

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
COUNTY AND TOWN 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 an **online only** public auction. Pre-bidding is available now, and bidding will begin to close on **August 7, 2026 at 11:00am.**

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be posted or announced by 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	Willie A, & Dolly Shifflett	235-2-5-T	766057	954 Lyle Street, Town of Bedford
J2	James Vernon & Solonia Bonds	108A-1-11	327113	REMOVED
J3	Peggy D. Palmer	176-A-55	801096	REDEEMED
J4	William B. Simmons	158-6-11	599137	1.10 acre +/- on Beaver Ridge Court, Lot 11 Section 6
J5	William B. Simmons	158-6-12	599137	3.29 acres +/- on Beaver Ridge Court, Lot 12 Section 6
J6	James Ronald Etter, Sr.	173-A-65A	223816	1623 Windhurst Drive, Hardy
J7	James Ronald Etter, Sr.	173-A-65B	223816	0.92 acre +/- on Windhurst Drive, Hardy
J8	Lisa Ann Hawkins	139-A-130	524594	REDEEMED

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.

All interested parties must register and be approved to bid. Registration and bidding are free of charge and are done through the <https://www.tacssale.com/> website. If any interested bidders do not have access to the internet, please contact TACS at 804-548-4408 or auctions@taxva.com for assistance with creation of an account and placement of bids.

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 and the buyer assumes the risk of loss from the date of the sale. 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 all funds paid as liquidated damages to cover attorney's fees of \$2,500 and auctioneer fees of \$1,000, with any remaining amount go to the locality to cover additional costs of resale. Failure to make a timely or sufficient deposit also makes the high bidder liable for these fees, plus resale costs and deficiencies.

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.

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.** Cashier's checks and money orders shall be made payable to County of Bedford and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request. Cash and personal checks **will not** be accepted.

GENERAL TERMS: To qualify as a purchaser at this auction you may not owe delinquent taxes to County or Town of Bedford. Questions concerning the registration and bidding process should be directed to the [Auctioneer](#) online at auctions@taxva.com or by phone to TACS In-House Auction, at (804) 548-4408. 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 804-548-4429, or by writing to the address below.

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

J1 Willie A, & Dolly Shifflett

Parcel Information

Tax Map #:	235-2-5-T
RPC:	80502480
Property Address:	954 LYLE ST
Legal Acres:	0.00
PC Description:	1 Single Family Res(Urban)
Legal Description:	LYLE ST LOT 5
Document:	140008077

Valuation

Effective Date	01/01/2023
Land Value	\$40,000
Improvement Value	\$108,800
Total Value	\$148,800



J2 James Vernon & Solonia Bonds

REMOVED

J3 Peggy D. Palmer

REDEEMED

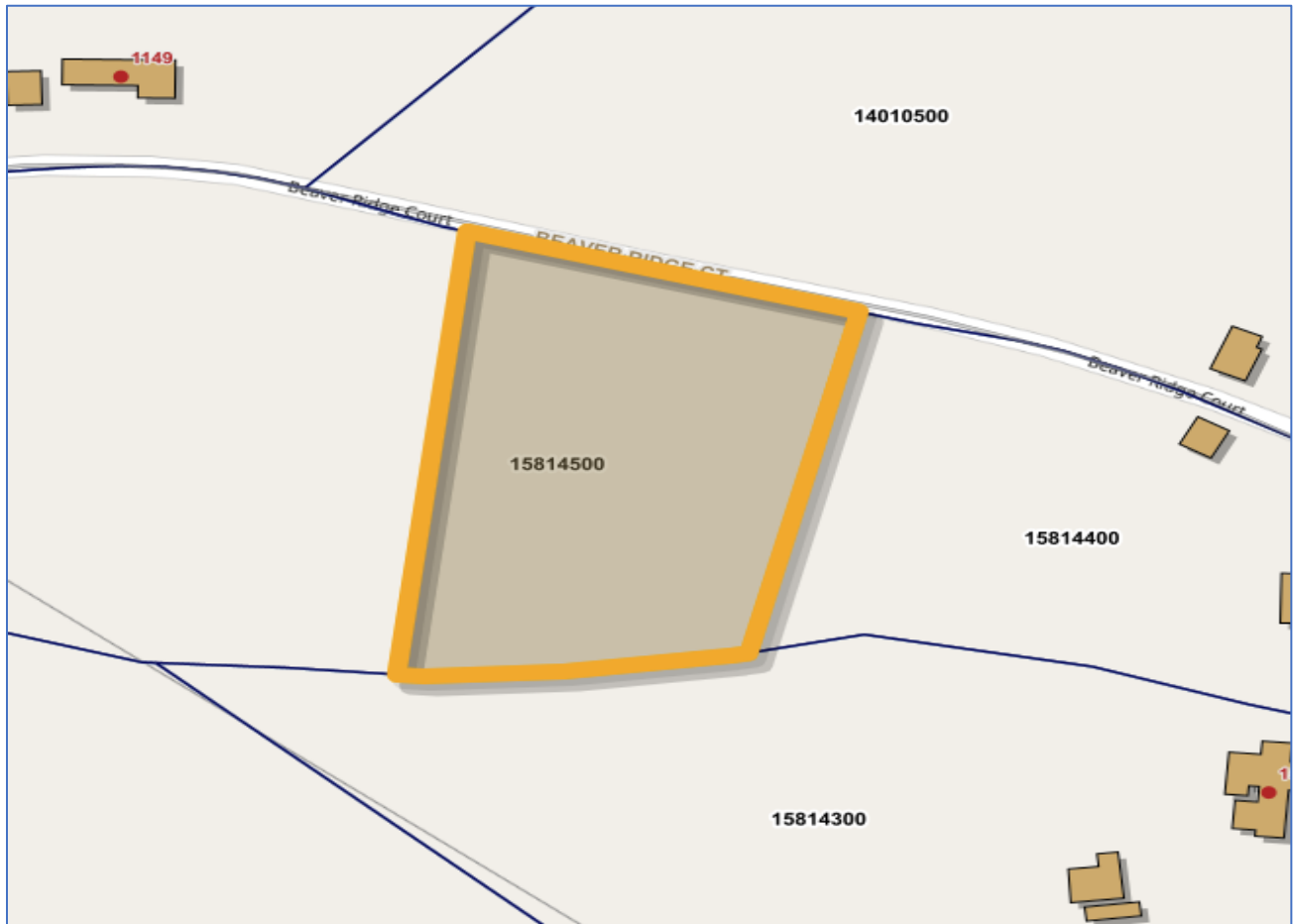
J4 William B. Simmons

Parcel Information

Tax Map #:	158-6-11
RPC:	15814500
Legal Acres:	1.10
PC Description:	2 Single Family Res(1-19.99ac)
Legal Description:	SCENIC AC LT 11 SC 6
Document:	140007254

Valuation

Effective Date	01/01/2023
Land Value	\$12,000
Improvement Value	\$0
Total Value	\$12,000



J5 William B. Simmons

Parcel Information

Tax Map #:	158-6-12
RPC:	15814600
Legal Acres:	3.29
PC Description:	2 Single Family Res(1-19.99ac)
Legal Description:	SCENIC AC LT 12 SC 6
Document:	140007254

Valuation

Effective Date	01/01/2023
Land Value	\$18,900
Improvement Value	\$0
Total Value	\$18,900



J6 James Ronald Etter, Sr.

Parcel Information

Tax Map #:	173-A-65A
RPC:	17308000
Property Address:	1623 WINDHURST DRIVE
Legal Acres:	0.82
PC Description:	2 Single Family Res(1-19.99ac)
Legal Description:	HARDY PLAT DB 620/464
Deed Book/Page:	620 462

Valuation

Effective Date	01/01/2023
Land Value	\$30,000
Improvement Value	\$0
Total Value	\$30,000



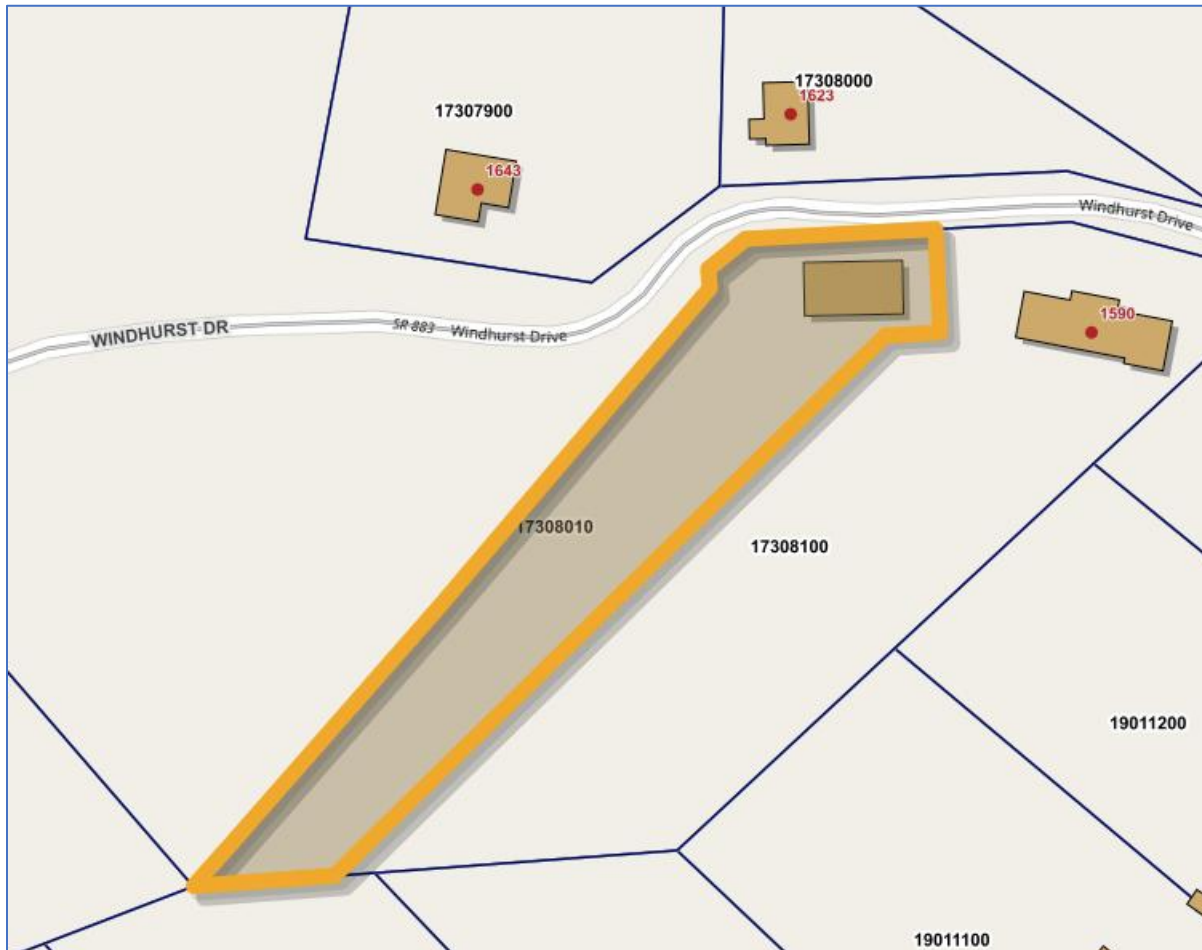
J7 James Ronald Etter, Sr.

Parcel Information

Tax Map #:	173-A-65B
RPC:	17308010
Legal Acres:	0.92
PC Description:	2 Single Family Res(1-19.99ac)
Legal Description:	HARDY
Deed Book/Page:	672 94

Valuation

Effective Date	01/01/2023
Land Value	\$30,000
Improvement Value	\$0
Total Value	\$30,000



J8 Lisa Ann Hawkins

REDEEMED