

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Rockbridge, 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 **The Rockbridge County Courthouse, 20 South Randolph Street, Lexington, Virginia 24450, on September 12, 2023 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, Inc. (“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	Lora M. Smith	1060000600000010	706881	375 Herring Hall Road, Natural Bridge, 12.73 acres +/-
J2	Kenneth W. & Linda G. Floyd	108A800109800370	649137	1/2 Lot 35, Lots 37, 39 Block 98 in the Town of Glasgow
J3	Kenneth W. & Linda G. Floyd	108A800100980380	649137	Lots 38, 40 Block 98 in the Town of Glasgow
J4	Anthony Chittum	064000040000001L	311562	75 Rose Spring Lane, Buena Vista, 2.54 acres +/-
J5	April Mazingo	1130C00A00000030	773325	38 Back Run Road, Natural Bridge Station, 0.26 acre +/-
J6	Courtney Muterspaugh	078000050000002Q	773339	83 Elderberry Lane, Buena Vista, 2.341 acres +/-
J7	Gary D. Heilig	064000010000009A	706867	1810 Borden Grant Trail, Fairfield, 2.492 acres +/-
J8	Sandra G. Oliver	111000030000003A	605434	8150 S. Lee Highway, Buchanan, 0.75 acre +/-
J9	Timothy L. Sr. & Emogene Goodbar	0450000A0000069B	164388	116 Denmark Way, Lexington, 1.073 acre +/-
J10	Jason C. Burke	0130000A0000018A	469759	25.285 acres +/- Knob Hunter 615 Lot 2, 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 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 100, 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 **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 (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 deposit and buyer's premium must be received in full within seven (7) days following the**

auction closing (no later than September 19, 2023). 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 and forwarded to TACS, at the address shown below. 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 the County of Rockbridge. Questions concerning the registration and bidding process should be directed to the Auctioneer online at forsaleatauction.biz by email to inquiry@forsaleatauction.biz or by phone to (540) 899-1776. Questions concerning the property subject to sale 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.

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

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

At the real estate tax sale which closed on September 12, 2023, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Case Name: _____

Tax Map Number: _____

Account Number: _____

TACS Number: _____

Buyer's Premium: \$ _____

Bid Deposit: \$ _____

Credit Card Hold: \$(_____)

Total Due Now: \$ _____

I understand that the above-referenced "Total Due Now" is required to be deposited today with the Special Commissioner and that the balance of the high bid and the deed recordation cost will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Rockbridge, Virginia. I understand that in the event my payment is returned or otherwise does not clear within twenty (20) days, this contract of sale may be voided, I may be responsible for damages or costs of resale, and the next highest bidder may be contacted to purchase the property.

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 Special Commissioner intends to ask the Court 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 (September 12, 2023). I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit filed by the above-named locality, that this contract shall be voidable 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 Acknowledgement and Contract of Sale, or if the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit all amounts paid and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

I understand that by bidding, I have entered into a legally binding contract and that I waive all rescission rights. I understand that my bid was immediately binding, irrevocable, and enforceable.

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.

_____	_____
Signature	Street Address
_____	_____
Name (please print)	City, State, Zip
_____	_____
Telephone	Email Address

Title will be taken in the name of:

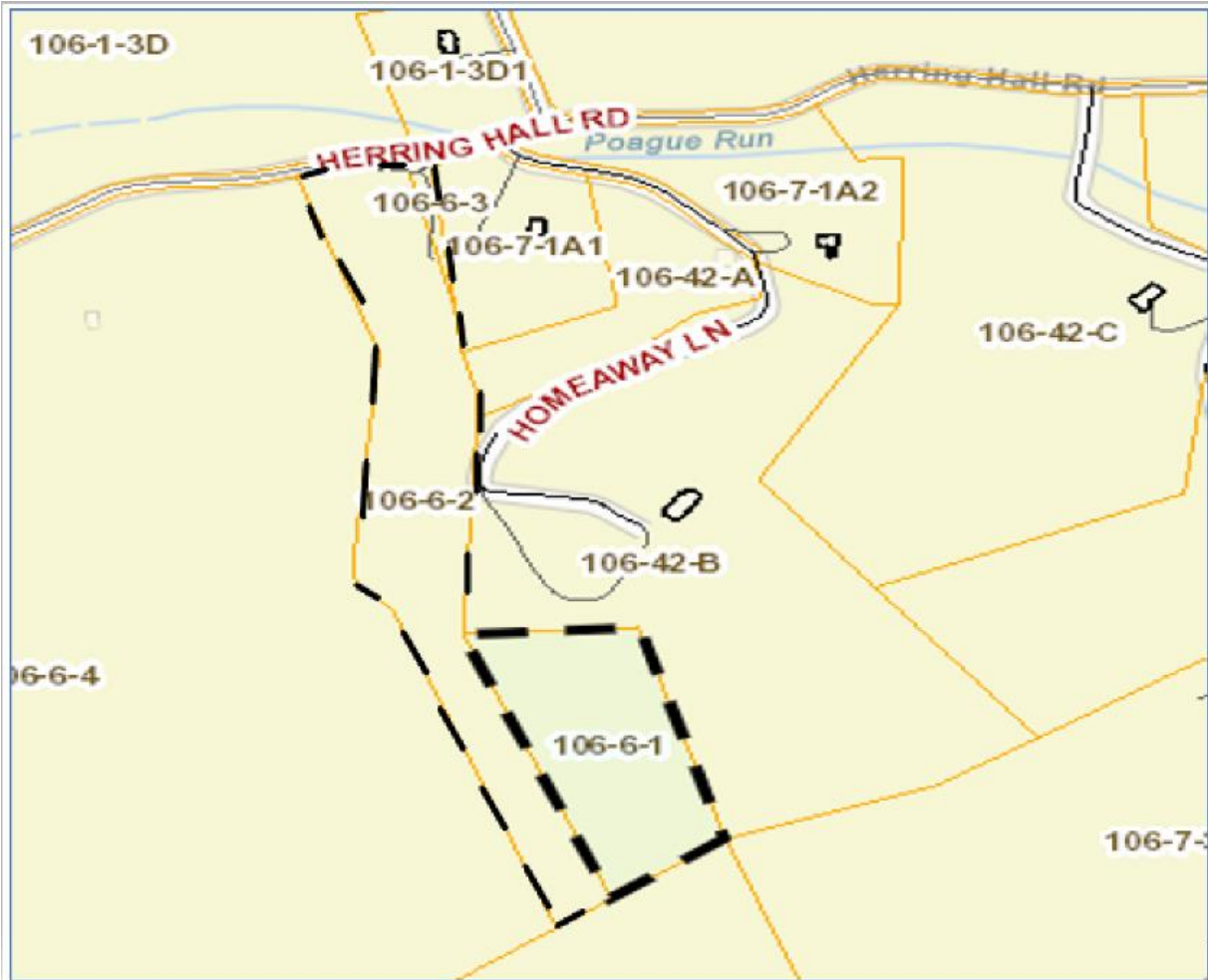
Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 12th day of September, 2023, 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, P.C.

J1 Lora M. Smith – 1060000600000010



Parcel ID: 106-6-1

Record Number: 11625

Acres: 12.73

Description: 608 HENRY PARSONS

Occupancy Code: 10

Occupancy Description: DWELLING

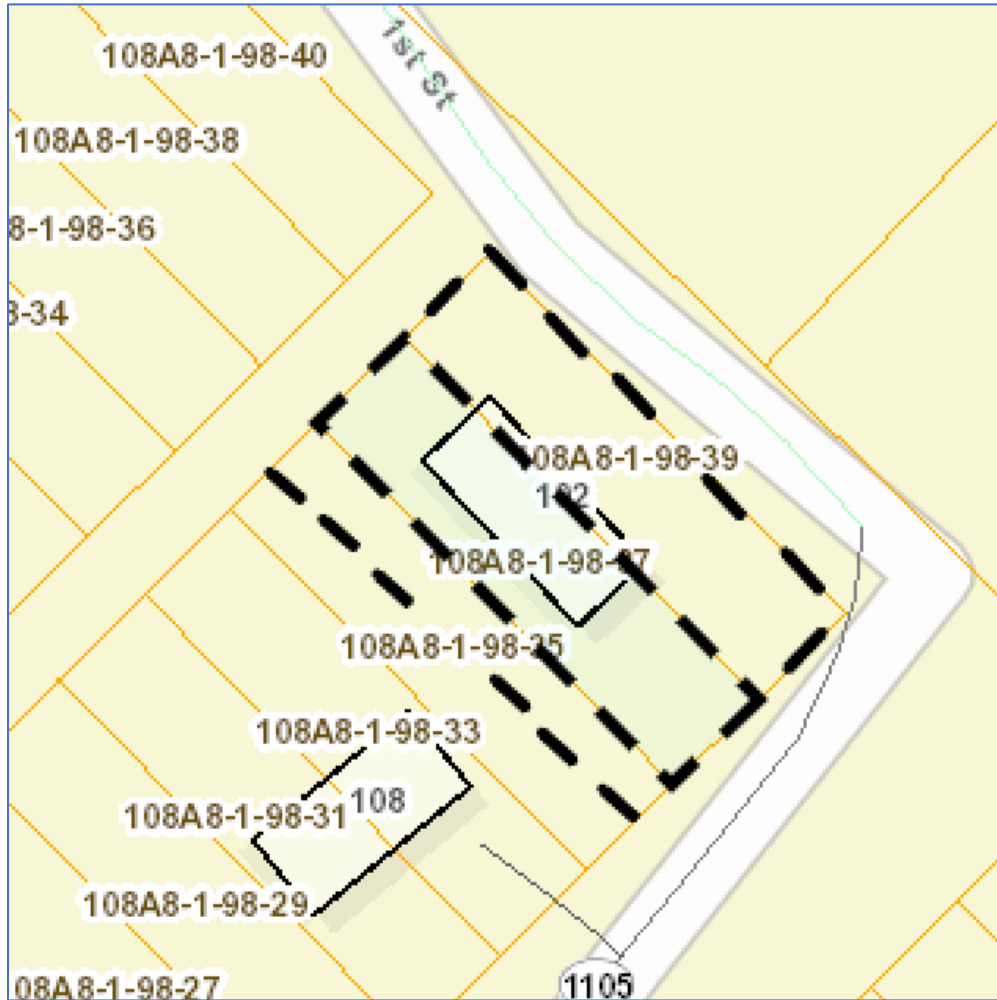
Improvements: \$62,400

Land Value: \$93,700

Total Value: \$156,100

16 Digit ID: 1060000600000010

J2 Kenneth W. & Linda G. Floyd - 108A800109800370



Parcel ID: 108A8-1-98-37

Record Number: 14302

Description: 1/2 LOT 35, 37, 39 BLK 98

Occupancy Code: 22

Occupancy Description: DW MOBILE HOME

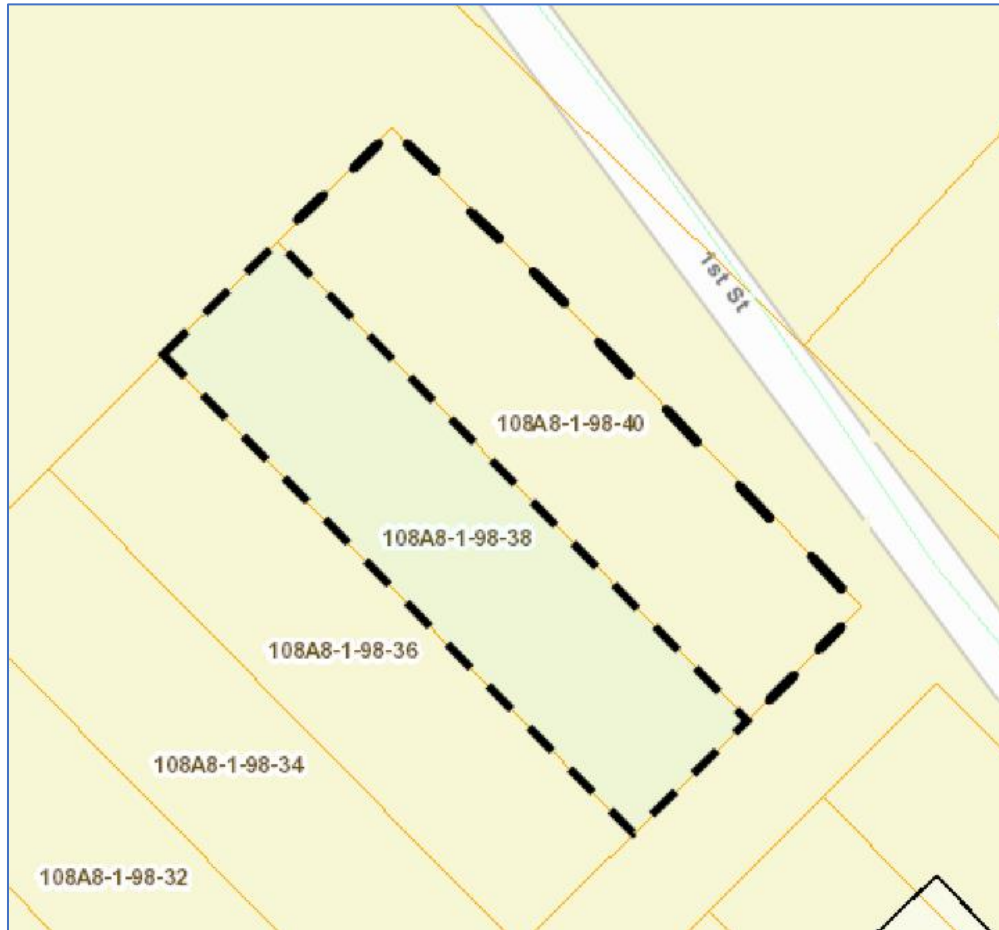
Improvements: \$57,200

Land Value: \$12,000

Total Value: \$69,200

16 Digit ID: 108A800109800370

J3 Kenneth W. & Linda G. Floyd - 108A800100980380



Parcel ID: 108A8-1-98-38

Record Number: 14236

Description: LOTS 38 40 BLK 98

Occupancy Code: 15

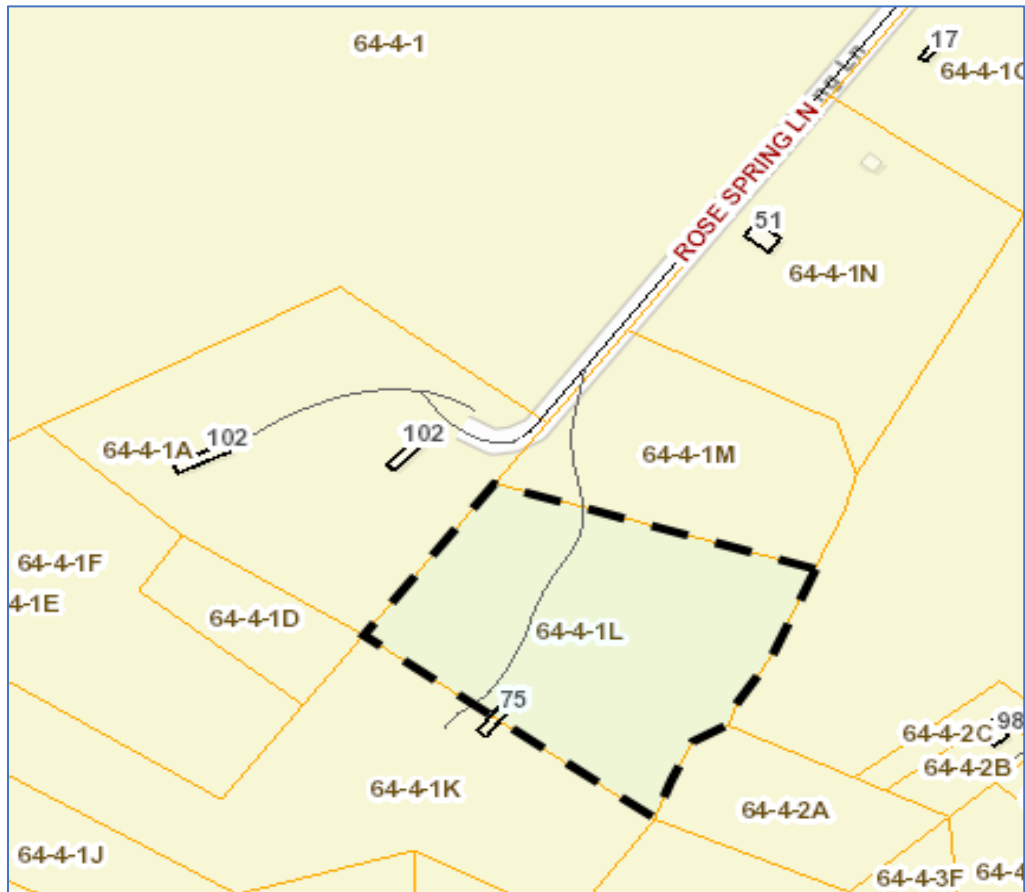
Occupancy Description: VACANT LAND

Land Value: \$3,000

Total Value: \$3,000

16 Digit ID: 108A800100980380

J4 Anthony Chittum - 064000040000001L



Parcel ID: 64-4-1L

Record Number: 7170

Acres: 2.54

Description: BLACKSBURG

Occupancy Code: 15

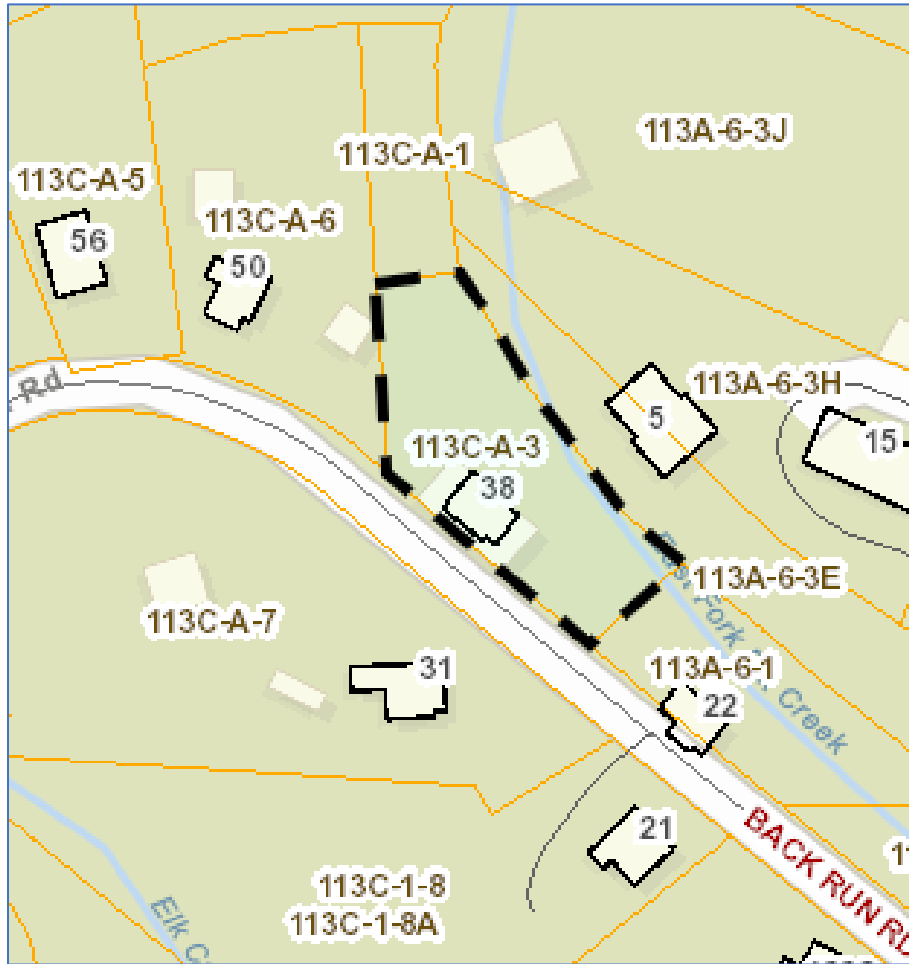
Occupancy Description: VACANT LAND

Land Value: \$19,100

Total Value: \$19,100

16 Digit ID: 064000040000001L

J5 April Mazingo - 1130C00A00000030



Parcel ID: 113C-A-3

Record Number: 14551

Acres: 0.26

Description: ARNOLDS VALLEY FURNACE

Occupancy Code: 10

Occupancy Description: DWELLING

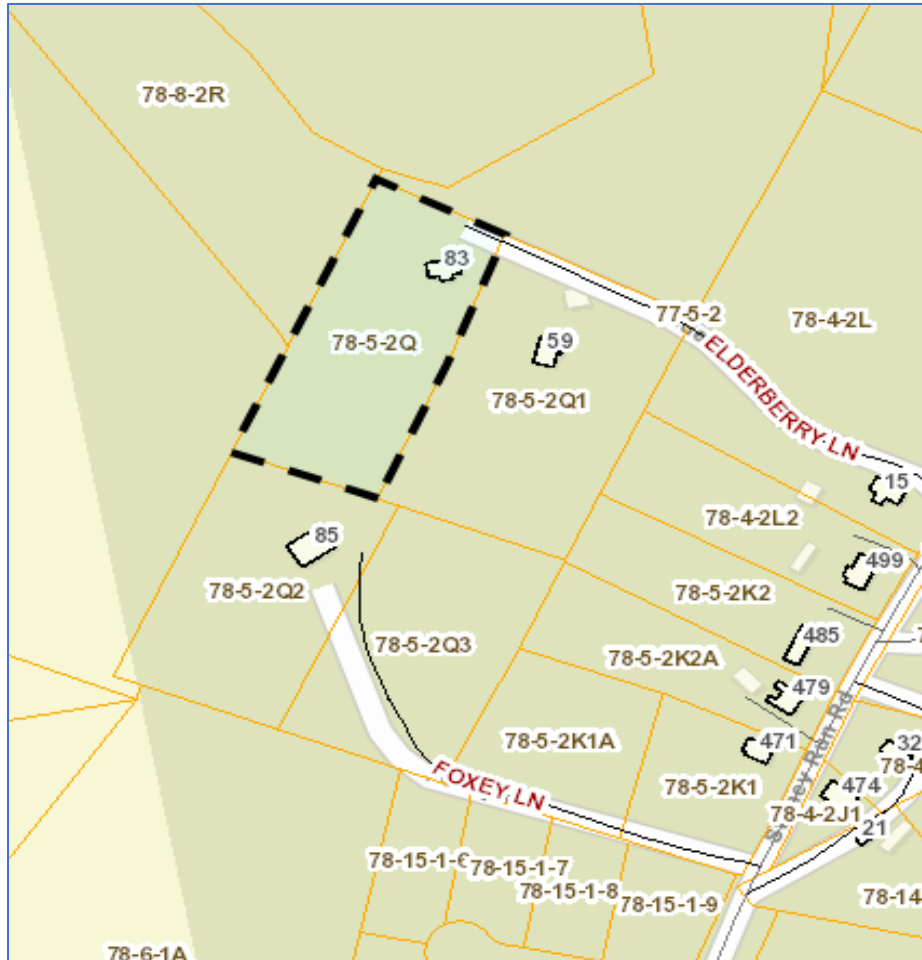
Improvements: \$25,300

Land Value: \$17,500

Total Value: \$42,800

16 Digit ID: 1130C00A00000030

J6 Courtney Muterspaugh - 078000050000002Q



Parcel ID: 78-5-2Q

Record Number: 9315

Acres: 2.341

Description: RIVERSIDE SHIELDS PARCEL A

Occupancy Code: 22

Occupancy Description: DW MOBILE HOME

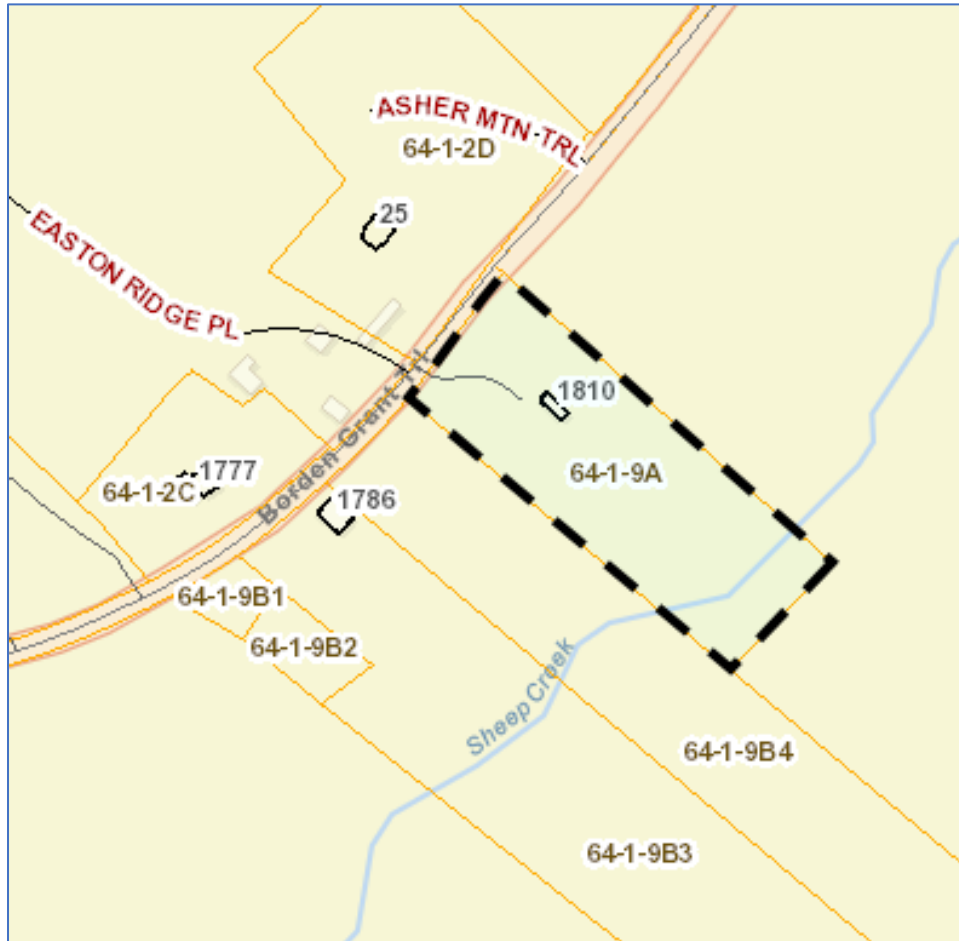
Improvements: \$78,000

Land Value: \$31,700

Total Value: \$109,700

16 Digit ID: 078000050000002Q

J7 Gary D. Heilig - 064000010000009A



Parcel ID: 64-1-9A

Record Number: 20285

Acres: 2.492

Description: CROSS ROAD 706 D0D

Occupancy Code: 10

Occupancy Description: DWELLING

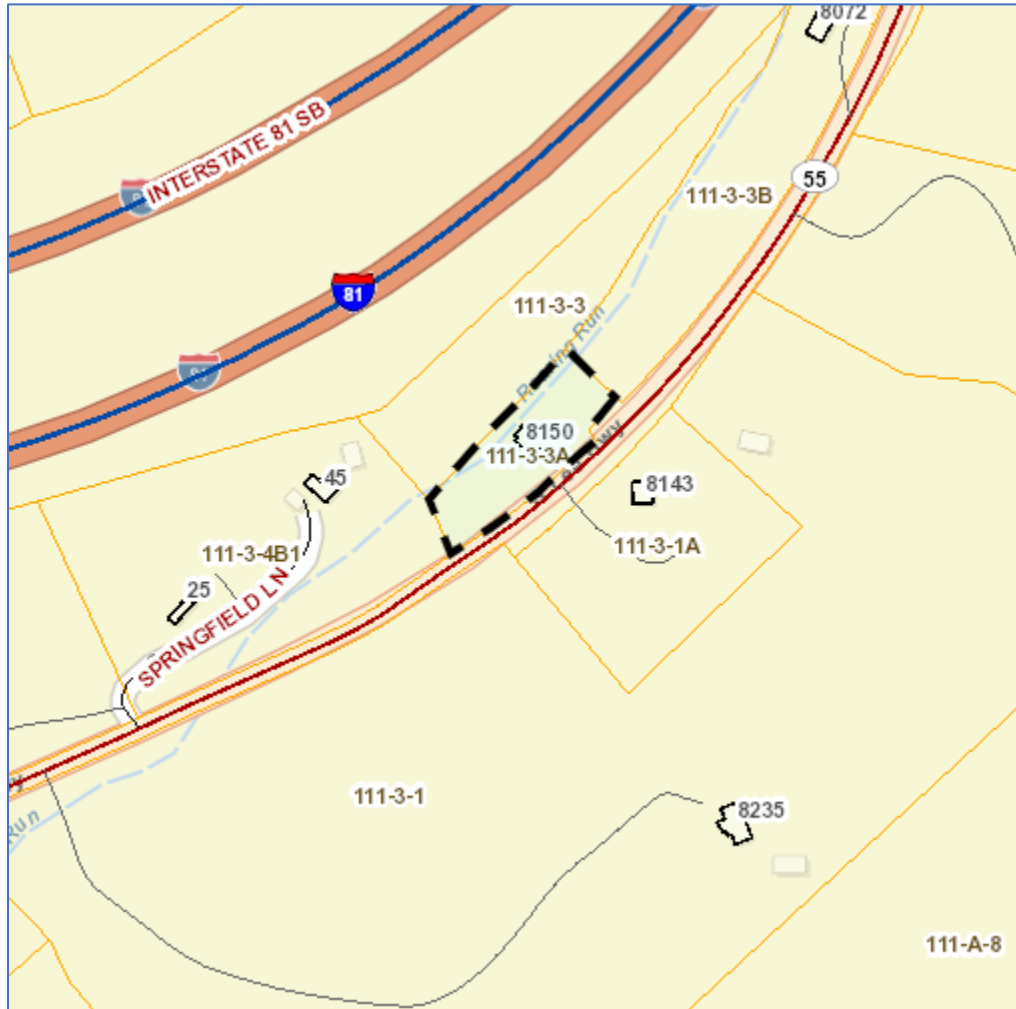
Improvements: \$61,000

Land Value: \$36,200

Total Value: \$97,200

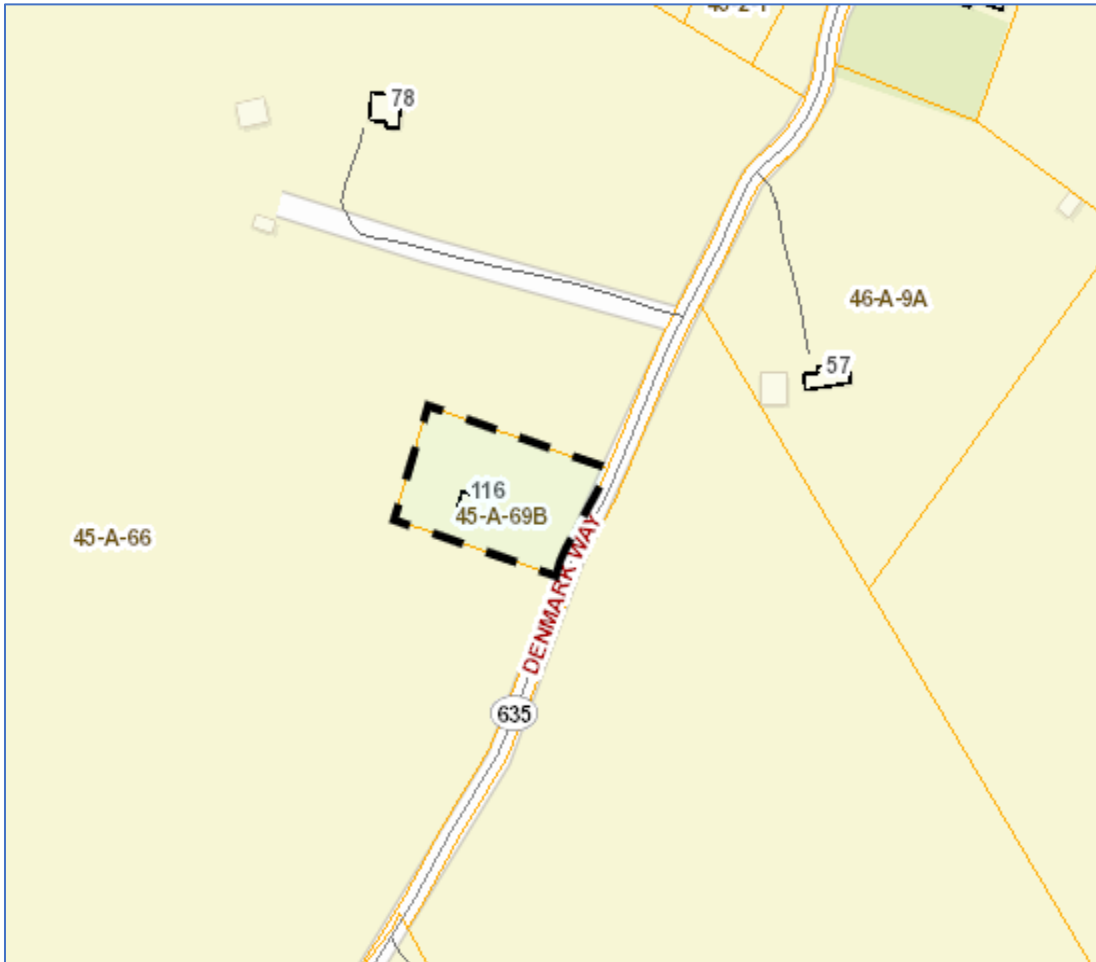
16 Digit ID: 064000010000009A

J8 Sandra G. Oliver - 111000030000003A



Parcel ID: 111-3-3A
Record Number: 14448
Description: 11 SPRINGFIELD B
Occupancy Code: 10
Occupancy Description: DWELLING
Improvements: \$142,500
Land Value: \$25,000
Total Value: \$167,500
16 Digit ID: 111000030000003A

J9 Timothy L. & Emogene Goodbar - 0450000A0000069B



Parcel ID: 45-A-69B

Record Number: 3941

Acres: 1.073

Description: K C HARTBARGER 1.073 AC

Occupancy Code: 10

Occupancy Description: DWELLING

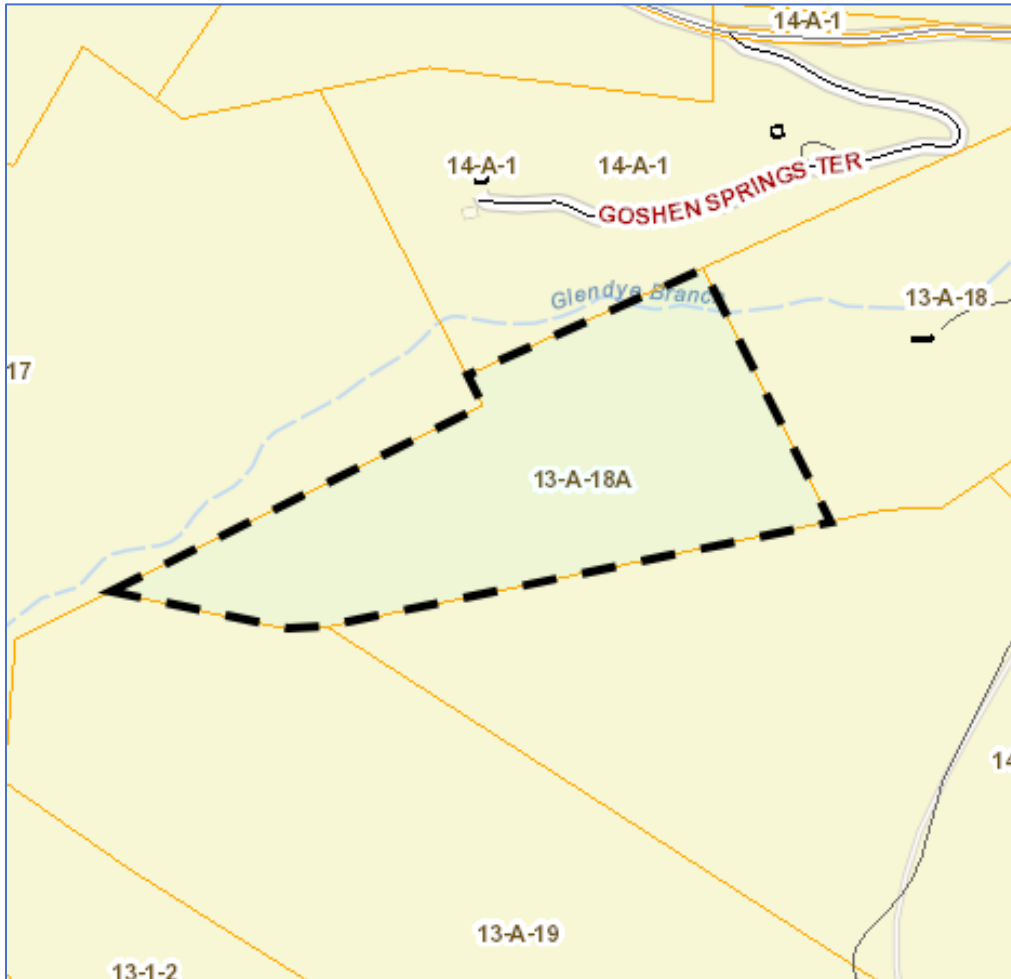
Improvements: \$110,900

Land Value: \$25,000

Total Value: \$135,900

16 Digit ID: 0450000A0000069B

J10 Jason C. Burke - 0130000A0000018A



Parcel ID: 13-A-18A

Record Number: 17411

Acres: 25.285

Description: KNOB HUNTER 615 LOT 2

Occupancy Code: 15

Occupancy Description: VACANT LAND

Land Value: \$50,600

Total Value: \$50,600

16 Digit ID: 0130000A0000018A