

NOTICE OF JUDICIAL SALE FOR DELINQUENT TAXES

Pursuant to Decrees entered in the Circuit Court of Bedford, Virginia, the undersigned J. Thompson Shrader, Special Commissioner of said Court, will offer for sale pursuant to Section 58.1-3965 *et seq.* of the Code of Virginia, at public auction in the Town of Bedford Council Chambers at 215 East Main Street, 2nd Floor, Council Hall, Room 200, Bedford, Virginia 24523 on:

**THURSDAY, MARCH 20, 2014
10:00 a.m.**

the following described properties located in Town of Bedford for payment of delinquent real estate taxes:

PARCEL 1: Tax Map Number 235-5-A-4: Land known as Lots 15, 17, 19, 21, 23, and eastern one-half of Lot 12, the eastern one-half of Lot 13, and the western one-half of Lot 14, Grandview Addition.
Bedford Circuit Court Case: Town of Bedford, Virginia v. Akiva L. Cobbs, et al.
Circuit Court File No.: CL13000272
Assessed Tax Value: \$18,000.00 (land only)

PARCEL 2: Tax Map Number 156-1-2-28B: Land situate on Belmont Drive in the Town of Bedford in Murray Hill Subdivision designated as Lots No. 28B, 29B, 30B and 31B, Section 2.
Bedford Circuit Court Case: Town of Bedford, Virginia v. Sharon Z. Delong, et al.
Circuit Court File No.: CL13000298
Assessed Tax Value: \$2,000.00 (land only)

PARCEL 3: Tax Map Number 156-1-2-28: Certain parcels or lots of land situate on Belmont Drive in the Town of Bedford in Murray Hill Subdivision, designated as Lots No. 28, 29, 30 and 31, known as Section 2.
Bedford Circuit Court Case: Town of Bedford, Virginia v. Sharon Z. Delong, et al.
Circuit Court File No.: CL13000300
Assessed Tax Value: \$25,000.00 (land only)

PARCEL 4: Tax Map Number 214-A-40: Land located at the intersection of Franklin and South Streets, containing 0.354 of an acre, more or less.
Bedford Circuit Court Case: Town of Bedford, Virginia v. Roger D. Elkin, et al.
Circuit Court File No.: CL13000262
Assessed Tax Value: \$89,100.00 (land and improvements)

PARCEL 5: Tax Map Number 214-A-44:

Tract 1: Land situate on the west side of Market Street fronting 49.15 feet on said street and running back an even width to the lot herein next described, and bounded on the south by an alley.

Tract 2: Being the rest, residue and remainder of that certain lot or parcel of land adjoining the aforesaid parcel and lying to the west thereof, and being the remainder of Lot No. 4.

Bedford Circuit Court Case: Town of Bedford, Virginia v. Robert L. Flood, Sr., et al.

Circuit Court File No.: CL13000287

Assessed Tax Value: \$8,000.00 (land only)

PARCEL 6: Tax Map Number 137-A-22: Land in the Town of Bedford, known as Longwood, about 1 ½ miles north of the Courthouse of Bedford County, said lot being approximately 50 feet wide.

Bedford Circuit Court Case: Town of Bedford, Virginia v. Walter T. Lazenby, et al.

Circuit Court File No.: CL13000297

Assessed Tax Value: \$3,000.00 (land only)

PARCEL 7: Tax Map Number 137-A-21: Land lying on the west side of Big Island Road in Bedford County, about 1 ½ miles north of the Court House of Town of Bedford, fronting on said road 50 feet.

Bedford Circuit Court Case: Town of Bedford, Virginia v. Walter T. Lazenby, et al.

Circuit Court File No.: CL13000301

Assessed Tax Value: \$14,000.00 (land only)

PARCEL 8: Tax Map Number 257-1-C-8: Land known as Lot 8, beginning at a point on the west side of State Highway No. 720, corner to Lot 9 and the lot herein.

Bedford Circuit Court Case: Town of Bedford, Virginia v. Edna M. Reese, et al.

Circuit Court File No.: CL13000269

Assessed Tax Value: \$77,600.00 (land and improvements)

PARCEL 9: Tax Map Number 213-13-2: Land lying in the Town of Bedford, containing 0.195 of an acre, more or less, known as Lot 2.

Bedford Circuit Court Case: Town of Bedford, Virginia v. Roy J. Snead, et al.

Circuit Court File No.: CL13000265

Assessed Tax Value: \$8,000.00 (land only)

PARCEL 10: Tax Map Number 154-3-37: Two certain lots or parcels of land being situate in the Town of Bedford, fronting on Gum Street, being all of lots 37 and 38.

Bedford Circuit Court Case: Town of Bedford, Virginia v. Ilene P. White, et al.

Circuit Court File No.: CL1300026

Assessed Tax Value: \$3,000.00 (land only)

PLACE OF SALE: Town of Bedford Council Chambers for the Town of Bedford, 215 East Main Street, 2nd Floor, Council Hall, Room 200, Bedford, Virginia 24523.

TERMS OF SALE: Parcels to be sold are identified above by name(s) of last owner(s) of record, Town of Bedford Tax Map Number, Circuit Court File Number, and a brief description.

These proceedings are for the sale of real property for payment of delinquent taxes under the provisions of Section 58.1-3965, *et seq.* of the Code of Virginia and are judicial sales under Court Order.

Properties are offered for sale AS-IS, WHERE-IS, IF-IS, with all faults, and with no representations or warranties, expressed or implied, of any kind, in particular with respect to zoning, physical condition, topography, soil type percolation or content, availability of public utilities or availability of potable water. The Special Commissioner does not warrant the location, condition or suitability of the property for any particular purpose. The Special Commissioner makes no representations or guarantees as to the accuracy or completeness of the descriptions of the parcels listed above, information being only from land records. All information provided is not guaranteed for either its completeness or accuracy.

The real estate shall be sold in gross and not by the acre. The conveyance will be subject to possible rights of parties in possession.

Title research and opinions concerning any subject property are at the option and expense of the purchaser and cannot be provided by the Special Commissioner. Purchaser shall also be responsible for title insurance, survey or any other costs of purchase and transfer.

The risk of loss from fire, casualty, or otherwise, and all liabilities of ownership of the property pass to Purchaser upon the conclusion of the sale.

Announcements made the day of sale take precedence over any prior written or verbal terms of sale.

Special Commissioner reserves the right to withdraw from the sale any property listed and reserves the right to reject any bid declaring "No Sale" after the last bid received on each parcel.

A bidder's deposit of ten percent (10%) of the purchase price payable to "J. Thompson Shrader, Special Commissioner", is required as to each parcel, and the balance of the purchase price due within thirty (30) days of approval of sale by the Bedford Circuit Court. The sale of each parcel is subject to the approval and confirmation of the Bedford Circuit Court. **TIME IS OF THE ESSENCE IN SETTLING THIS TRANSACTION.**

For court-approved sales, the properties will be conveyed by Special Commissioner's Deed with Special Warranty of Title, subject to subdivision restrictions, utility easements, current taxes and zoning ordinances. All recording costs, including grantor's tax, will be at the expense of the purchaser.

The owner of any property listed above may redeem it at any time before the date of the sale by paying all accumulated taxes, with penalties and interest, the attorney's fees and costs thereon, including the cost of publication hereunder.

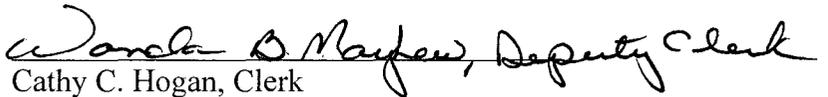
Redemption of a property by a non-owner does NOT convey title to the property to the Redeemer, nor does such redemption alter the status of title to the subject property. Redemption merely prevents the sale of a property.


J. THOMPSON SHRADER, Special Commissioner

FOR INFORMATION CONTACT:

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(434) 946-0107 fax
VSB# 21570

I, Cathy C. Hogan, Clerk of the Circuit Court of Bedford, Virginia, certify that the Decrees of Sale in the above-referenced civil actions direct that all payments by purchasers be made to the credit of J. Thompson Shrader, Special Commissioner, and that, pursuant to Section 8.01-99 of the *Code of Virginia*, 1950, as amended, bond is required and has been posted by the Special Commissioner of Sale.


Cathy C. Hogan, Clerk
Bedford Circuit Court