

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
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 at **Board of Supervisors Room, 122 East Main Street, Bedford, Virginia, on April 23, 2025 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 The Counts Realty & Auction Group (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	TACS No.	Property Description
J1	S. S. Burton	10-A-14	223778	7.00 acres +/- Discovery Trail, Big Island
J2	Marilda Irby	114-A-91	440290	5.00 acres +/- behind 1153 Cobbs Lane, Goode
J3	Lucinda Leftwich	114-A-95A	440278	4.00 acres +/- behind 1184 Fuqua Road, Goode
J4	Faylee B. Campbell	90-A-17	524535	5.00 acres +/- near Breezy Ridge Road & Penicks Mills Road
J5	Rosa Hale Abram	29-3-8	524552	9.21 acres +/- Fleming Mt. Lot 8, Lee Jackson Highway
J6	Dare To Care Charities, Inc.	86-4-2	524584	3.04 acres +/- US 460 Lot 2, Lynchburg Salem Tpk West
J7	Arthur & Catherine Wade, Jr.	63-A-33	396206	1648 Walnut Hollow Road, Lynchburg, 1.00 acre +/-
J8	Houston S. & Augusta Wilson	6-A-31	440318	3.78 acres +/- behind 13677 Lee Jackson Hwy, Big Island
J9	Robert C. Lipscombe	24-A-27A	223893	0.81 acre +/- Dixie Mountain Trail, Big Island
J10	John Alan & Erin Peters Arthur	129-A-13-T	223747	Trailer Park, 1034 Billie Leighs Court, Bedford, 38.37 acres +/-

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. We do not provide and do not assist with obtaining title insurance or title to personal property.

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: 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, 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 **countsauktion.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 April 30, 2025). All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier's checks and money orders shall be made payable to County of Bedford and forwarded to TACS, at the address shown below. Cash and personal checks will not be accepted. Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to 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 countsauktion.com, by email to gmcDaniel@countsauktion.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, by email to taxsales@taxva.com, by phone to 804-893-5176, or by writing to the address below.

Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

J1: S. S. Burton

Tax Map #10 A 14

Parcel Number (RPC) 1001100

Legal Acreage: 7.0000

PC Desc: 2 Single Family Res(1-19.99ac)

Legal Description: BATTERY CR

Year	Land	Improvement	Total
2023	\$36,000.00	\$0.00	\$36,000.00



J2: Marilda Irby

Tax Map #114 A 91

Parcel Number (RPC) 11411000

Legal Acreage: 5.0000

PC Desc: 2 Single Family Res(1-19.99ac)

Legal Description: GOODE

Year	Land	Improvement	Total
2023	\$20,000.00	\$0.00	\$20,000.00



J3: Lucinda Leftwich

Tax Map #114 A 95A

Parcel Number (RPC) 11411701

Legal Acreage: 4.0000

PC Desc: 2 Single Family Res(1-19.99ac)

Legal Description: NR GOODE

Year	Land	Improvement	Total
2023	\$20,000.00	\$0.00	\$20,000.00



J4: Faylee B. Campbell

Tax Map #90 A 17

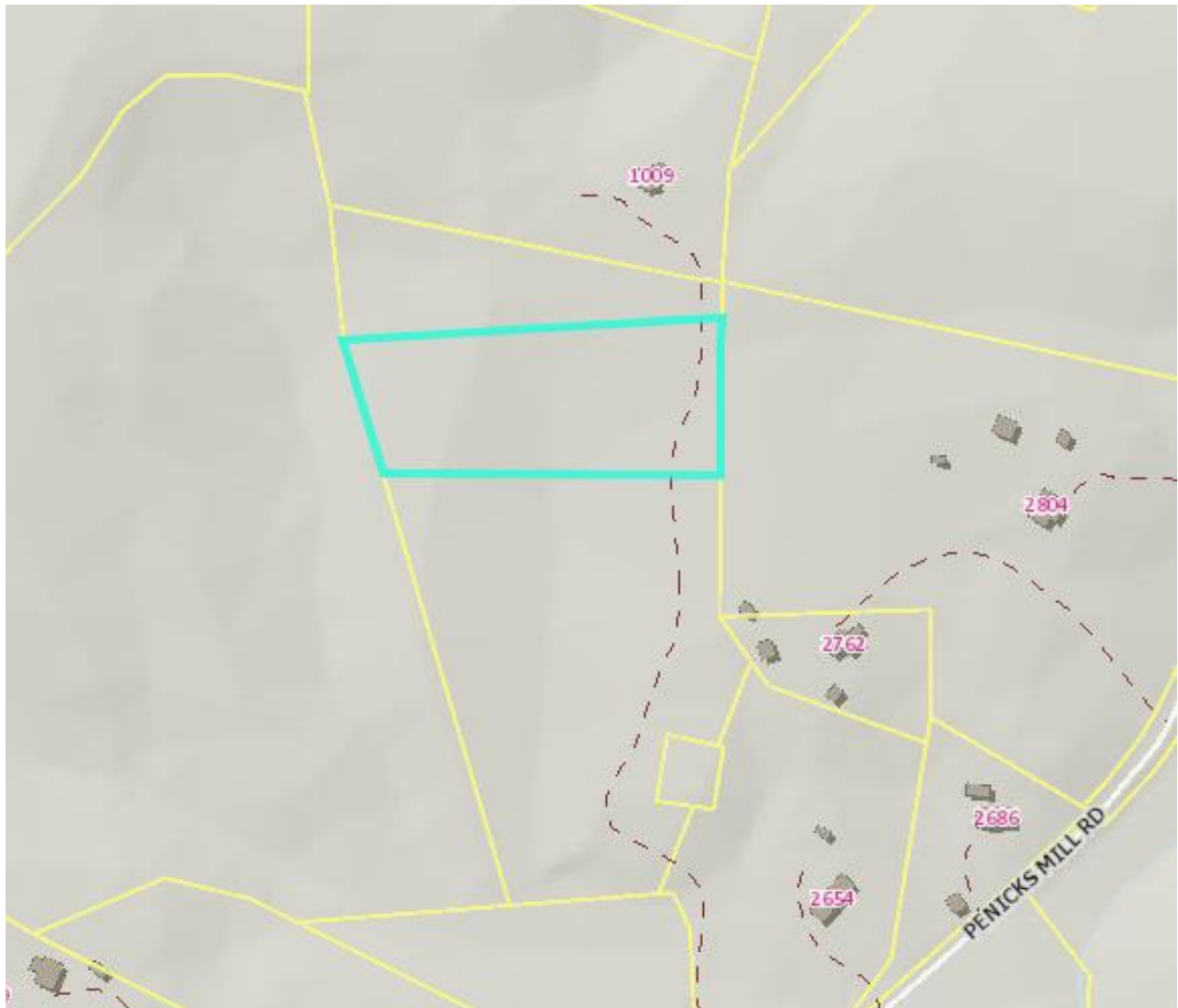
Parcel Number (RPC) 9002100

Legal Acreage: 5.0000

PC Desc: 2 Single Family Res(1-19.99ac)

Legal Description: CAMP CR

Year	Land	Improvement	Total
2023	\$22,000.00	\$0.00	\$22,000.00



J5: Rosa Hale Abram

Tax Map #29 3 8

Parcel Number (RPC) 2907500

Legal Acreage: 9.2100

PC Desc: 2 Single Family Res(1-19.99ac)

Legal Description: FLEMING MT LT 8

Year	Land	Improvement	Total
2023	\$23,000.00	\$0.00	\$23,000.00



J6: Dare To Care Charities, Inc.

Tax Map #86 4 2

Parcel Number (RPC) 8616000

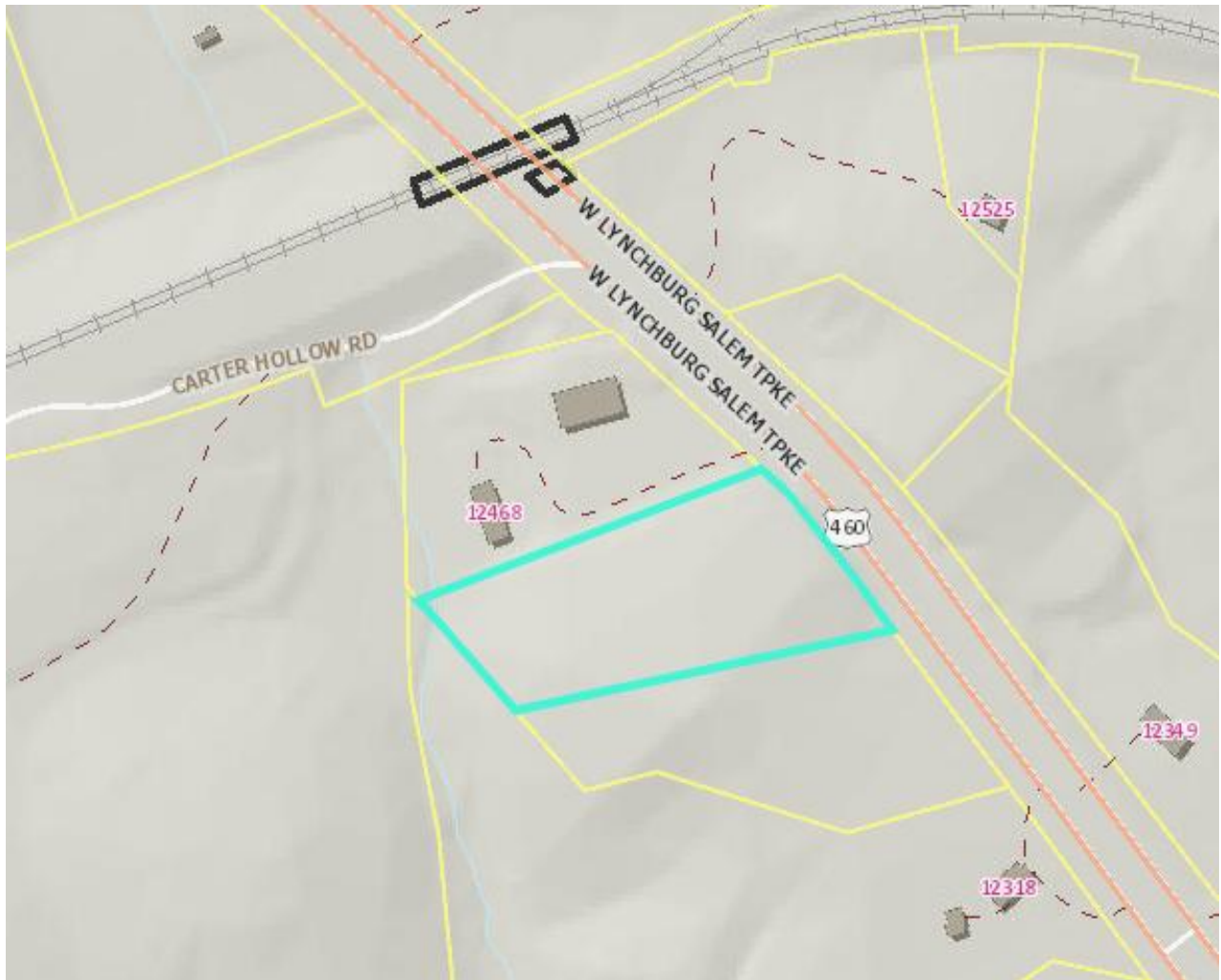
Address LYNCHBURG SALEM TURNPIKE WEST

Legal Acreage: 3.0400

PC Desc: 2 Single Family Res(1-19.99ac)

Legal Description: US 460 LT 2

Year	Land	Improvement	Total
2023	\$20,200.00	\$.00	\$20,200.00



J7: Arthur & Catherine Wade, Jr.

Tax Map #63 A 33

Parcel Number (RPC) 6304400

Address 1648 WALNUT HOLLOW RD

Legal Acreage: 1.0000

PC Desc: 2 Single Family Res(1-19.99ac)

Legal Description: JUDITH CR LOT

Year	Land	Improvement	Total
2023	\$20,000.00	\$2,000.00	\$22,000.00



J8: Houston S. & Augusta Wilson

Tax Map #6 A 31

Parcel Number (RPC) 603300

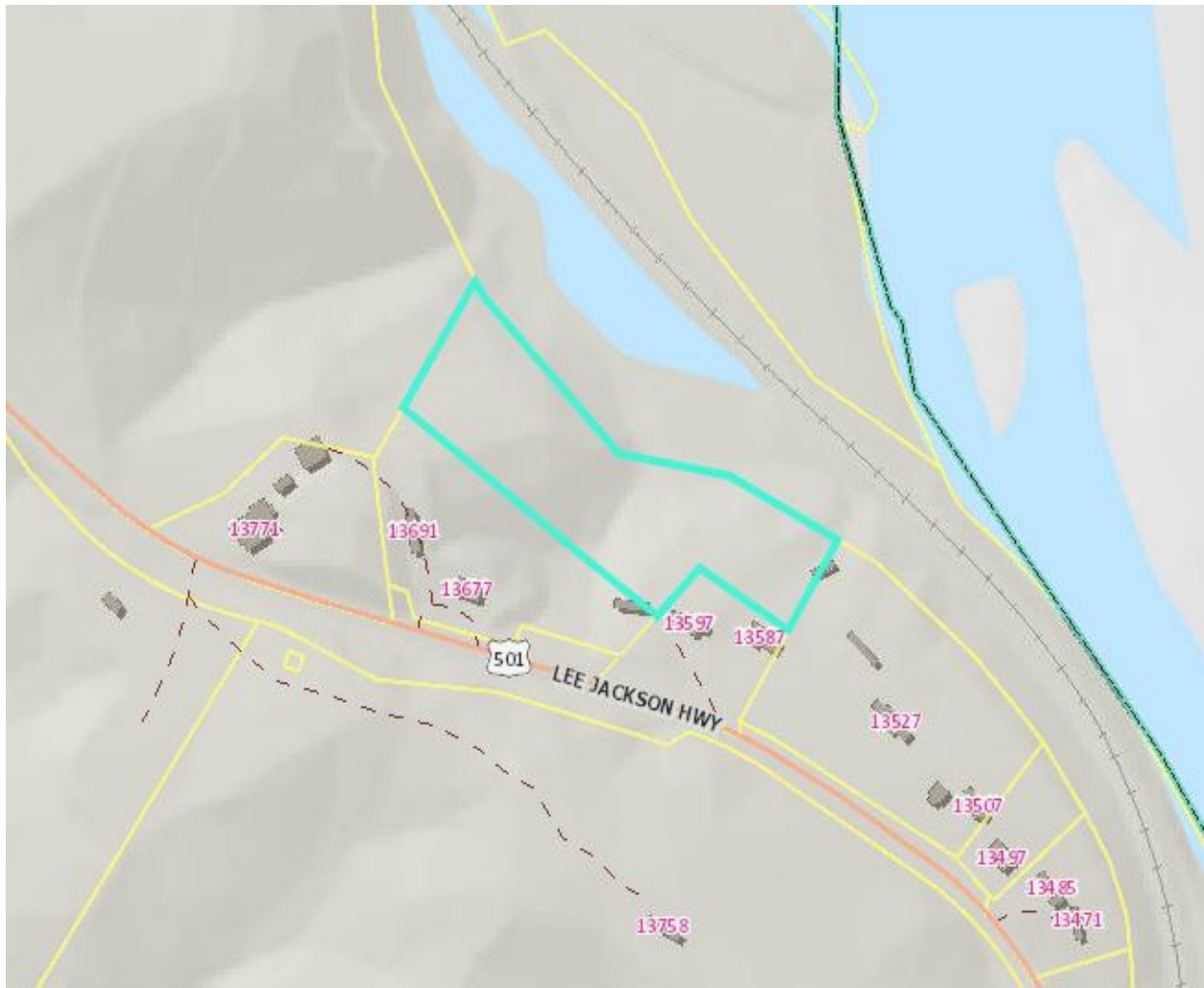
Address LEE JACKSON HIGHWAY

Legal Acreage: 3.7800

PC Desc: 2 Single Family Res(1-19.99ac)

Legal Description: JAMES RIVER

Year	Land	Improvement	Total
2023	\$11,300.00	\$.00	\$11,300.00



J9: Robert C. Lipscombe

Tax Map #24 A 27A

Parcel Number (RPC) 3700

Legal Acreage: 0.8100

PC Desc: 2 Single Family Res(1-19.99ac)

Legal Description: MEADOW CR

Year	Land	Improvement	Total
2023	\$10,000.00	\$0.00	\$10,000.00



J10: John Alan & Erin Peters Arthur

Tax Map #129 A 13-T

Parcel Number (RPC) 12901400

Address 1034 BILLIE LEIGHS COURT

Legal Acreage: 38.3700

PC Desc: 4 Commercial/Industrial

Legal Description: TNPK

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

