

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

Pursuant to the terms of those certain Decrees of Sale entered in the Rockbridge County Circuit Court, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following real estate at **The Rockbridge County Courthouse, 20 South Randolph Street, Lexington, Virginia 24450, on July 21, 2022 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 For Sale At Auction ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS"). Subsequent announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

	<b>Property Owner</b>	<b>Tax Map</b>	<b>TACS #</b>	<b>Property Description</b>
1	Custis L. Coleman, Sr., Et Al.	0620000A00000460	421479	Vacant land, 7.192 acres +/- on Valley Pike, Lexington
2	Sharon L. Edwards Khristie E. Brooks	0280000900000240	526040	Vacant land, 0.641 acre +/- near Willow Lake, Raphine
3	Carol E. Haddox	0750000A00000180	164413	502 Jacobs Ladder Road, Lexington, 1 acre +/-
4	Kenneth S. Smith, Sr.	0350000A00000250	526023	462 Farmhouse Road, Rockbridge Baths, 50.22 acres +/-
5	Roy A. Woodson	0200000A00000230	55181	Vacant land, 4.496 acres +/- near Happy Jack Trail, Goshen

**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 the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts.

**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:** On the day of the auction, 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 **[www.forsaleatauction.biz](http://www.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 For Sale At Auction, at (540) 899-1776 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 Auction Funds must be received no later than July 28, 2022.** 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 County of Rockbridge County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Rockbridge or 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 **[www.forsaleatauction.biz](http://www.forsaleatauction.biz)**, by email to **[inquiry@forsaleatauction.biz](mailto:inquiry@forsaleatauction.biz)** or by phone to (540) 899-1776. 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) 893-5176, or by writing to the address below.

Re: County of Rockbridge & Town of Glasgow Judicial Sale Auction  
Taxing Authority Consulting Services, PC  
P.O. Box 31800, Henrico, Virginia 23294-1800

***\*SAMPLE\****

## PURCHASER'S ACKNOWLEDGEMENT AND CONTRACT OF SALE

At that certain Special Commissioner's sale held on July 21, 2022 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. 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.

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.

Bidder Name: \_\_\_\_\_

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

\_\_\_\_\_

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

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

Signature: \_\_\_\_\_

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 21<sup>st</sup> day of July, 2022, 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 aforementioned purchaser and are true and correct to the best of my knowledge.

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

**Property 1 - Custis L. Coleman, Sr., Et Al.**

Parcel ID: 62-A-46

Record Number: 6710

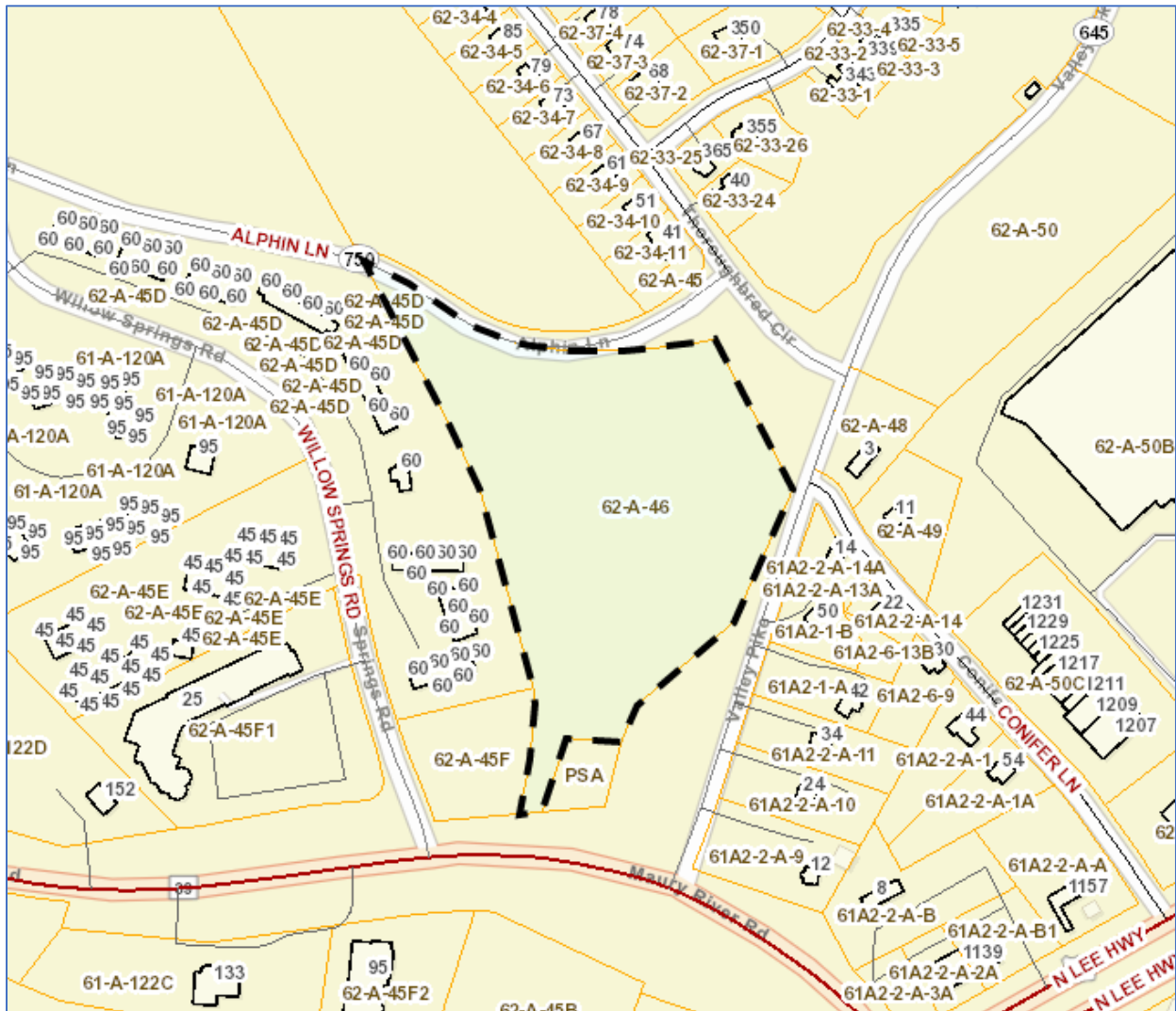
Acres: 7.192

Description: MILL CREEK C W DAY

Occupancy Description: VACANT LAND

Land Value: \$107,900

16 Digit ID: 0620000A00000460



**Property 2 - Sharon L. Edwards and Khristie E. Brooks**

Parcel ID: 28-9-24

Record Number: 18879

Acres: 0.641

Description: WILLOW LAKE PHASE 1, LOT 24

Occupancy Description: VACANT LAND

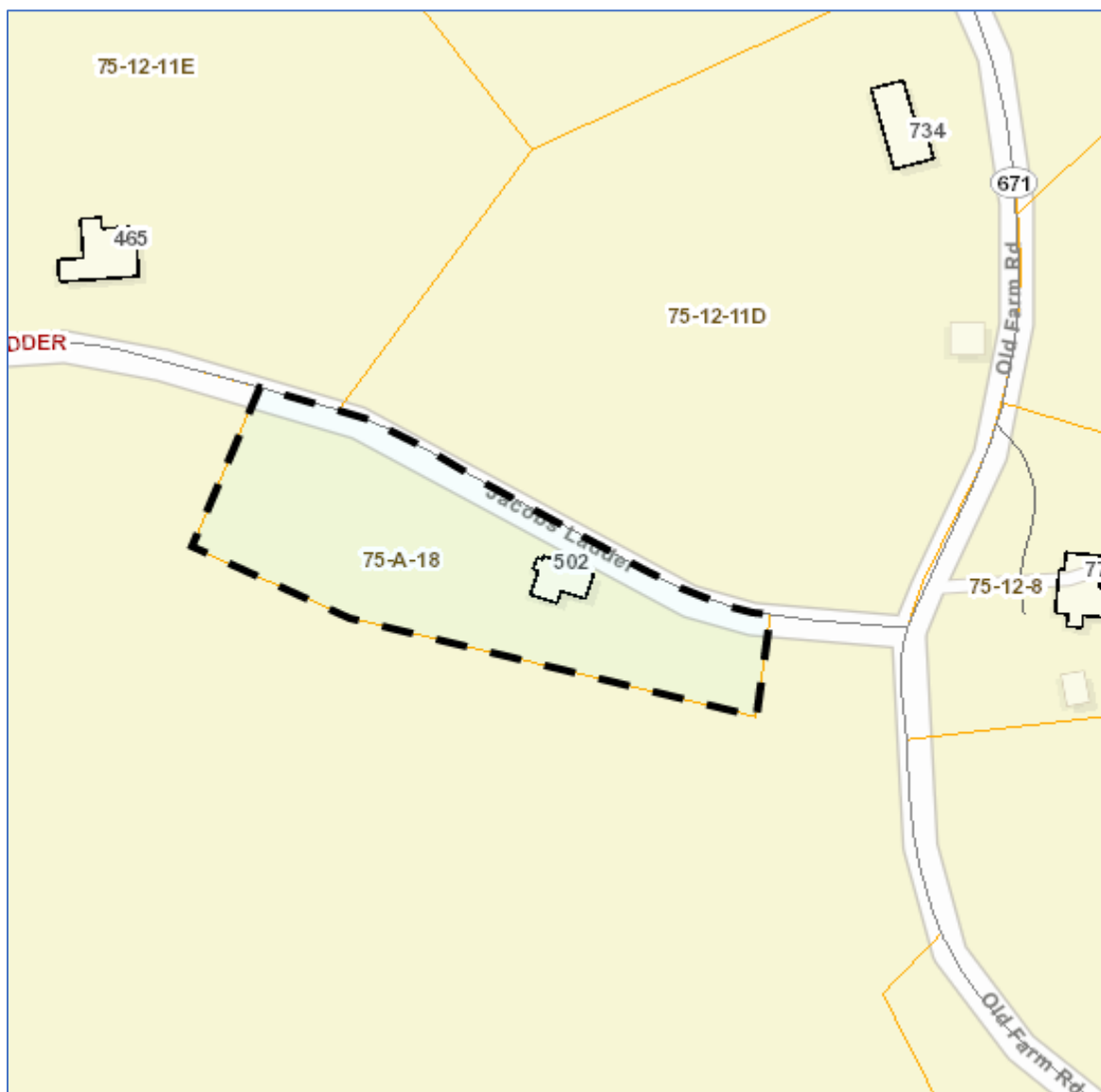
Land Value: \$40,000

16 Digit ID: 0280000900000240



### **Property 3 - Carol E. Haddox**

Parcel ID: 75-A-18  
Record Number: 8479  
Acres: 1  
Description: POPLAR HILL  
Improvements: \$26,400  
Land Value: \$25,000  
Total Value: \$51,400  
16 Digit ID: 0750000A00000180



**Property 4 - Kenneth S. Smith, Sr.**

Parcel ID: 35-A-25

Record Number: 2421

Acres: 50.22

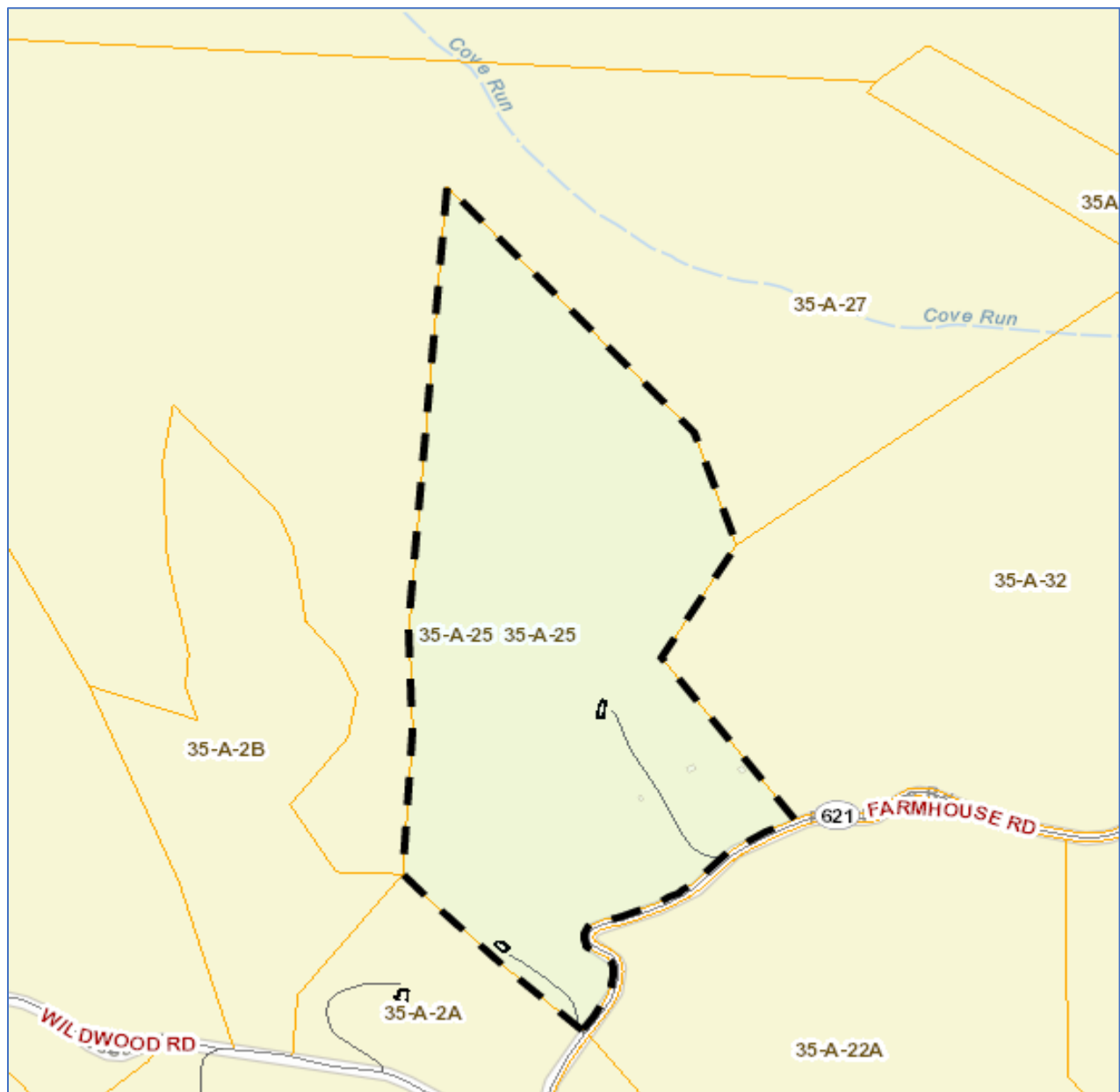
Description: M R H M TARDY

Improvements: \$21,900

Land Value: \$196,700

Total Value: \$218,600

16 Digit ID: 0350000A00000250





**Property 5 - Roy A. Woodson**

Parcel ID: 20-A-23

Record Number: 1351

Acres: 4.496

Description1: MINTER 780

Occupancy Description: VACANT LAND

Land Value: \$27,500

16 Digit ID: 0200000A00000230

