

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
ROCKBRIDGE COUNTY and TOWN OF GLASGOW, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Rockbridge County the undersigned Special Commissioner will offer the following parcels 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 an 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
1	Andrew & Marie Brown	Tax Map 026000060000001G TACS No. 164373 Account No. 1660	0.8 acre +/- on Sterrett Road, Raphine in the Walker’s Creek District
2	Anthony C. Meeks, Et Al.	Tax Map 0070000A00000200 TACS No. 55144 Account No. 176	10 acres +/- near Virginia Avenue, Goshen in the Walker’s Creek District
3	William G. Walker, Jr.	Tax Map 108A500101640340 TACS No. 164470 Town Account No. 164-34 County Account No. 13380	Lots 34, 36, Block 164 on Rockbridge Road in Glasgow
4	William G. Walker, Jr.	Tax Map 108A600101720140 TACS No. 164470 Town Account No. 172-14 County Account No. 13871 Tax Map 108A60010172002* TACS No. 164470 Town Account No. 172-2 County Account No. 13822	Lots 2, 4, 6, 8, 10, 12, 14, 16 Block 172 on 8 th Street in Glasgow
5	Heirs of Karl M. Wade	Tax Map 0610000A00000560 TACS No. 327550 Account No. 6395	656 Greenhouse Road, Lexington, 0.6 acre +/-, Kerr’s Creek District
6	Stacy E. Long Estate	Tax Map 1030000A000002H10 TACS No. 222752 Account No. 17755	240 Long Branch Lane, Lexington, 3.0 acres, +/- Buffalo District
7	Arnold E. Sloan	Tax Map 10300009000000B1 TACS No. 164433 Account No. 17545	3457 S. Buffalo Road, Lexington, 2.019 acres +/- Buffalo District

8	David R. Higgins, Sr.	Tax Map 0390001900000030 TACS No. 456441 Account No. 18270	2.07 acres +/- on Jonestown Road in Fairfield, South River District
9	Don C. Hostetter, Sr.	Tax Map 0600000A0000045A TACS No. 327549 Account No. 5855	56 Reds Drive, Lexington 1 acre +/- Kerr's Creek District

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. All sales are subject to confirmation by the Circuit Court of the County of Rockbridge. 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. 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. Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00). The deposit shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Bids which are less than One Thousand Dollars (\$1,000.00) shall be required to be paid in full upon the close of the auction. 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.

Terms applicable to In-Person Bidders ONLY: The highest bidder shall make payment of the deposit and buyer's premium 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 **William 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 bid deposit **and buyer's premium** 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, 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 <https://bid.forsaleatauction.biz>, by email to inquiry@forsaleatauction.biz or by phone to William Austin, Auction Coordinator, at (434) 294-6093. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS online at 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 Commissioners
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 12, 2020 in the cause styled County of Rockbridge 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. _____

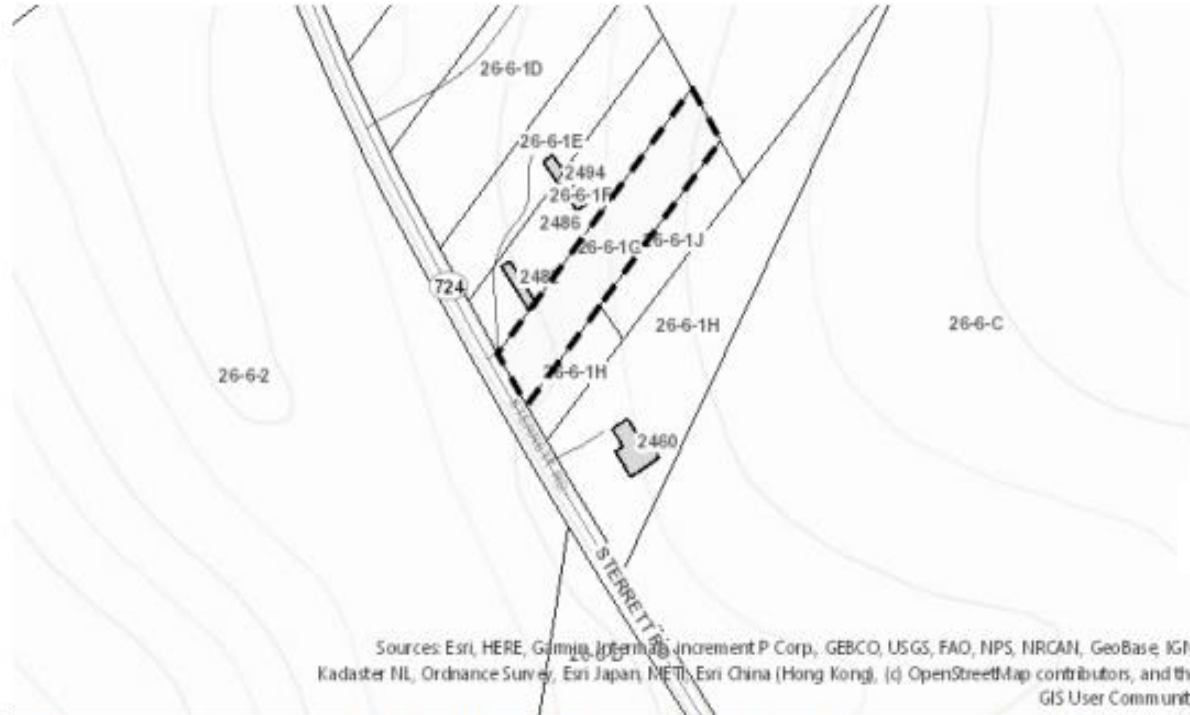
I understand that a deposit of \$ _____ (25% of the purchase price or \$1,000.00, whichever is more, or the entire purchase price if less than \$1,000.00, or \$20,000.00 if purchase price is more than \$80,000.00) is required to be deposited today with the Special Commissioner and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Rockbridge, 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.

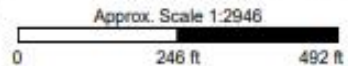
I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (auction date). I further understand that in the event I owe delinquent taxes to the County of Rockbridge or if I am named as a Defendant in any delinquent tax suit filed by the County of Rockbridge, 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.

Property #1 – Andrew & Marie Brown



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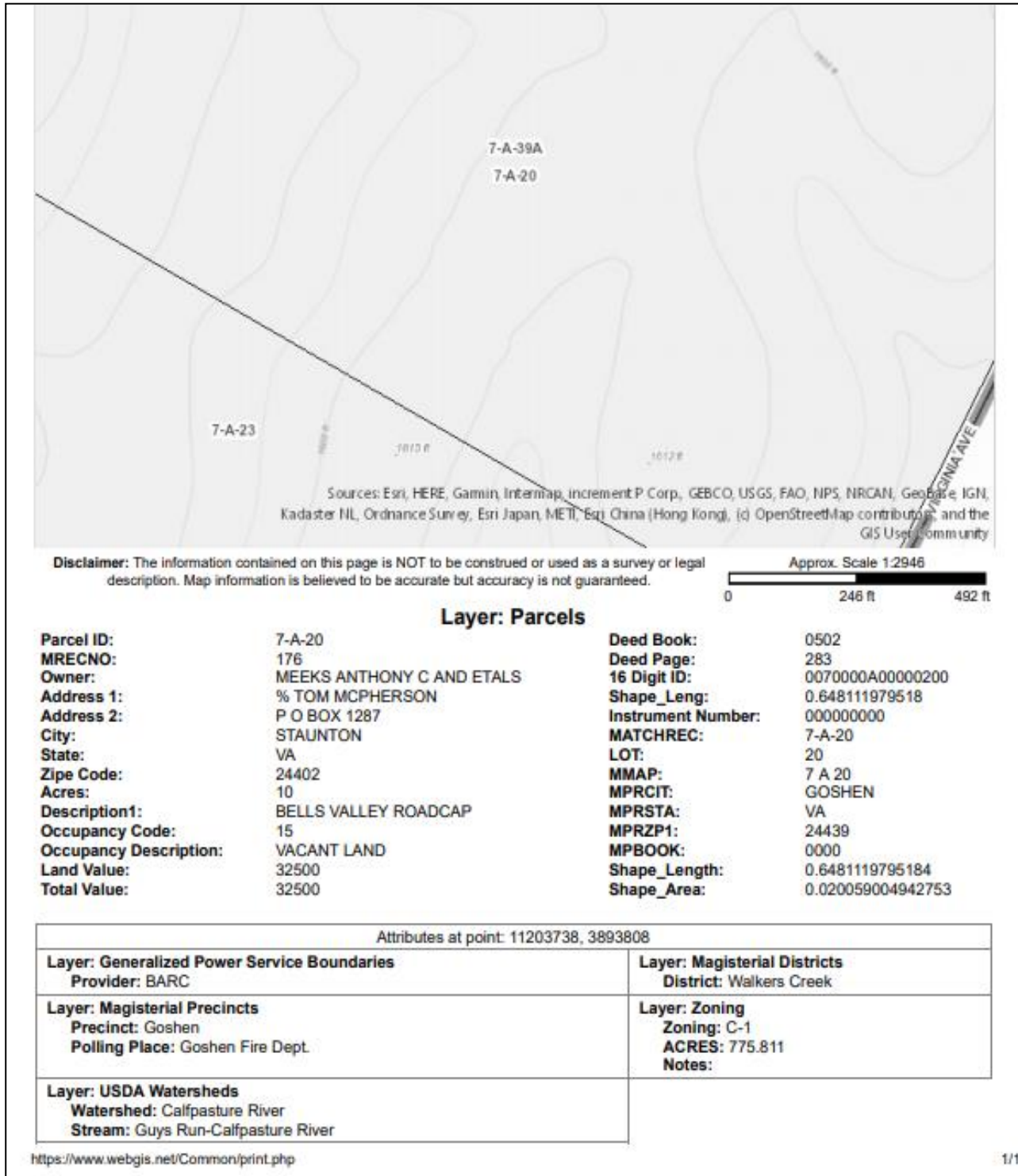
Layer: Parcels

Parcel ID:	26-6-1G	Total Value:	5000
MRECNO:	1660	Deed Book:	0000
Owner:	BROWN ANDREW & MARIE	16 Digit ID:	026000060000001G
Address 1:	% MARGARET T CARTER	Shape_Leng:	917.343390685
Address 2:	7023 LINCOLN DR	Instrument Number:	000000000
City:	PHILADELPHIA	MATCHREC:	26-6-1G
State:	PA	LOT:	1G
Zip Code:	19119	MMAP:	26 6 1G
Description1:	BROWNSBURG SHOULTZ	CALCACRES:	0.58
Occupancy Code:	15	MPBOOK:	0000
Occupancy Description:	VACANT LAND	Shape_Length:	917.34339070361
Land Value:	5000	Shape_Area:	25274.212227067

Attributes at point: 11248648, 3862149

Layer: Generalized Power Service Boundaries Provider: Dominion Power	Layer: Magisterial Districts District: Walkers Creek
Layer: Magisterial Precincts Precinct: Rockbridge Polling Place: Rockbridge Middle School	Layer: Zoning Zoning: A-2 ACRES: 195739.776 Notes:
Layer: USDA Watersheds Watershed: Little Calpasture River-Upper Maury River Stream: Hays Creek	

Property #2 – Anthony C. Meeks, Et Al.

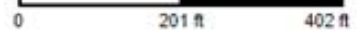


Property #3 – William G. Walker, Jr. (-340)



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Approx. Scale 1:2411



Layer: Parcels

Parcel ID:	108A5-1-164-34	Shape_Leng:	309.758282325
MRECNO:	13380	Instrument Number:	00000000
Owner:	WALKER WILLIAM G JR	MATCHREC:	108A5-1-164-34
Address 1:	P O BOX 189	LOT:	34
City:	GLASGOW	MMAP:	108A5 1164 34
State:	VA	MSTRT:	ROCKBRIDGE
Zip Code:	24555	MSTTYP:	RD
Description1:	34 36 BLK 164	MPRCIT:	GLASGOW
Occupancy Code:	16	MPRSTA:	VA
Occupancy Description:	FAIR VALUE	MPRZP1:	24555
Improvements:	5000	CALCACRES:	0.086
Land Value:	11300	MSELLP:	15115
Total Value:	16300	MPBOOK:	0000
Deed Book:	0477	Shape_Length:	309.75828234275
Deed Page:	597	Shape_Area:	3746.4304497795
16 Digit ID:	108A500101640340	:	:

Attributes at point: 11206389, 3754139

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 #4 – William G. Walker, Jr. (-140 + -02*)



Tax Map 108A600101720140

Town Account No. 172-14

County Account No. 13871

and

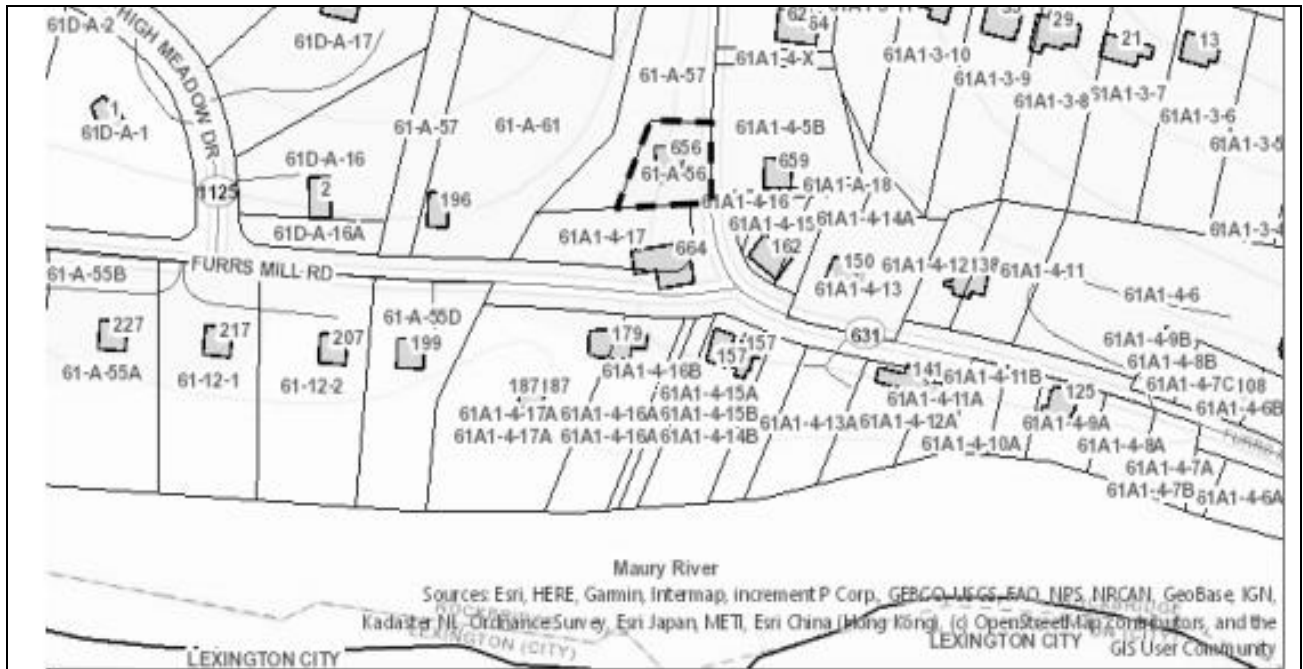
Tax Map 108A60010172002*

Town Account No. 172-2

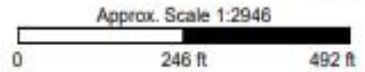
County Account No. 13822

Lots 2, 4, 6, 8, 10, 12, 14, 16 Block 172
8th Street in Glasgow

Property #5 – Karl M. Wade (Heirs)



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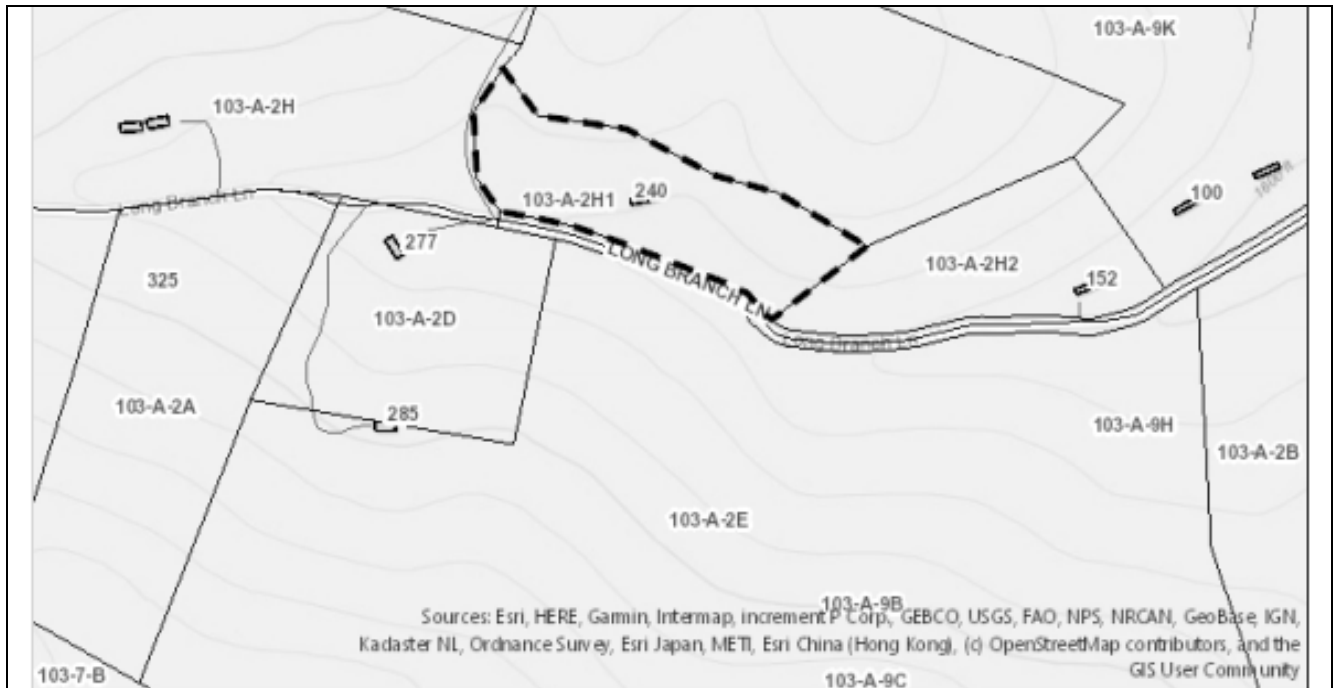
Layer: Parcels

Parcel ID:	61-A-56	MINNO :	3651
MRECNO:	6395	MINNO2:	6
Owner:	HEIRS OF KARL M WADE	Instrument Number:	060003651
Address 2:	656 GREENHOUSE RD	MATCHREC:	61-A-56
City:	LEXINGTON	LOT:	56
State:	VA	MMAP:	61 A 56
Zip Code:	24450	MSTRT:	GREENHOUSE
Acres:	0.6	MSTTYP:	RD
Description1:	E LEXINGTON	MPRCIT:	LEXINGTON
Occupancy Code:	16	MPRSTA:	VA
Occupancy Description:	FAIR VALUE	MPRZP1:	24450
Land Value:	15000	CALCACRES:	0.19
Total Value:	15000	MMCODE:	1
Deed Book:	314	DTESLD:	20060803
Deed Page:	646	MPBOOK:	0000
16 Digit ID:	0610000A00000560	Shape_Length:	374.13550418139
Shape_Leng:	374.135504197	Shape_Area:	8262.5214846902

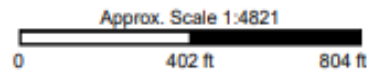
Attributes at point: 11213703, 3814337

Layer: Generalized Power Service Boundaries Provider: Dominion Power	Layer: Magisterial Districts District: Kerrs Creek
Layer: Magisterial Precincts Precinct: Vo-Tech Polling Place: Floyd S. Kay Vo-Tech Center	Layer: Zoning Zoning: R-1 ACRES: 178.956 Notes:

Property #6 – Stacy E. Long Estate



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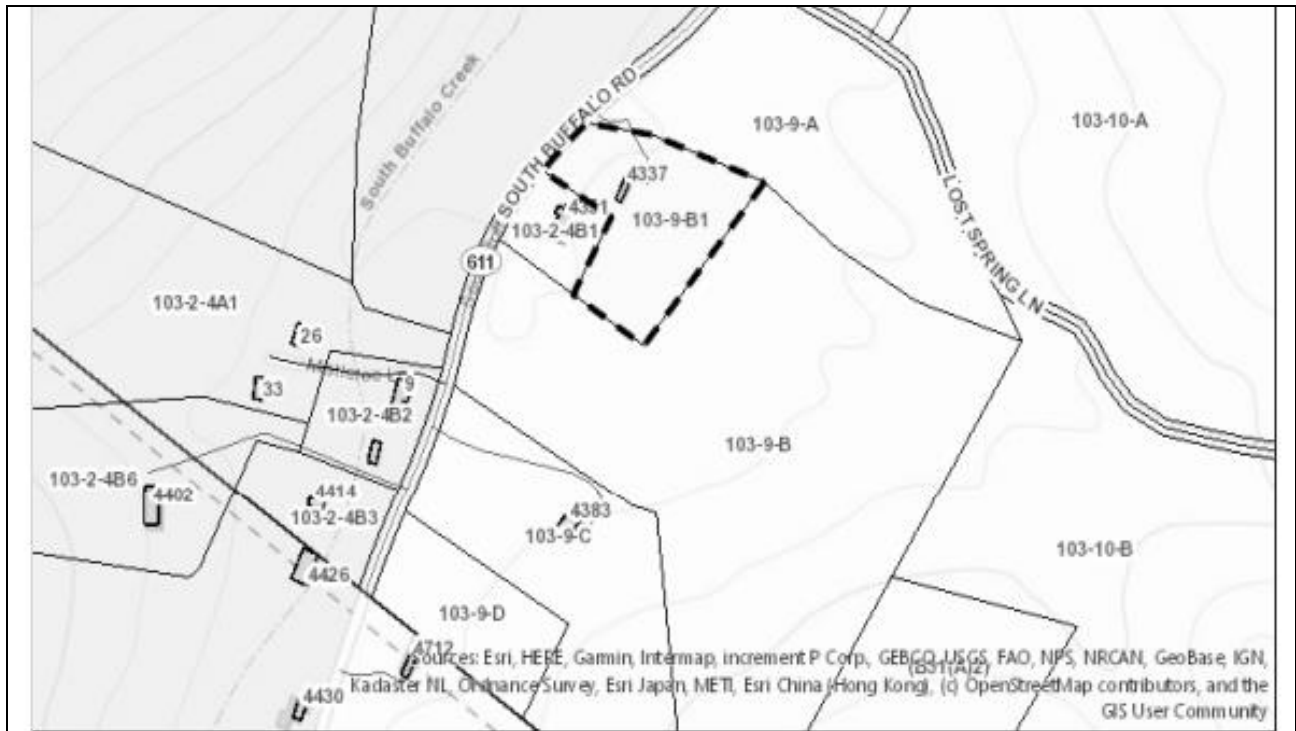
Layer: Parcels

Parcel ID:	103-A-2H1	MINNO2:	2
MRECNO:	17755	Instrument Number:	020006485
Owner:	LONG STACY E ESTATE	MATCHREC:	103-A-2H1
Address 2:	240 LONG BRANCH LN	LOT:	2H1
City:	LEXINGTON	LASTUPDATE:	20030815
State:	VA	MMAP:	103 A 2H1
Zip Code:	24064	MSTRT:	LONG BRANCH
Acres:	3	MSTTYP:	LN
Description1:	BUFFALO L B LANE	MPRCIT:	LEXINGTON
Occupancy Code:	23	MPRSTA:	VA
Occupancy Description:	VACANT LAND MOBILE HOME	MPRZP1:	24450
Improvements:	3000	CALCACRES:	3.039
Land Value:	16000	MMCODE:	1
Total Value:	19000	DTESLD:	20021122
16 Digit ID:	1030000A00002H10	Shape_Length:	1842.1424365692
Shape_Leng:	1842.14289507	Shape_Area:	132351.47812428
MINNO_:	6485		

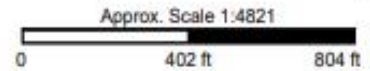
Attributes at point: 11150743, 3768112

Layer: Generalized Power Service Boundaries Provider: BARC	Layer: Magisterial Districts District: Buffalo
Layer: Magisterial Precincts Precinct: Effinger Polling Place: Effinger Fire Dept.	Layer: Zoning Zoning: A-1 ACRES: 3698.069 Notes:

Property #7 – Arnold E. Sloan



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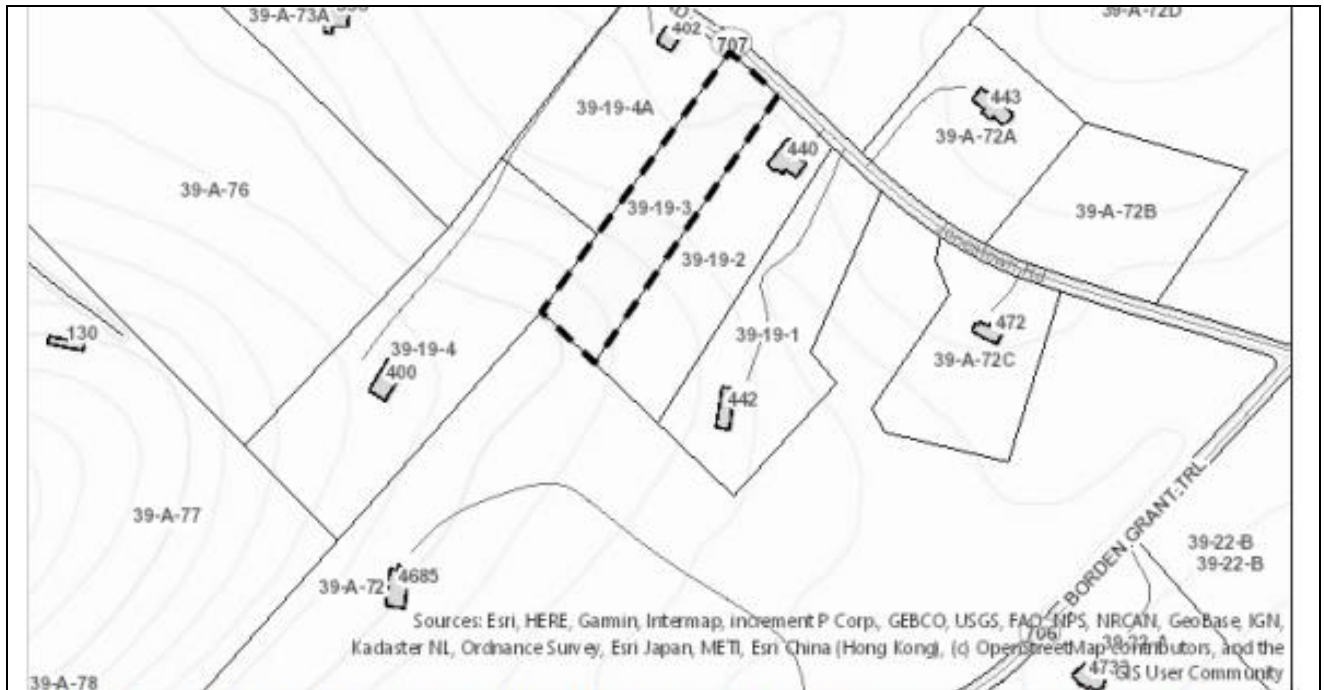


Layer: Parcels

Parcel ID:	103-9-B1	Deed Page:	823
MRECNO:	17545	16 Digit ID:	10300009000000B1
Owner:	SLOAN ARNOLD E	Shape_Leng:	1331.76279379
Address 1:	C/O AGNES SLOAN	Instrument Number:	000000000
Address 2:	3457 S BUFFALO RD	MATCHREC:	103-9-B1
City:	LEXINGTON	LOT:	B1
State:	VA	LASTUPDATE:	20030528
Zip Code:	24450	MMAP:	103 9 B1
Acres:	2.019	MSTRT:	SOUTH BUFFALO
Description1:	BUFFALO RD 611 PARCEL 2	MSTTYP:	RD
Occupancy Code:	23	CALCACRES:	2.009
Occupancy Description:	VACANT LAND MOBILE HOME	MPCODE:	P
Improvements:	3500	MPBOOK:	3
Land Value:	25100	MPPAGE:	192
Total Value:	28600	Shape_Length:	1331.7595913115
Deed Book:	440	Shape_Area:	87538.220021657

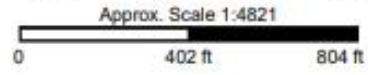
Attributes at point: 11149397, 3760705	
Layer: Generalized Power Service Boundaries Provider: BARC	Layer: Magisterial Districts District: Buffalo
Layer: Magisterial Precincts Precinct: Effinger Polling Place: Effinger Fire Dept.	Layer: Zoning Zoning: A-2 ACRES: 195739.776 Notes:

Property #8 – David R. Higgins, Sr.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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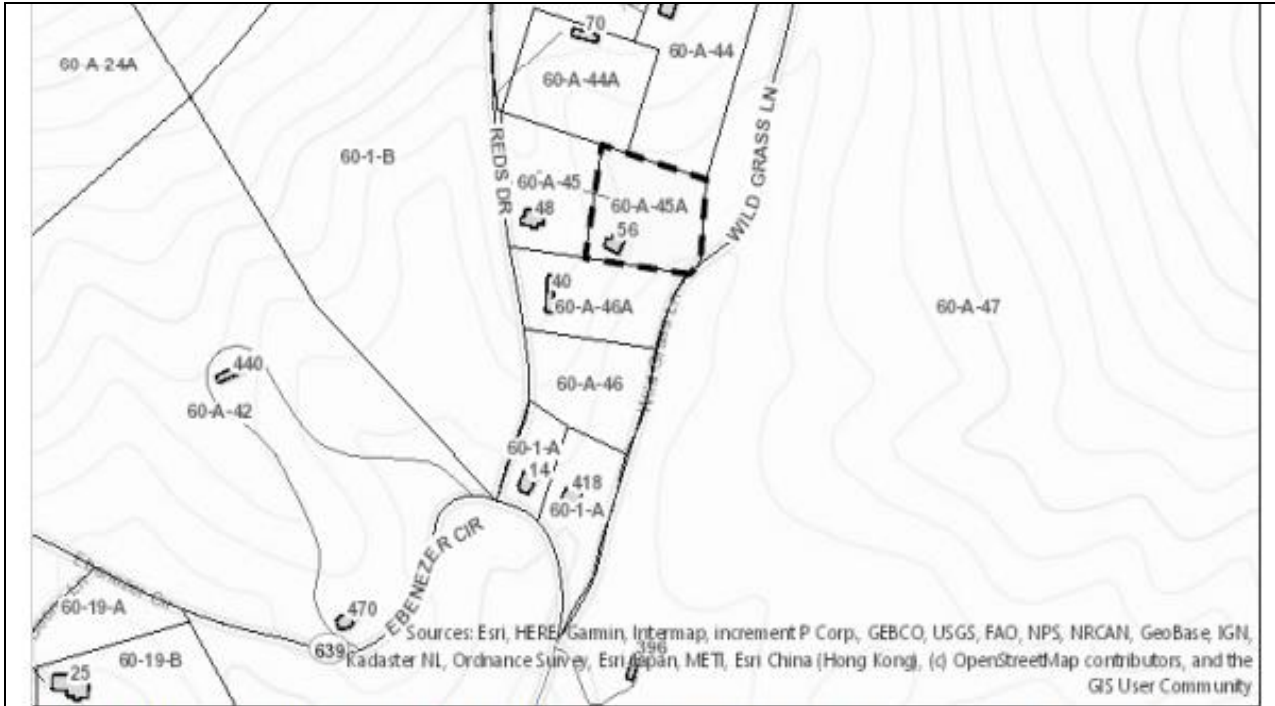


Layer: Parcels

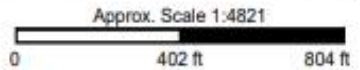
Parcel ID:	39-19-3	16 Digit ID:	0390001900000030
MRECNO:	18270	Shape_Leng:	1455.91012447
Owner:	HIGGINS DAVID R SR	MINNO_:	3323
Address 2:	616 DAVID STREET	MINNO2:	15
City:	STAUNTON	Instrument Number:	150003323
State:	VA	MATCHREC:	39-19-3
Zip Code:	24401	LOT:	3
Acres:	2.07	MMAP:	39 19 3
Description1:	BRYAON 707	CALCACRES:	1.772
Description2:	LOT 3	MMCODE:	1
Occupancy Code:	15	DTESLD:	20151214
Occupancy Description:	VACANT LAND	Shape_Length:	1455.9101167522
Land Value:	33000	Shape_Area:	77194.710493905
Total Value:	33000		:

Attributes at point: 11264785, 3847242	
Layer: Generalized Power Service Boundaries Provider: BARC	Layer: Magisterial Districts District: South River
Layer: Magisterial Precincts Precinct: Fairfield Polling Place: South River Fire Dept.	Layer: Zoning Zoning: A-2 ACRES: 195739.776 Notes:
Layer: USDA Watersheds Watershed: South River Stream: Upper South River	

Property #9 – Don C. Hostetter, Jr.



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Layer: Parcels

Parcel ID:	60-A-45A	MINNO_:	164
MRECNO:	5855	MINNO2:	16
Owner:	HOSTETTER DON C & HIGGINS CAROLYN H	Instrument Number:	160000164
Address 2:	56 REDS DR	MATCHREC:	60-A-45A
City:	LEXINGTON	LOT:	45A
State:	VA	MMAP:	60 A 45A
Zip Code:	24450	MSTR:	REDS
Acres:	1	MSTTYP:	DR
Description1:	W C R T RULEY	MPCIT:	LEXINGTON
Occupancy Code:	10	MPRSTA:	VA
Occupancy Description:	DWELLING	MPRZP1:	24450
Improvements:	41700	CALCACRES:	0.938
Land Value:	20000	MMCODE:	1
Total Value:	61700	DTESLD:	20160923
Deed Book:	349	MPBOOK:	0000
Deed Page:	143	Shape_Length:	803.61654488098
16 Digit ID:	0600000A0000045A	Shape_Area:	40862.868930827
Shape_Leng:	803.616544881		:

Attributes at point: 11198045, 3826833

Layer: Generalized Power Service Boundaries Provider: Dominion Power	Layer: Magisterial Districts District: Kerrs Creek
Layer: Magisterial Precincts Precinct: Highland Belle Polling Place: Kerrs Creek Fire Dept.	Layer: Zoning Zoning: A-2 ACRES: 195739.776