

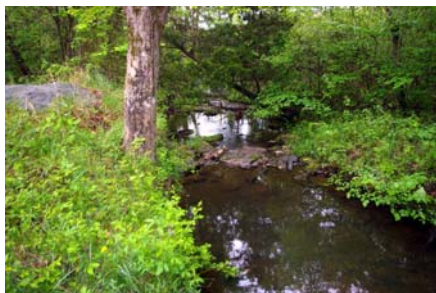
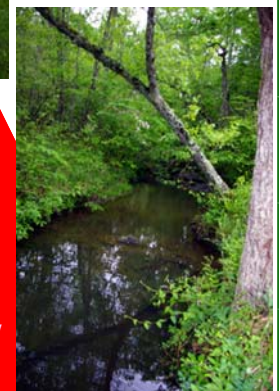
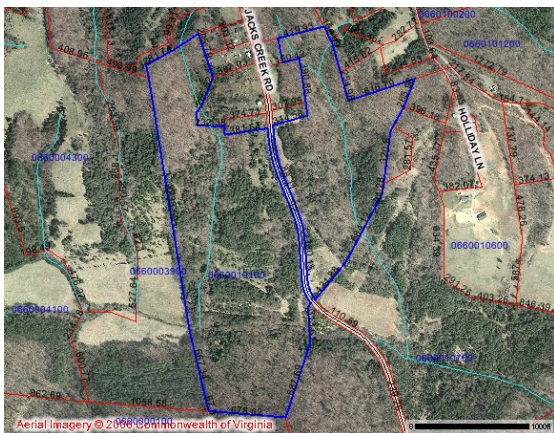
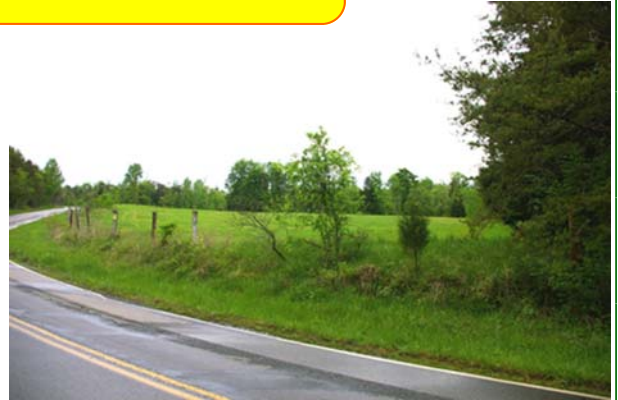
COURT ORDERED REAL ESTATE AUCTION SATURDAY MAY 30, 2009 11:00 AM NEED A 1031 EXCHANGE?

**PREVIEW: INSPECT AT OWN LEISURE OR
CALL AUCTIONEER FOR APPOINTMENT.**

COURT ORDERED LAND AUCTION

Property is being sold pursuant to order entered March 18, 2009. Franklin County Circuit Court . Robin T. Garner, Plaintiff VS Patricia Arrington Muse, Et Als, defendants. Case # CL07001058.

Property consists of 100.037 +/- Acres wooded and open with long State Road Frontage with small creeks. Route 662, Jacks Creek Road divides the property into two tracts. One tract is approximately 35 acres and the other 65 approximately acres. Tax Map 66 Parcel 101. Ideal for small farms or subdivisions.



DIRECTIONS: From Rocky Mount (Walmart) travel EAST on Rt. 40 9.4 miles to right on Edwardsway Road then RIGHT on Jacks Creek Road to property on RIGHT and LEFT. SEE COL TOM WOLFE SIGNS.



Col Tom Wolfe
Auctioneer/Broker VA311
(540) 334-Sold (7653) Office
(540)314-5692 Cell
www.coltom.com Auctions



PREVIEW: INSPECT AT YOUR OUR LEISURE OR CALL AUCTIONEER FOR APPOINTMENT.

TERMS & CONDITIONS:

1. Real Estate to be sold at 11:00 a.m. Bids accepted only from registered bidders. Come early for registration.
2. All information provided by Auction company and Seller is deemed reliable but not warranted. Bidders should perform such independent investigation with respect to the property as they deem necessary or appropriate.
3. Property is being sold "**AS IS, WHERE IS.**" Please inspect before bidding.
4. Announcements day of sale take precedence over all prior releases, verbal and written concerning this sale.
5. Auction company and its representatives represent the Seller.
6. Detailed terms and conditions will be provided on sale day.
7. A \$15,000.00 deposit per tract shall be due and payable day of sale by cash, cashier's check, or pre-approved personal check accompanied by a bank letter stating _____ is a customer of our bank and the bank guarantees payment of checks written on account number _____ up to (specify amount) dollars for purchases at the auction being conducted by **Col Tom Wolfe, Auctioneer & Broker LLC** on **May 30, 2009** and sign a real estate contract. Closing shall take place on or before **Tuesday, June 30, 2009**.
8. Real Estate to be conveyed by Special Warranty Deed.
9. **Property being sold subject to confirmation of the high bid by Circuit Court of Franklin County.**
10. Auction conducted for Neil E. McNally, Esq. (540-982-0007), Ross C. Hart, Esq. (540-375-3281, and B. James Jefferson Esq. (540-483-7475). Special Commissioners.



May 30, 2009
Saturday
11:00 A.M.

**COURT ORDERED
REAL ESTATE AUCTION**

P.O. Box 450
Boones Mill, VA 24065
540-334-SOLD (7653)
COL TOM WOLFE
Auctioneer/Broker VA311

