

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF ROCKBRIDGE, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a simulcast (with online and in person bidding) public auction to be held at **Rockbridge County Courthouse, 20 South Randolph Street, Lexington, Virginia, on October 1, 2024 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 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
N1	R. D. Avery	108A700101070380	668731	Lot 38 Block 107, Catawba Street, Town of Glasgow
N2	Alice Wilson	064000040000001G	421480	1.00 acre near Rose Spring Lane, South River District
N3	Barbara L. Rosser & Constance F. Robinson	108A700109900330	748374	REDEEMED
N4	James S. & Melissa R. Higgins	108A600112500390	706872	Lot 39 Block 125, Anderson Street, Town of Glasgow
N5	David John Walker, Sr.	012A500402600320	164350	Lots 32, 33, 37, 38, 39 Block 26, Town of Goshen
N6	S. R. & A. P. Moore	108A600101770040	851498	Lots 4, 10 Block 177 near 10 th Street, Town of Glasgow
N7	Goshen Land & Improvement Co.	012A300101110120	668832	Lot 12 Block 111, on Virginia Avenue, Goshen
N8	Goshen Land & Improvement Co.	012A60010790025A	668832	Lot 25 Block 79 near Paxton Drive, Goshen
N9	C. L. Rife	012A500403800420	164358	Lot 42 Block 38 on Mountain Drive, Town of Goshen
N10	S. Lewis Price	012A600108500290	164299	Lot 29 Block 85 near Paxton Drive, Goshen
N11	R. D. H. H. & H. I. Adam	012A200101620030	164316	Lot 3 Block 162 near Wilhelm Road, Goshen
N12	Franklin Davis Heirs	012A600107700080	164365	Lot 8 Block 77 near Paxton Drive, Goshen
N13	S. A. Kelley	012A200101590040	164313	REMOVED
N14	W. P. Harrison	012A200101560090	164310	Lot 9 Block 156 on Wilhelm Road, Goshen
N15	John W. Tyree, Et Al.	012A300101110110	164326	Lot 11 Block 111 on Virginia Avenue, Goshen
N16	C. W. Crump	012A200101560060	164309	REMOVED

GENERAL TERMS OF SALE: The Treasurer 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. 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 pay the high bid in full, along with the buyer's premium and deed recording costs, following the close of the auction. **There will be a 10% buyer's premium, subject to a minimum of \$150.00 added to the winning bid.**

Terms applicable to In-Person Bidders ONLY: The highest bidder shall make payment in full on the day of the auction. All payments must be made in the form of personal check, traveler's 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 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 full balance due must be received within seven (7) days following the auction closing (no later than October 8, 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 Rockbridge 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 Rockbridge. Questions concerning the registration and bidding process should be directed to 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 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
Attn: Tax Sales
P.O. Box 31800

Henrico, Virgi **PURCHASER'S ACKNOWLEDGEMENT AND
CONTRACT OF SALE**

At that certain real estate tax sale which closed on Tuesday, October 1, 2024, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Property Owner:

Tax Map Number:

Account Number:

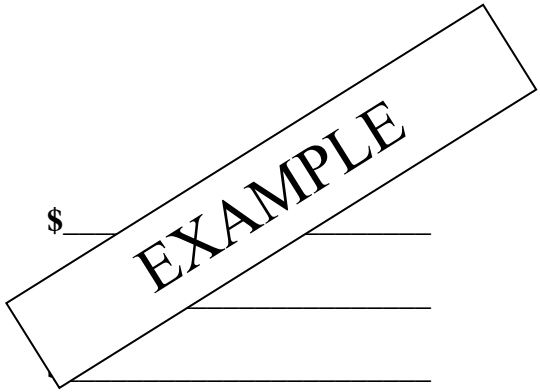
TACS Number:

Bid Amount: \$ _____

Buyer's Premium: _____

Deed Recordation Fee: _____

Total Due: \$ _____



I understand that the above-referenced "Total Due" is required to be paid today. 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, unknown liens, 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 these limitations. 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.

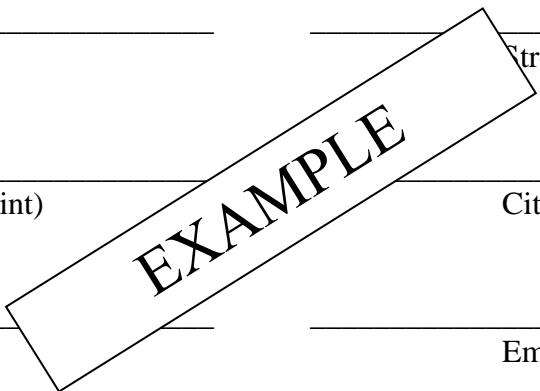
I understand that a Special Warranty Deed will be prepared after payment clearance and that the same will be forwarded to the County of Rockbridge Circuit Court Clerk's Office for recordation. I understand that I will receive the entered Deed as soon as the same is made available and that I have no right of entry upon the property until such time as the deed is recorded as anticipated herein.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (October 1, 2024). I further understand that in the event I owe delinquent taxes to the above-named locality, that this contract shall become 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 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 also understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, I agree to forfeit all amounts paid and pay any charges incurred in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

_____ 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 1st day of October, 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

N1: R. D. Avery

Parcel ID: 108A7-1-107-38

Record Number: 14108

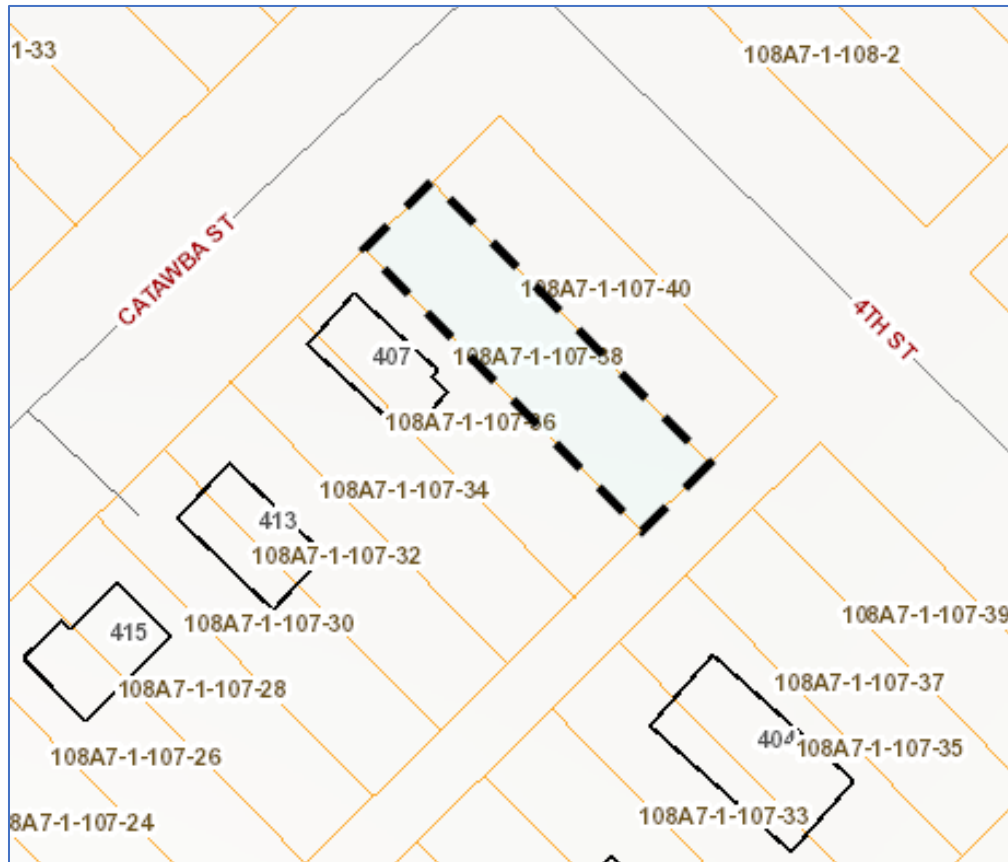
Owner: AVERY R D TR

Description1: 38 BLK 107

Occupancy Description: VACANT LAND

Land Value: \$4,500

Total Value: \$4,500



N2: Alice Wilson

Parcel ID: 64-4-1G

Record Number: 7165

Acres: 1

Description: BLACKSBURG

Occupancy Description: VACANT LAND

Land Value: \$7,500

Total Value: \$7,500



N3: Barbara L. Rosser & Constance F. Robinson

REDEEMED

N4: James S. & Melissa R. Higgins

Parcel ID: 108A6-1-125-39

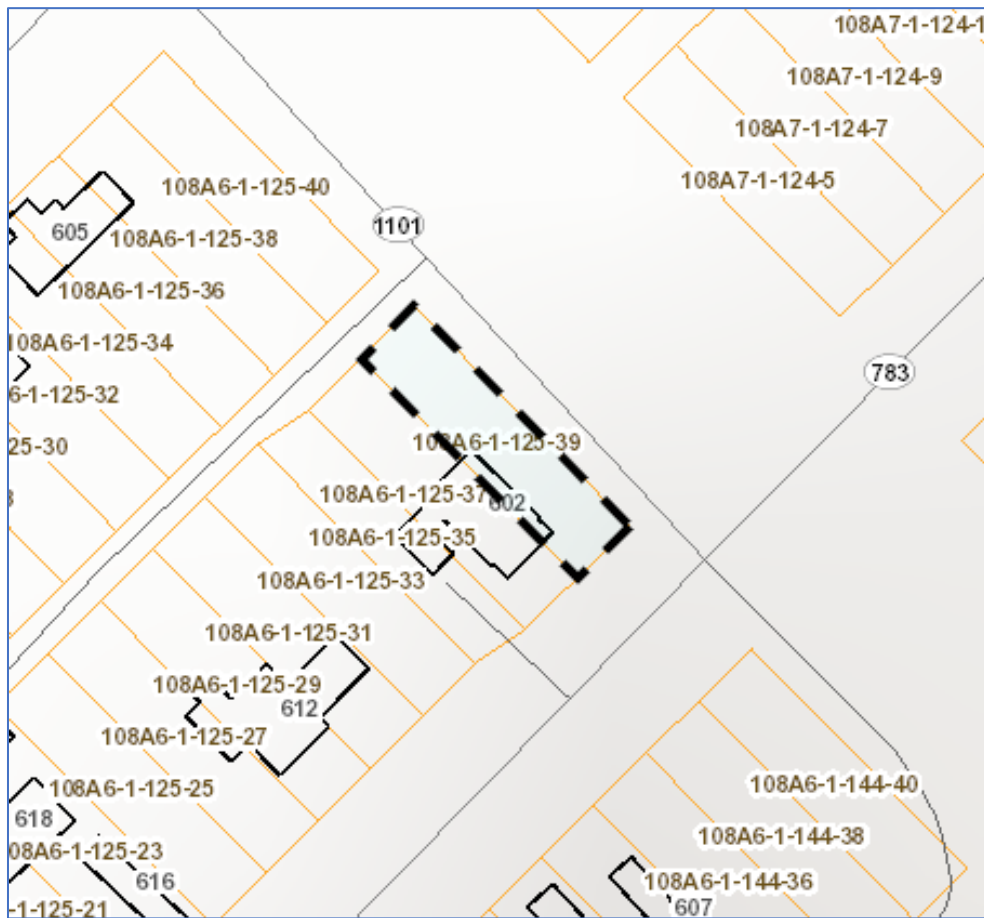
Record Number: 13582

Description: 39 BLK 125

Occupancy Description: VACANT LAND

Land Value: \$5,000

Total Value: \$5,000



N6: S. R. & A. P. Moore

Parcel ID: 108A6-1-177-4

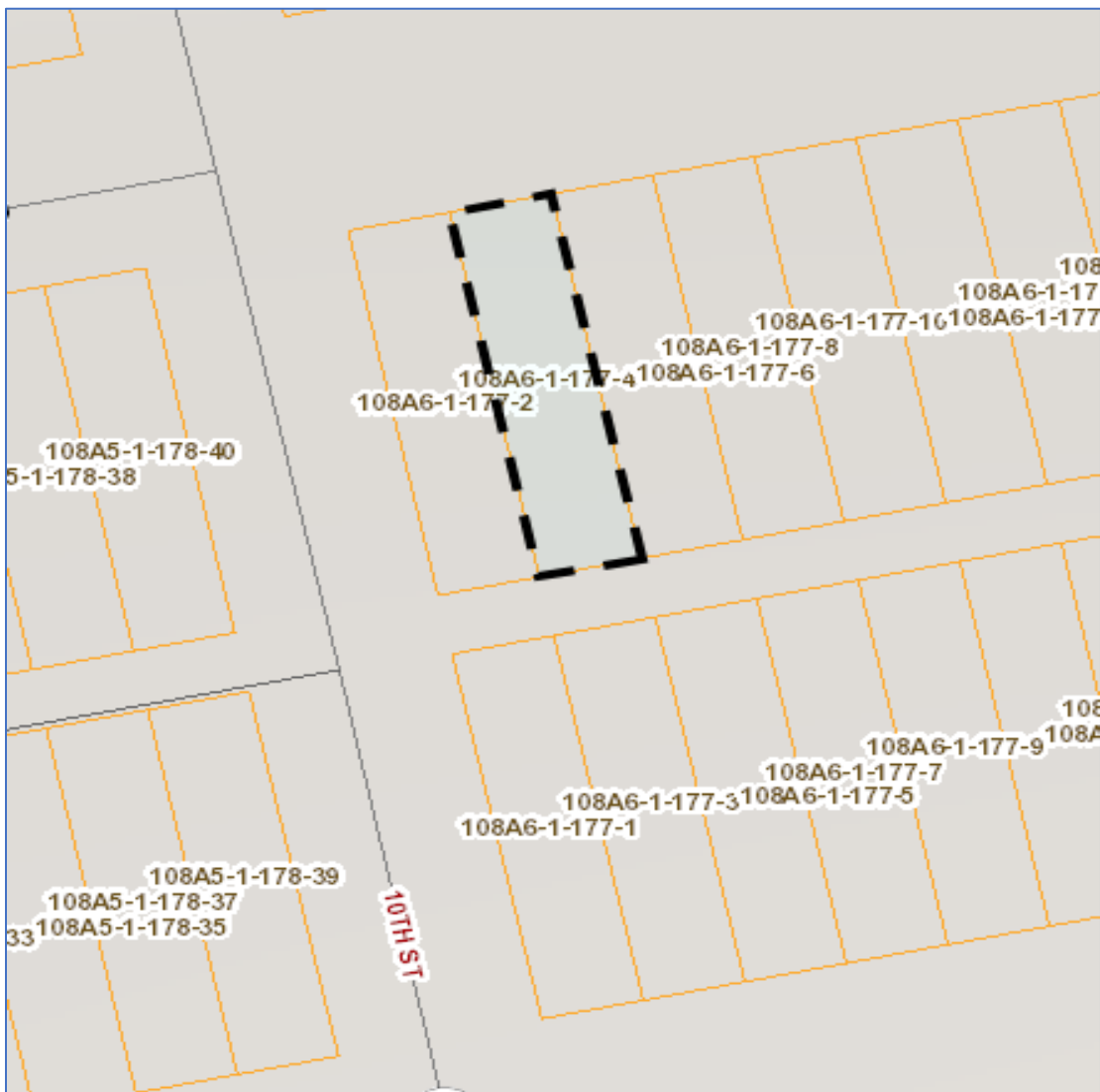
Record Number: 13847

Description1: 4 10 BLK 177

Occupancy Description: VACANT LAND

Land Value: \$800

Total Value: \$800



N7: Goshen Land & Improvement Co.

Parcel ID: 12A3-1-111-12

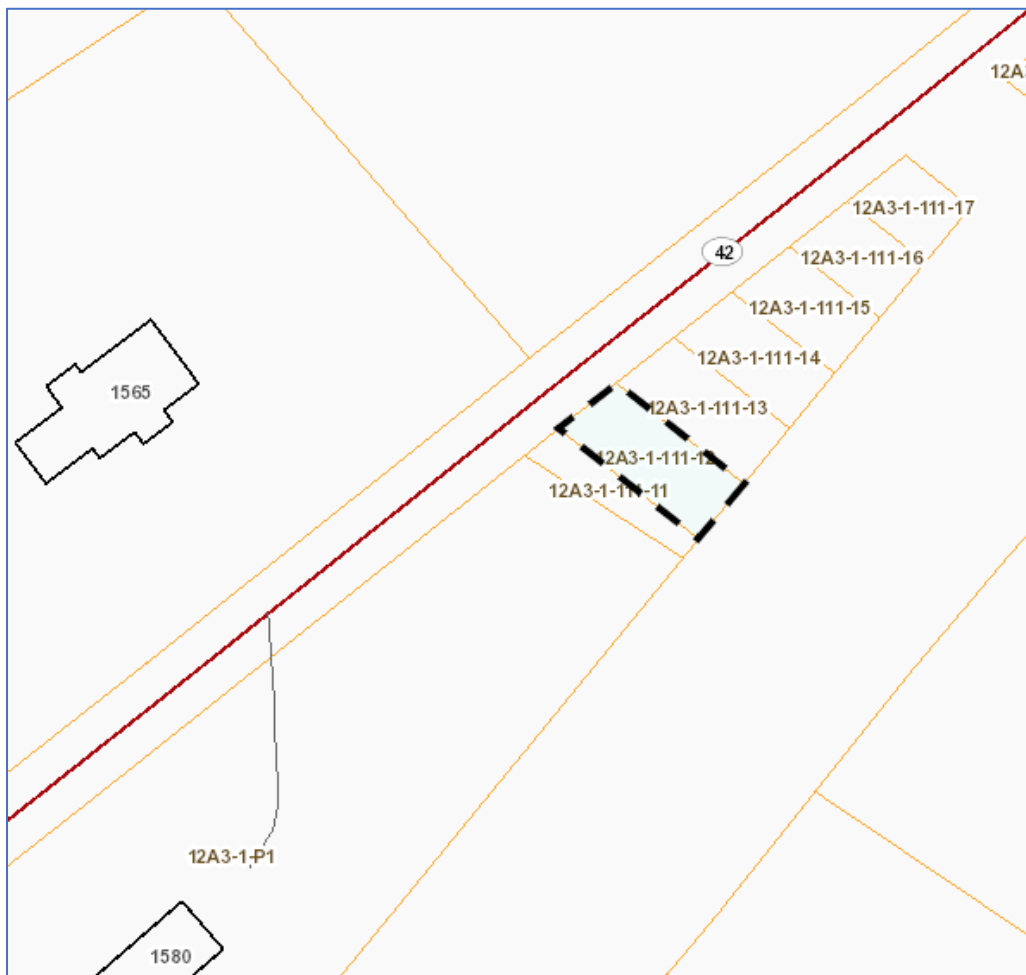
Record Number: 557

Description1: LOT 12 BLK 111

Occupancy Description: VACANT LAND

Land Value: \$200

Total Value: \$200



N8: Goshen Land & Improvement Co.

Parcel ID: 12A6-1-79-25A

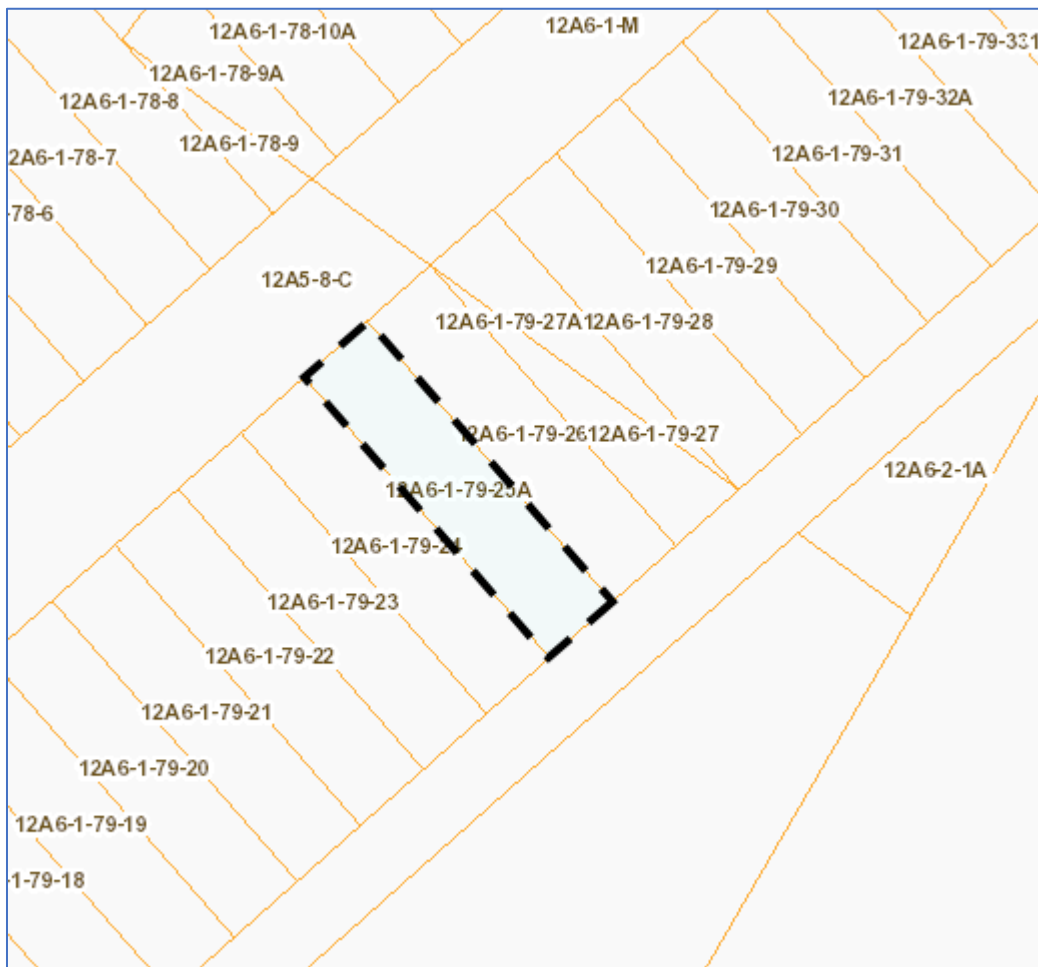
Record Number: 997

Description: LOT 25 BLK 79

Occupancy Description: VACANT LAND

Land Value: \$200

Total Value: \$200



N9: C. L. Rife

Parcel ID: 12A5-4-38-42

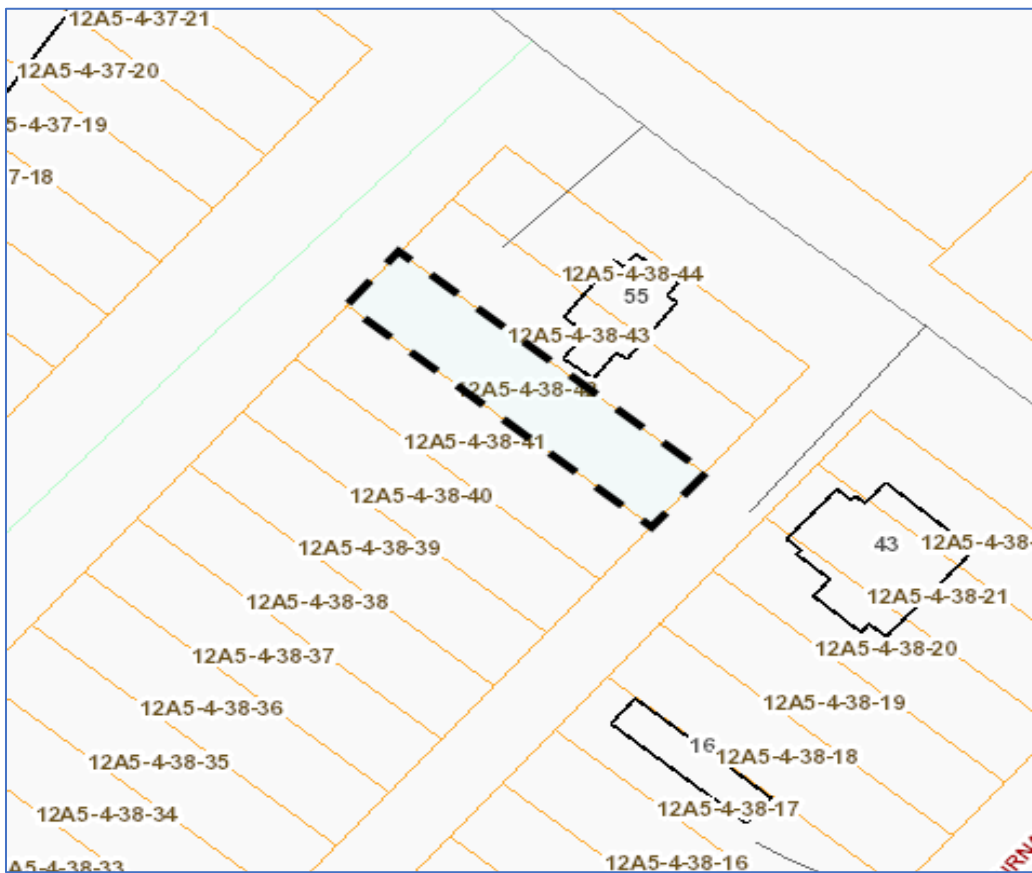
Record Number: 956

Description1: LOT 42 BLK 38

Occupancy Description: VACANT LAND

Land Value: \$1,000

Total Value: \$1,000



N10: S. Lewis Price

Parcel ID: 12A6-1-85-29

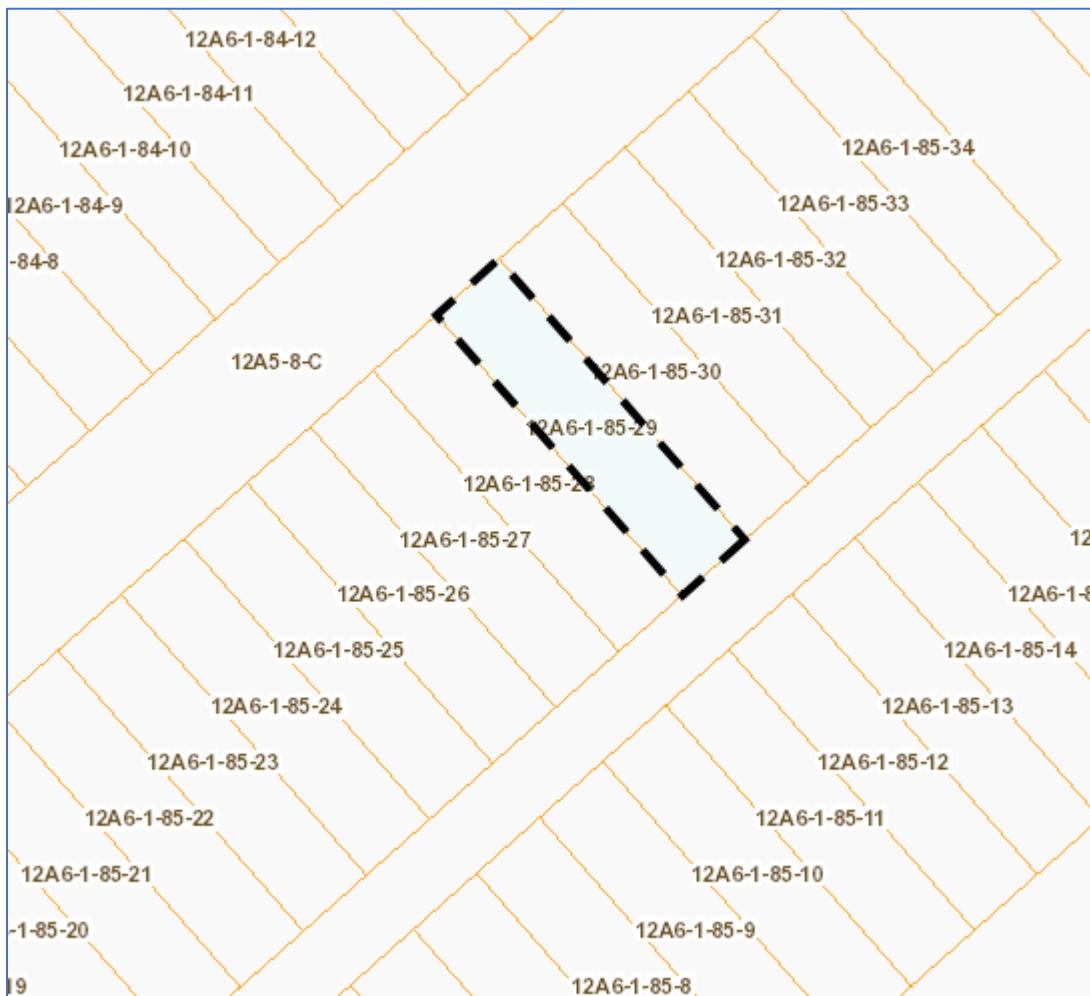
Record Number: 1006

Description1: LOT 29 BLK 85

Occupancy Description: VACANT LAND

Land Value: \$200

Total Value: \$200



N11: R. D. H. H. & H. I. Adam

Parcel ID: 12A2-1-162-3

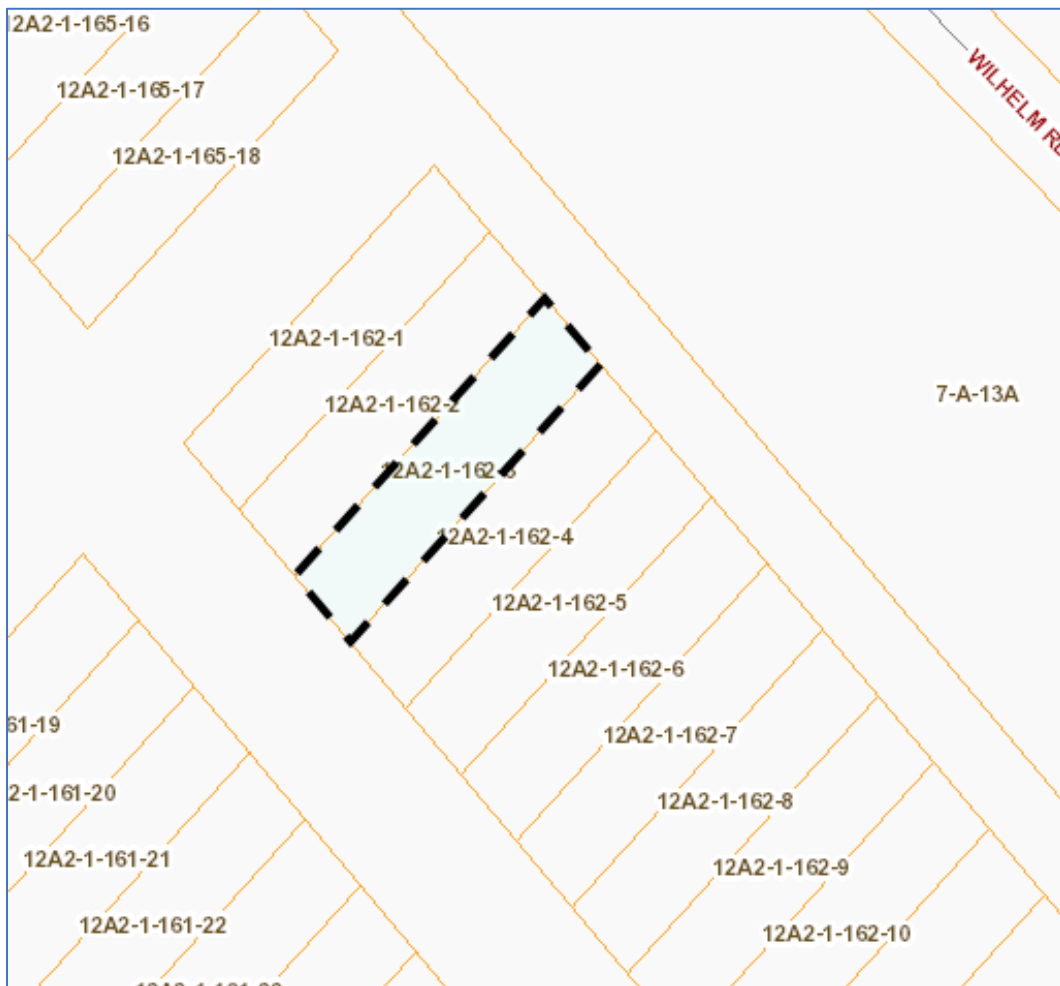
Record Number: 507

Description: LOT 3 BLK 162

Occupancy Description: VACANT LAND

Land Value: \$200

Total Value: \$200



N12: Franklin Davis Heirs

Parcel ID: 12A6-1-77-8

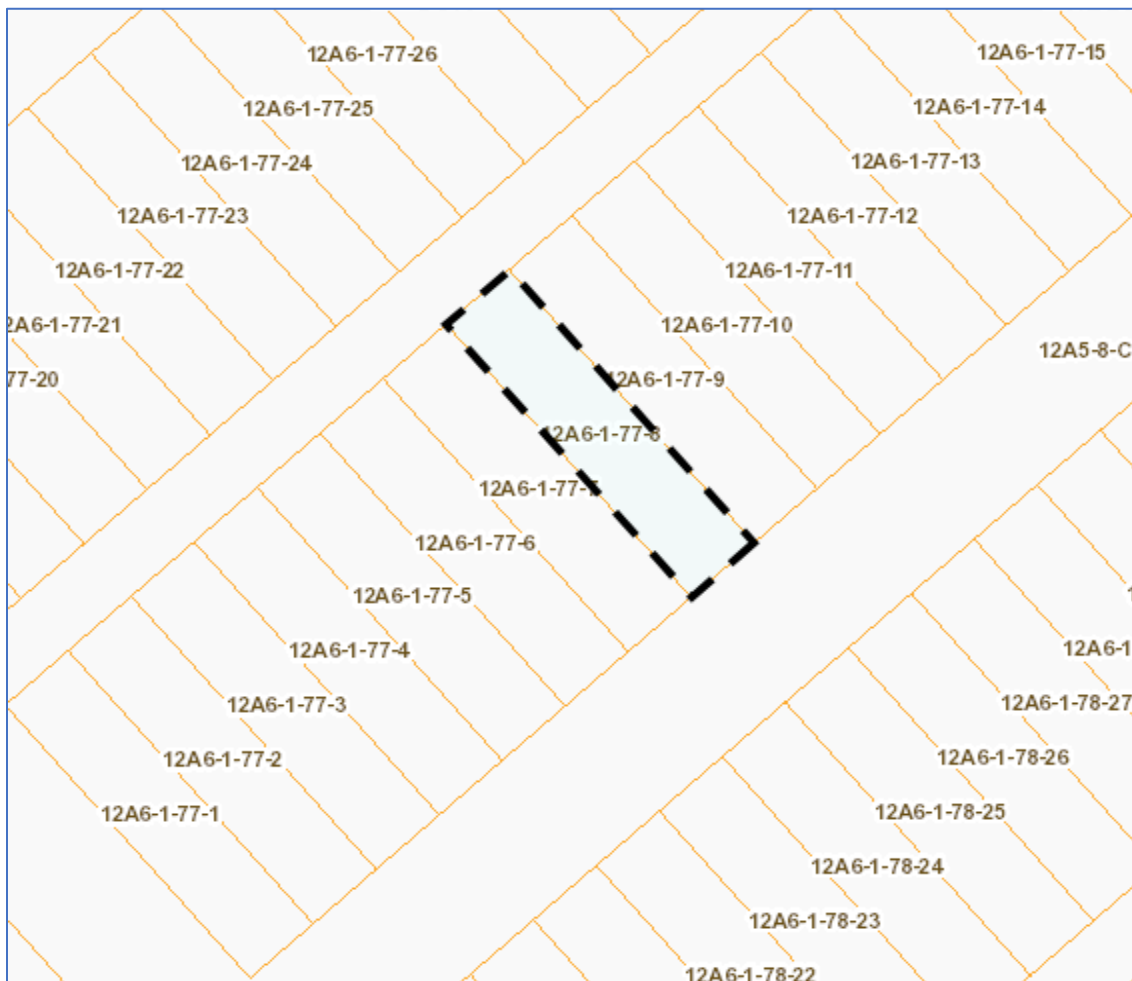
Record Number: 994

Description: 8 BLK 77

Occupancy Description: VACANT LAND

Land Value: \$200

Total Value: \$200



N13: S. A. Kelley

REMOVED

N14: W. P. Harrison

Parcel ID: 12A2-1-156-9

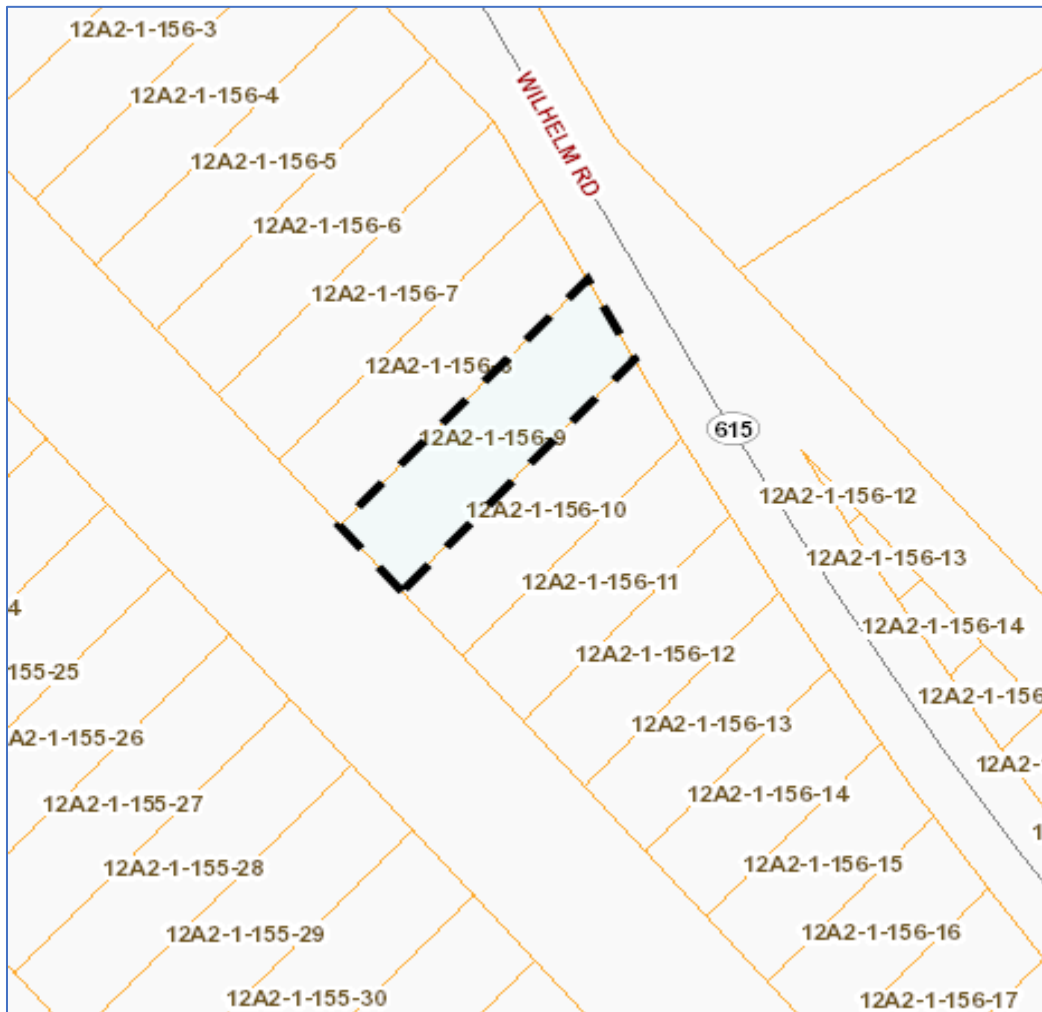
Record Number: 497

Description1: LOT 9 BLK 156

Occupancy Description: VACANT LAND

Land Value: \$200

Total Value: \$200



N15: John W. Tyree, Et Al.

Parcel ID: 12A3-1-111-11

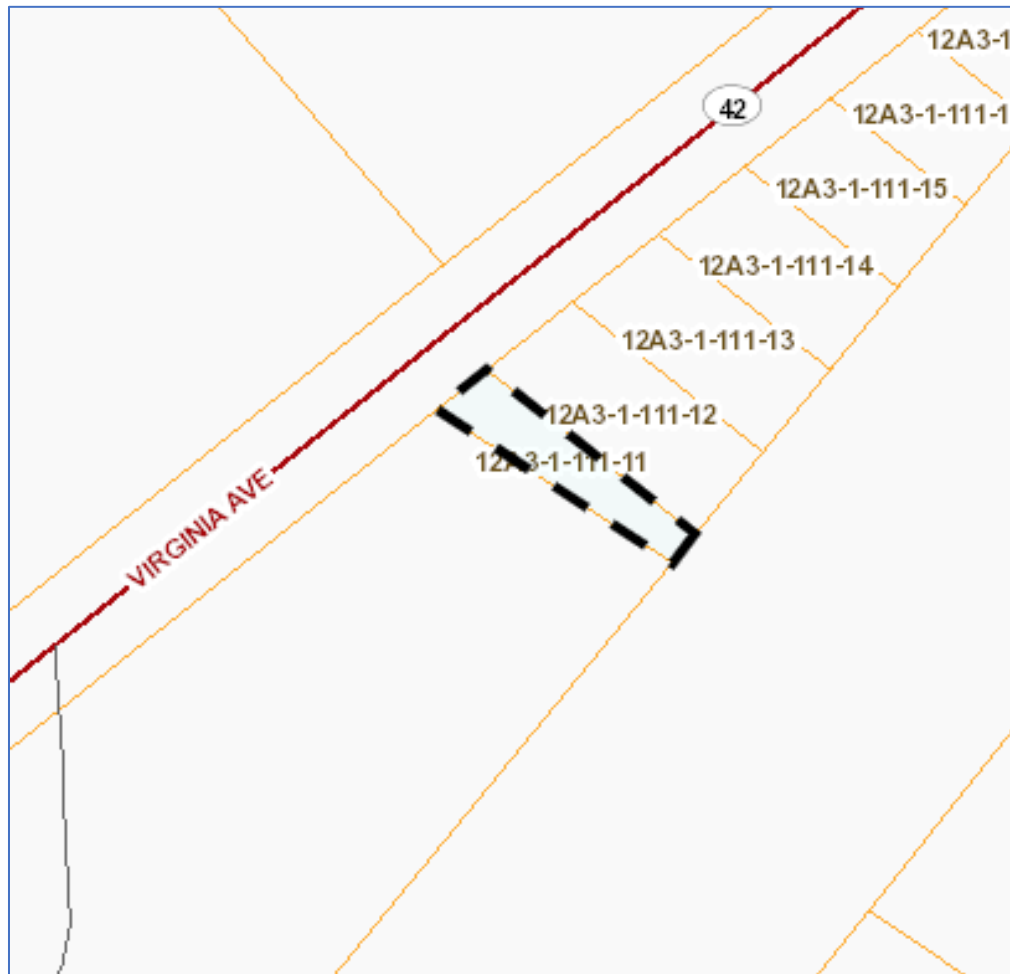
Record Number: 556

Description1: LOT 11 BLK 111

Occupancy Description: VACANT LAND

Land Value: \$200

Total Value: \$200



N16: C. W. Crump

REMOVED