

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Botetourt, 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 **Greenfield Auditorium, Room 212, 57 S. Center Drive, Daleville, Virginia 24083**, on **July 16, 2024 at 12:00 PM**.

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 Dudley Resources (“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.	Parcel No.	TACS No.	Property Description
J1	Travis E. Bayne	38-36A	18898	839829	Vacant; Sunset Drive, Eagle Rock
J2	Jeremy J. Bursey	38-41	18911	639640	90 Windy Hill Road, Eagle Rock
J3	Travis E. Bayne	38-29	18881	839829	1044 Sunset Drive, Eagle Rock
J4	Jordan & Pauline Eubank	65A(1)4; 65A(1)3; and 65A(1)1&2	22321; 22313; and 22291	924032	220 Bridge Street North, Buchanan
J5	Alan J. & Marilyn Leidecker	86-31	25712	851479	6346 Blacksburg Road, Troutville
J6	William H. Smith	102(2)4	11709	924110	447 Orange Lane, Troutville
J7	Removed Elsie L. Edwards Estate	109-220B and 109-220D	16272 and 16274	924036	Removed 532 & 500 Hope Lane, Blue Ridge
J8	Removed Barry D. & Angela M. Bradley	108A(1)BK19-14	15336	839839	Removed 115 Sunnydale Court, Troutville
J9	Justice Farms of North Carolina	27B(1)F	18298	570645	15313 Narrow Passage Road, Eagle Rock

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 \$150.00, 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 (\$20,000.00) 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 **dudleyresources.auction**. 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 Dudley Resources, at (757) 651-1729 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 July 23, 2024).** 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 Botetourt 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 the County of Botetourt 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 dudleyresources.auction, by email to pbonnie@dudleyresources.com or by phone to Dudley Resources, at (757) 651-1729. 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) 612-0629, or by writing to the address below.

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

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

At that certain real estate tax sale which closed on Tuesday, July 16, 2024, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Case Name: County of Botetourt v. _____ (**Case No.** _____)

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 Botetourt, 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 (July 16, 2024). 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

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

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:

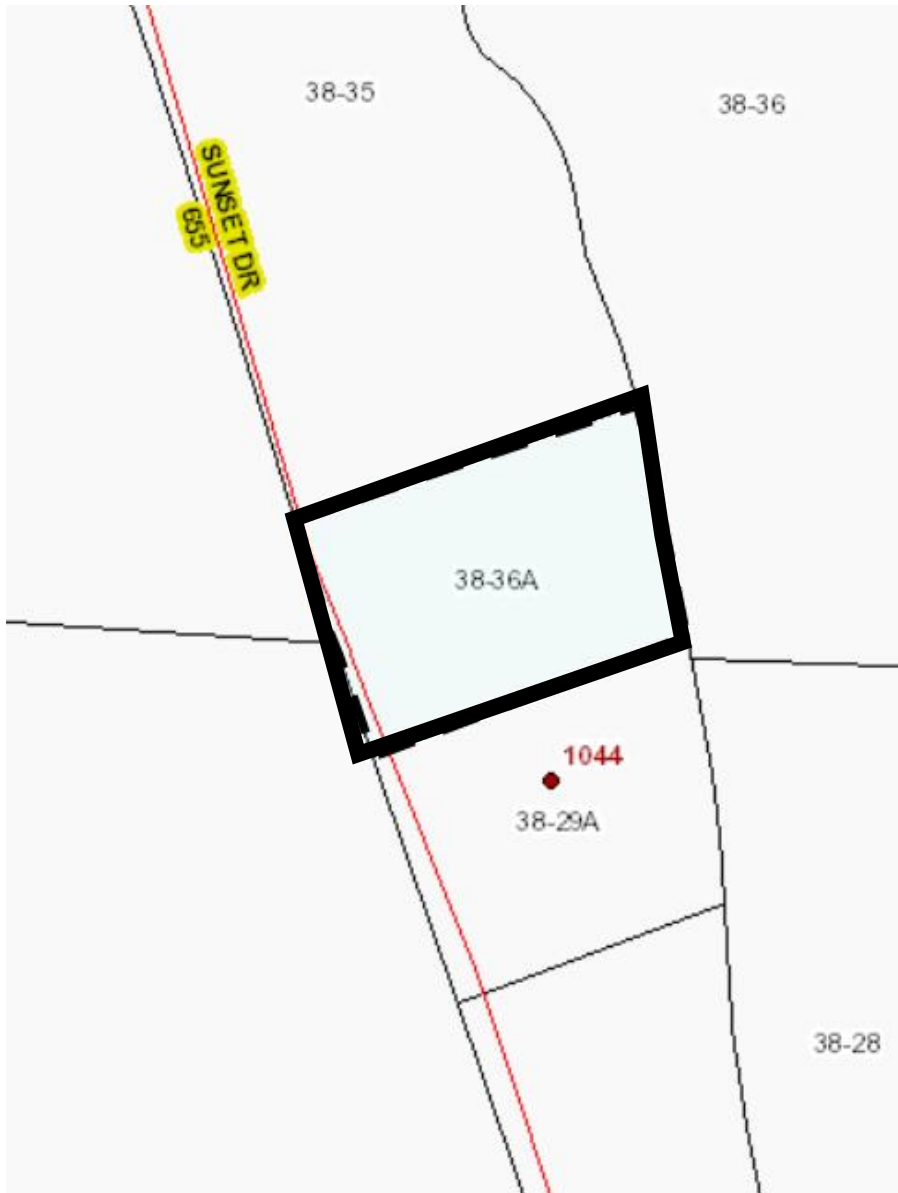
Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 16th day of July 2024, 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 J1
Travis E. Bayne



Owner Name:

BAYNE TRAVIS E

Mailing Address:

1044 SUNSET DR
EAGLE ROCK, VA 24085

Location Address:

SUNSET DR
EAGLE ROCK, VA 24085

Parcel ID:

38-36A

Lot Information:

LAPSLEYS RUN

Acres:

0.12

Assessment Information

Improvement Value:

0

Land Value:

800

Other Value:

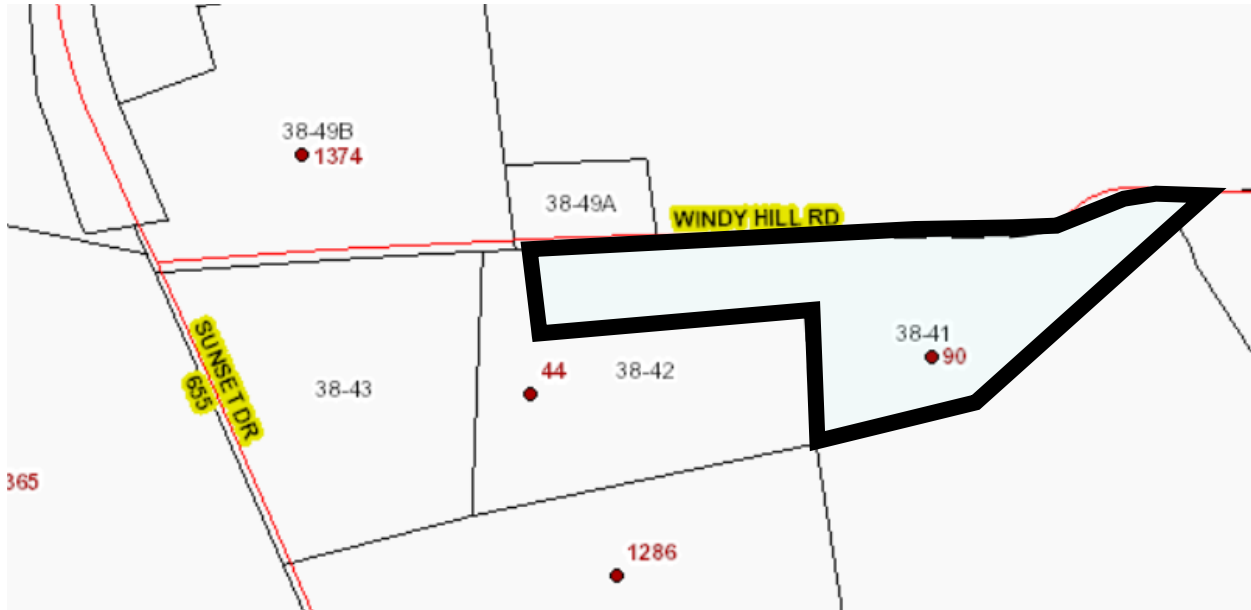
0

Total Value:

800

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Property J2
Jeremy J. Bursey



Owner Name:

BURSEY JEREMY J

Mailing Address:

10836 DOUTHAT ST PARK
MILLBORO, VA 24460

Location Address:

90 WINDY HILL RD
EAGLE ROCK, VA 24085

Parcel ID:

38-41

Lot Information:

LAPSLEYS RUN

Acres:

0.563

Assessment Information

Improvement Value:

5800

Land Value:

24300

Other Value:

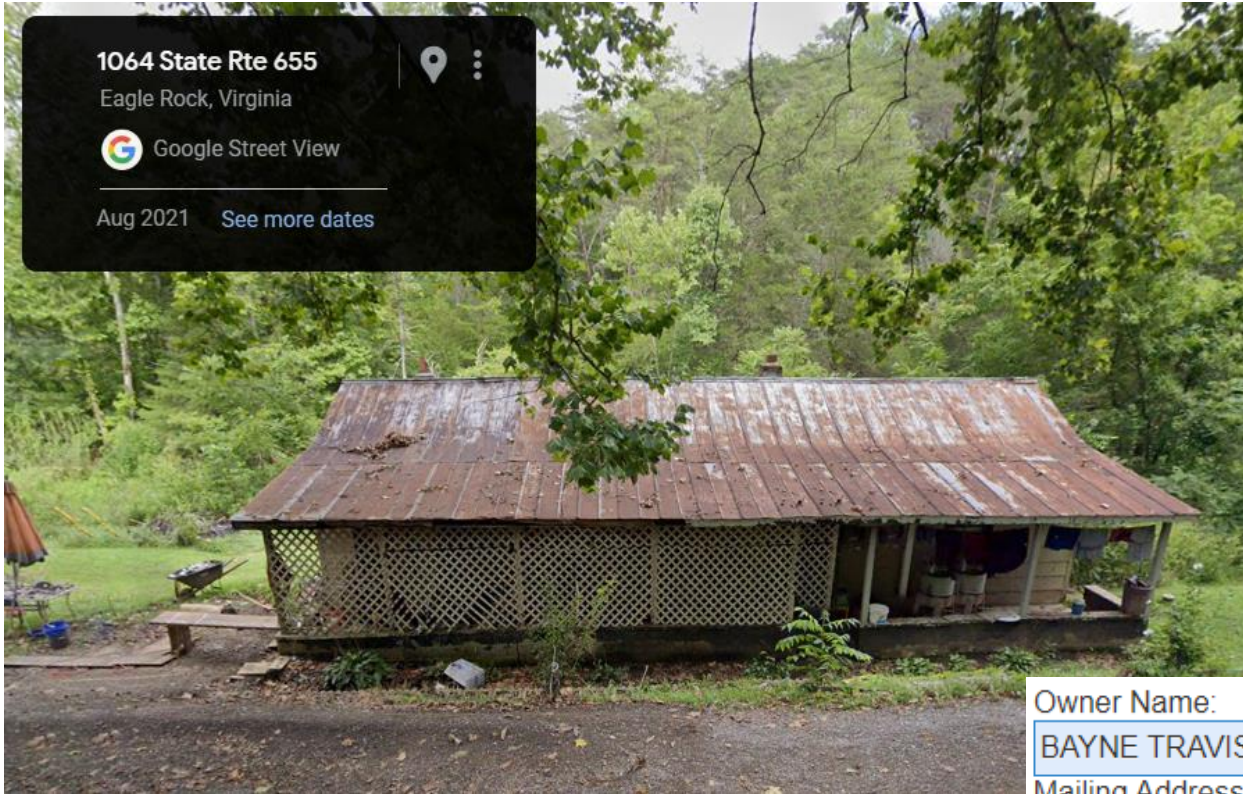
0

Total Value:

30100

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Property J3
Travis E. Bayne

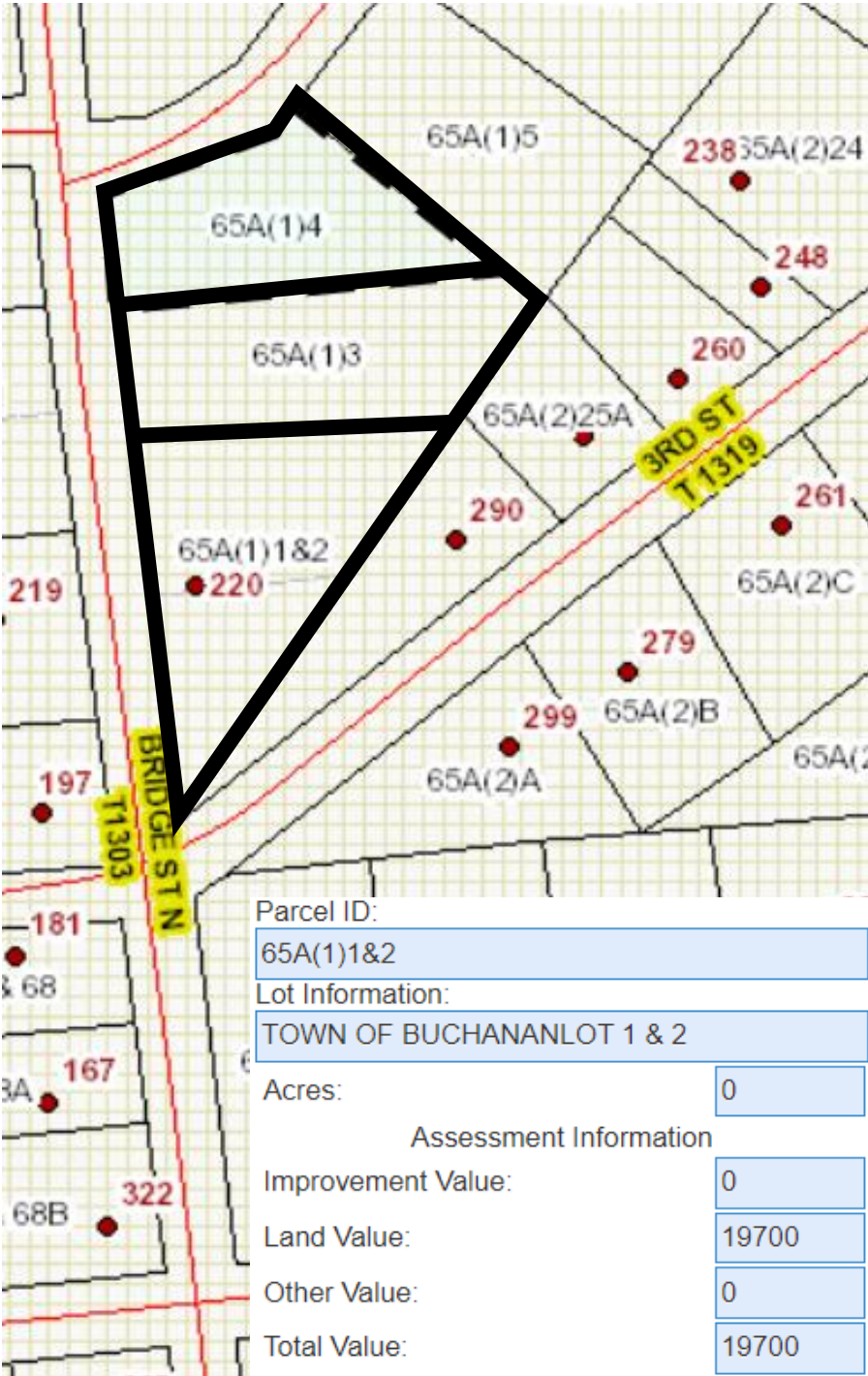


**** upon information and belief, the County map is incorrect for this parcel. This information is provided only for general reference purposes and is not intended to be a true and accurate representation of the shape of the property. ****

Owner Name:	BAYNE TRAVIS E
Mailing Address:	1044 SUNSET DR EAGLE ROCK, VA 24085
Location Address:	1044 SUNSET DR EAGLE ROCK, VA 24085
Parcel ID:	38-29
Lot Information:	LAPSLEYS RUN
Acres:	2.91
Assessment Information	
Improvement Value:	17200
Land Value:	34600
Other Value:	0
Total Value:	51800

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Property J4
J R & Pauline Eubank



Owner Name:
EUBANK J R & PAULINE

Mailing Address:
1726 FAIRHOPE ROAD N W
ROANOKE, VA 24017

Location Address:
BRIDGE ST
BUCHANAN, VA 24066

Parcel ID:
65A(1)4

Lot Information:
TOWN OF BUCHANAN LOT 4

Acres: 0

Assessment Information

Improvement Value: 0
Land Value: 19300
Other Value: 0
Total Value: 19300

Parcel ID:
65A(1)3

Lot Information:
TOWN OF BUCHANAN PT LOT 3

Acres: 0

Assessment Information

Improvement Value: 0
Land Value: 17500
Other Value: 0
Total Value: 17500

Parcel ID:
65A(1)1&2

Lot Information:
TOWN OF BUCHANAN LOT 1 & 2

Acres: 0

Assessment Information

Improvement Value: 0
Land Value: 19700
Other Value: 0
Total Value: 19700

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Property J5
Alan J. & Marilyn Leidecker



Owner Name:

LEIDECKER ALAN J & MARILYN

Mailing Address:

221 WESTSIDE BLVD NW APT 5
 ROANOKE, VA 24017

Location Address:

6346 BLACKSBURG RD
 TROUTVILLE, VA 24175

Parcel ID:

86-31

Lot Information:

MOUNT UNION TRACT A

Acres: 1

Assessment Information

Improvement Value: 25900

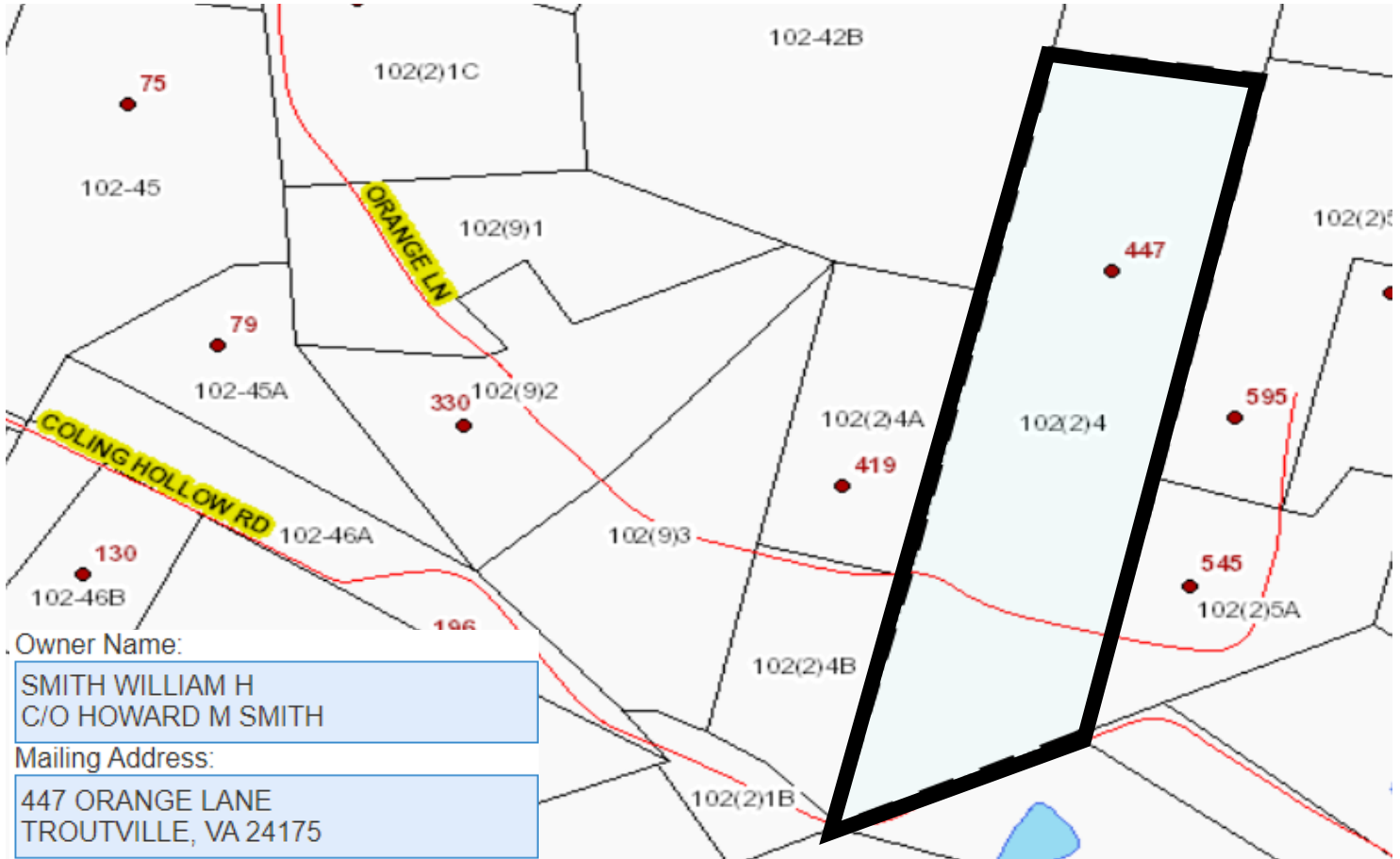
Land Value: 45000

Other Value: 0

Total Value: 70900

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Property J6
William H. Smith



Owner Name:

SMITH WILLIAM H
C/O HOWARD M SMITH

Mailing Address:

447 ORANGE LANE
TROUTVILLE, VA 24175

Location Address:

447 ORANGE LN
TROUTVILLE, VA 24175

Parcel ID:

102(2)4

Lot Information:

COALING

Acres:

6.9

Assessment Information

Improvement Value:

25200

Land Value:

64500

Other Value:

0

Total Value:

89700

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Property J7
Elsie E. Edwards Estate



Owner Name:
 EDWARDS ELSIE E ESTATE
 C/O HENRY EDWARDS

Mailing Address:
 502 HOPE LN
 BLUE RIDGE, VA 24064

Location Address:
 502 HOPE LN
 BLUE RIDGE, VA 24064

Parcel ID:
 109-220B

Lot Information:
 GLADE CR

Acres: 1.222

Assessment Information

Improvement Value: 135900

Land Value: 23600

Other Value: 0

Total Value: 159500

Parcel ID:
 109-220D

Lot Information:
 GLADE CREEK

Acres: 0.778

Assessment Information

Improvement Value: 5600

Land Value: 21200

Other Value: 0

Total Value: 26800

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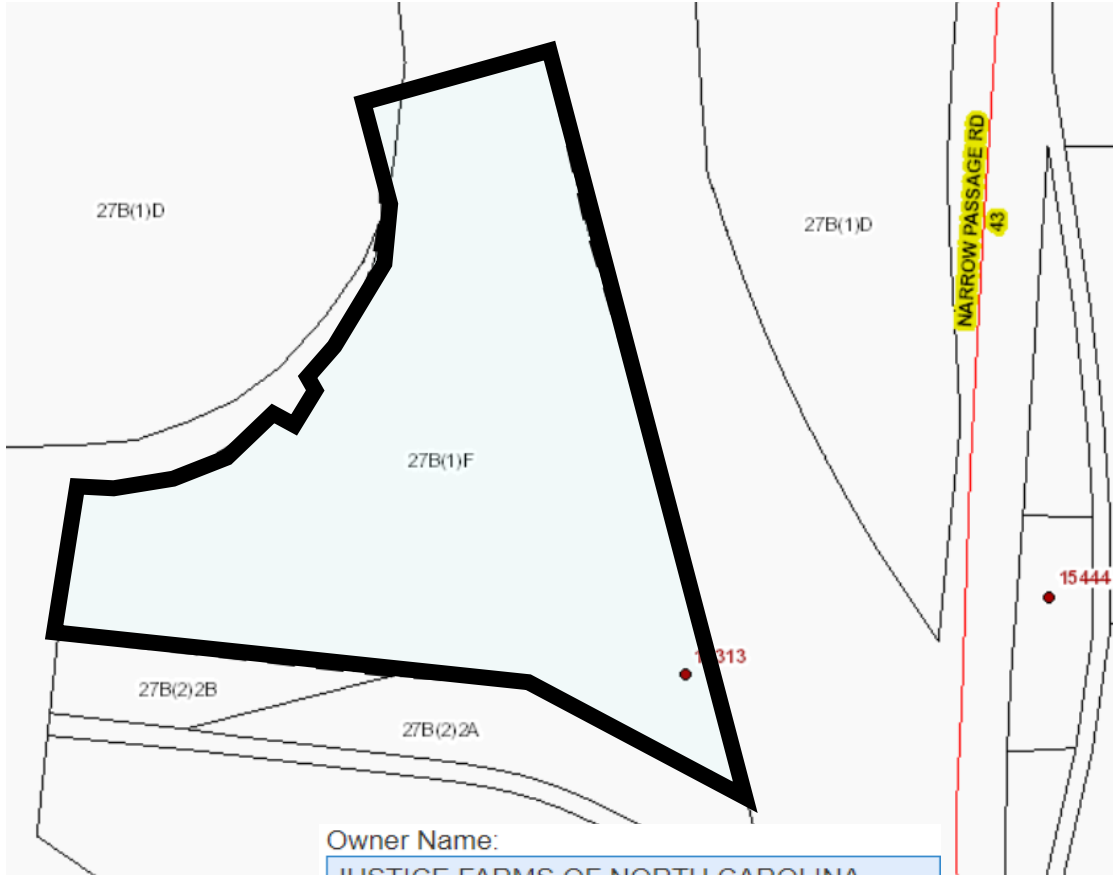
Property J8
Barry D. & Angela M. Bradley



Owner Name:	BRADLEY BARRY D & ANGELA M
Mailing Address:	115 SUNNYDALE COURT TROUTVILLE, VA 24175
Location Address:	115 SUNNYDALE CT TROUTVILLE, VA 24175
Parcel ID:	108A(1)BK19-14
Lot Information:	RAINBOW FOREST 14 IN 19
Acres:	0
Assessment Information	
Improvement Value:	208400
Land Value:	45000
Other Value:	0
Total Value:	253400

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Property J9
Justice Farms of North Carolina



Owner Name:	JUSTICE FARMS OF NORTH CAROLINA
Mailing Address:	302 S JEFFERSON ST STE 400 ROANOKE, VA 24011
Location Address:	15313 NARROW PASSAGE RD EAGLE ROCK, VA 24085
Parcel ID:	27B(1)F
Lot Information:	BESSEMER
Acres:	4.4
Assessment Information	
Improvement Value:	699300
Land Value:	160000
Other Value:	0
Total Value:	859300

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