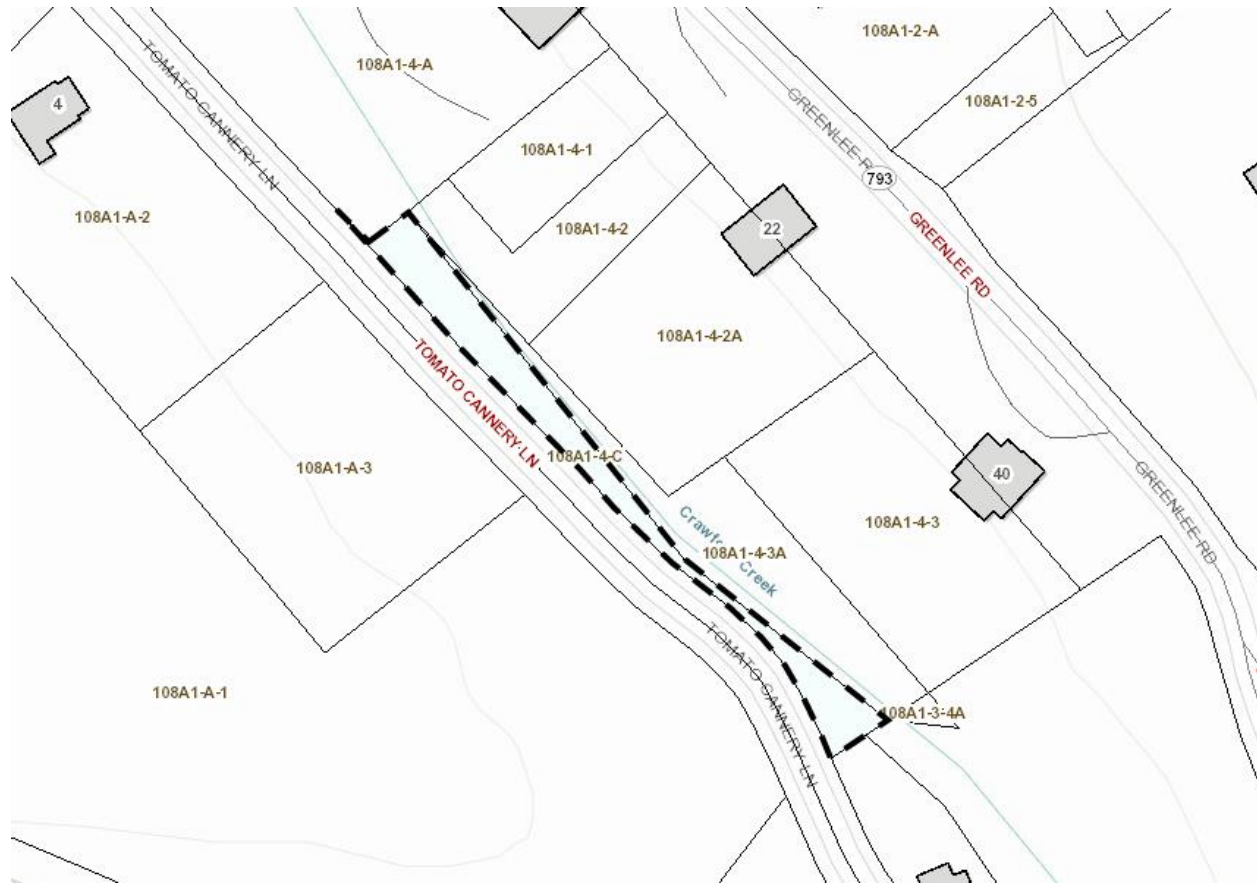
Property N5: Roman Wooden



Property N6: Melissa W. Curry



Property N7: Lucy E. Wilkerson Estate (-C0)



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Approx. Scale 1:4821

0 402 ft 804 ft

Layer: Parcels

Parcel ID: 108A1-4-C
MRECNO: 12159
Owner: WILKERSON MRS LUCY E
Address 1: 1914-15TH ST NW
City: WASHINGTON
State: DC
Zip Code: 20009
Description1: WEST END GLASGOW
Description2: WB 119 170
Occupancy Code: 15
Occupancy Description: VACANT LAND
Land Value: 1000
Total Value: 1000

Deed Book: 0119
Deed Page: 170
16 Digit ID: 108A1004000000C0
Shape_Leng: 850.928007661
Instrument Number: 000000000
MATCHREC: 108A1-4-C
LOT: C
MMAP: 108A1 4 C
CALCACRES: 0.138
MPBOOK: 0000
Shape_Length: 850.91964398535
Shape_Area: 6003.8693324718
:

Attributes at point: 11192016, 3751098

Layer: Generalized Power Service Boundaries
Provider: Dominion Power

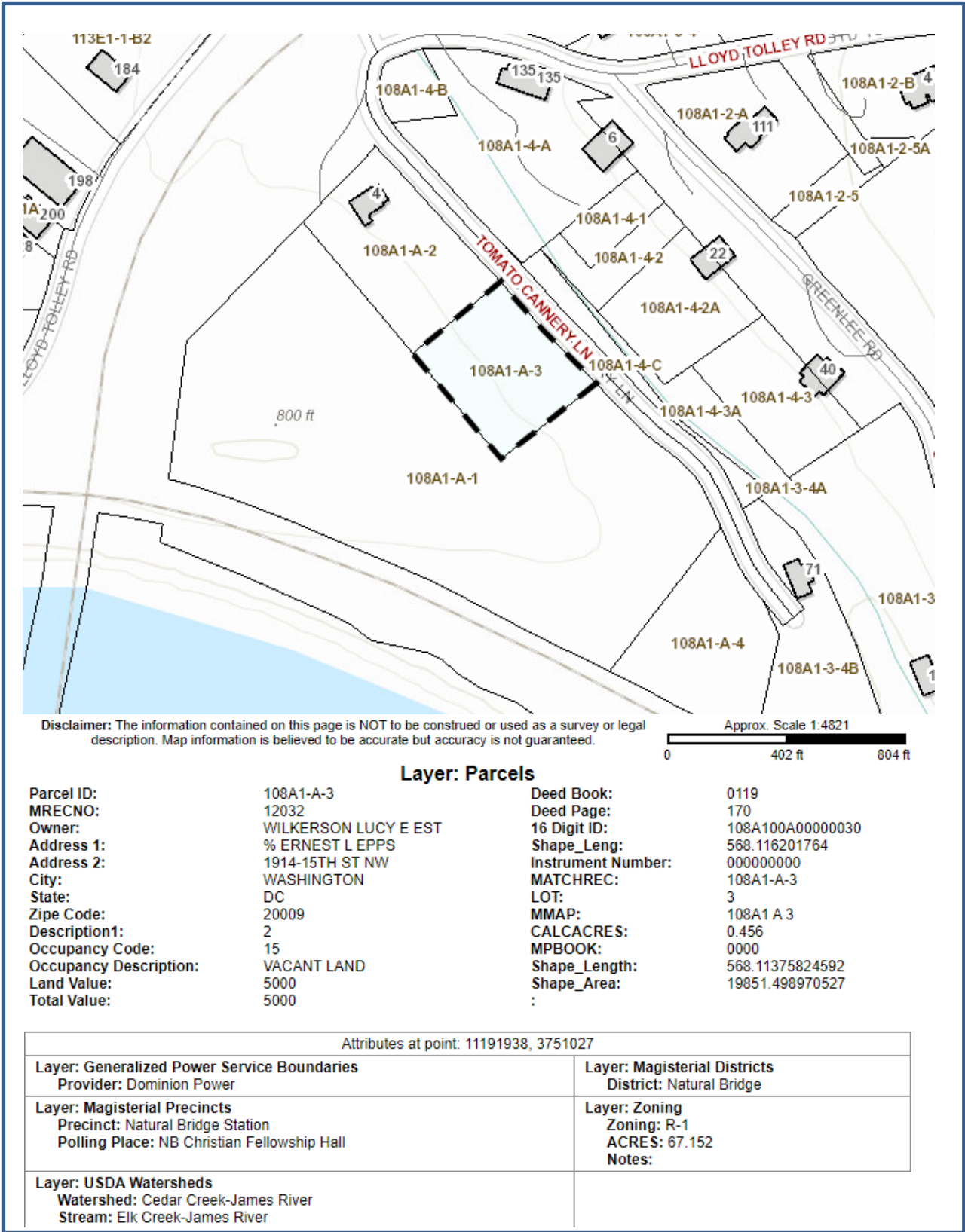
Layer: Magisterial Districts
District: Natural Bridge

Layer: Magisterial Precincts
Precinct: Natural Bridge Station
Polling Place: NB Christian Fellowship Hall

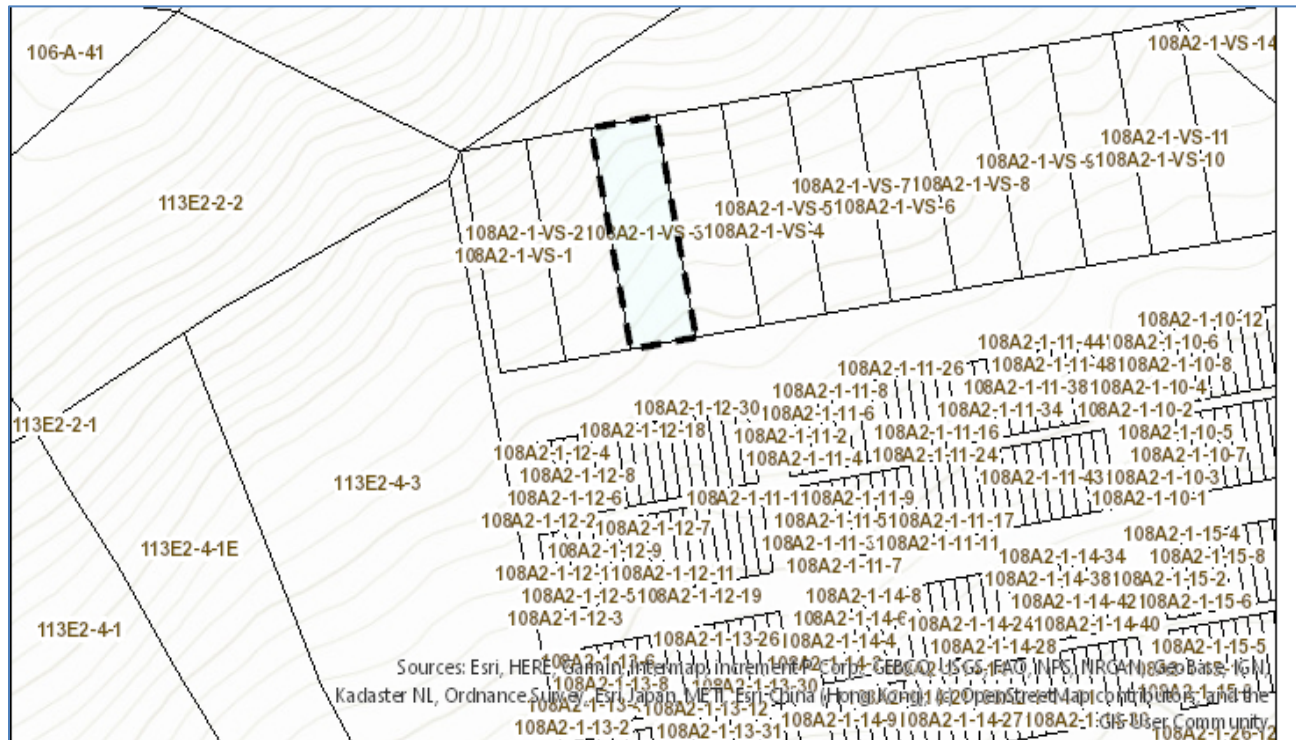
Layer: Zoning
Zoning: R-1
ACRES: 67.152
Notes:

Layer: USDA Watersheds
Watershed: Cedar Creek-James River
Stream: Elk Creek-James River

Property N8: Lucy E. Wilkerson Estate (-30)

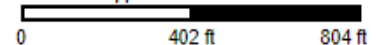


Property N9: R. B. Munford (-030)



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Approx. Scale 1:4821



Layer: Parcels

Parcel ID:	108A2-1-VS-3
MRECNO:	12226
Owner:	MUNFORD R B
Address 1:	% EDWARD GRAHAM JR
Address 2:	COLD SPRINGS RD
City:	BISHOP
State:	GA
Zip Code:	30621
Description1:	V S 3
Occupancy Code:	15
Occupancy Description:	VACANT LAND
Land Value:	1000

Total Value:	1000
Deed Book:	0000
16 Digit ID:	108A20010VS00030
Shape_Leng:	1042.34085205
Instrument Number:	000000000
MATCHREC:	108A2-1-VS-3
LOT:	3
MMAP:	108A2 1 VS 3
CALCACRES:	1.137
MPBOOK:	0000
Shape_Length:	1042.3408520334
Shape Area:	49516.82189912

Attributes at point: 11196123, 3755044

Layer: Generalized Power Service Boundaries Provider: Dominion Power	Layer: Magisterial Districts District: Natural Bridge
Layer: Magisterial Precincts Precinct: Natural Bridge Station Polling Place: NB Christian Fellowship Hall	Layer: Zoning Zoning: AT ACRES: 14673.857 Notes:
Layer: USDA Watersheds Watershed: Cedar Creek-James River Stream: Elk Creek-James River	

Property N10: R. B. Munford (-180)

REMOVED