

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

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at an **online-only public auction which will close on November 11, 2022 at 11:00am** or as soon thereafter as may be effected. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be subsequently posted by the Auctioneer or Taxing Authority Consulting Services, P.C.

#	Owner Name	Identification	TACS No.	Property Description
1	Noah M. Clark Estate Tim Ashwell	Tax Map 173-A-13 RPC 17301600	223790	1.0 acre +/- off of Cain Drive and Gravel Hill Road
2	Floyd F. & Joyce J. Fariss	Tax Map 220E-3-46 RPC 22058700	396223	0.7 acre +/- on Gap Bridge Road, Lot 46 Section D2
3	Jesse Phillip Jones	Tax Map 93-A-56 RPC 9306200	396210	0.34 acre +/- on Big Island Highway
4	Kate Jones	Tax Map 93-A-57 RPC 9306300	396211	0.12 acre +/- on Big Island Highway
5	Mildred J. Payne	Tax Map 128-A-8B-T RPC 90509659	524579	0.5 acre +/- on Macon Street, Town of Bedford
6	Minnie Lee Tucker	Tax Map 87-A-63 RPC 8706100	224001	Part Lot 51 on McDearmon Road, Montvale
7	Helen Mitchell	Tax Map 87-A-34A RPC 8703200	223926	1.00 acre +/- on McDearmon Road, Montvale
8	Emma Bailey & John Thomas Harris	Tax Map 00-0-4 RPC 200	223751	Unmapped 0.25 acre +/- in or near Goode
9	Sam Brown	Tax Map 00-0-18 RPC 900	223770	Unmapped 0.5 acre +/- near Goodes Crossing, North of the N. & W. R. R.

GENERAL TERMS OF SALE: All interested parties must register and be approved by the Auctioneer. Registration and bidding are done through the Auctioneer's website <https://www.countsauction.com/>. If any interested bidders wish to bid on property, but are unable to do so online, please call (434) 546-9235 for assistance. In order to qualify as a purchaser at this auction you may not owe delinquent taxes to the County or Town of Bedford. 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 offered for sale as-is, where 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 properties 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.

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. **There will be a buyer's premium of 10% of the highest bid or \$150.00, whichever is greater, added to the winning bid, and deed recordation costs, as determined by the Bedford County Circuit Court, added to the winning bid to determine the final contract price. The final contract price must be received in full no November 18, 2022.** Time is of the essence. 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 Bedford and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

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. Subsequent taxes will be prorated from November 11, 2022, and the highest bidder will be responsible for taxes from that date forward.

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.

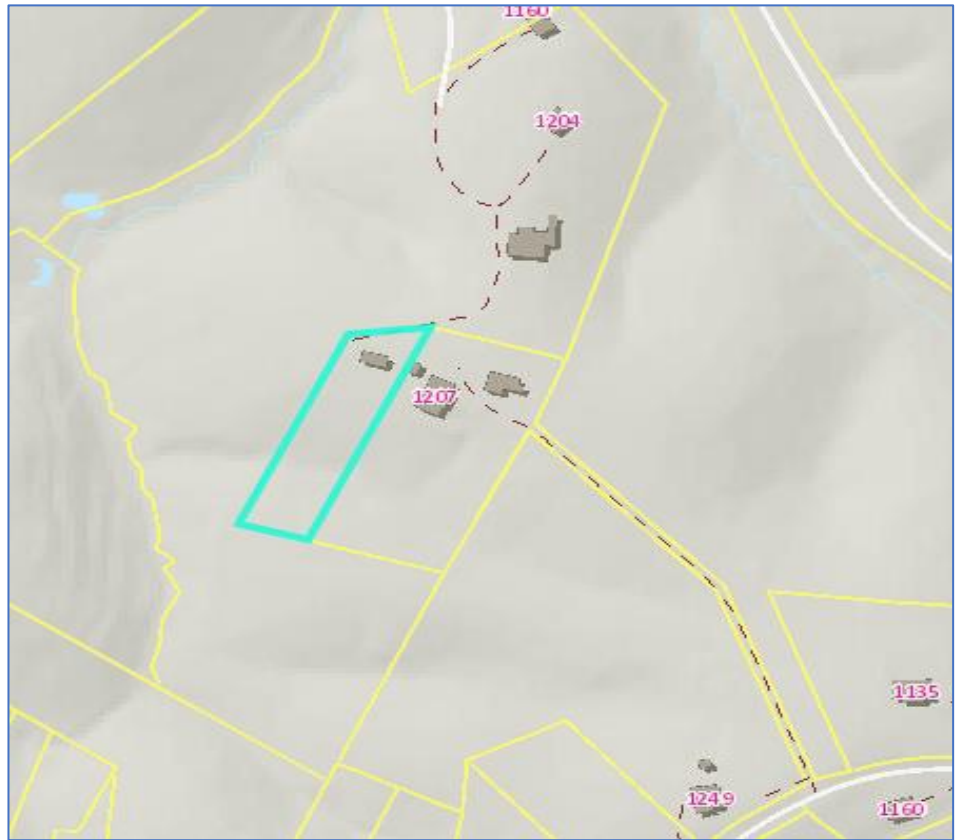
Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://www.countsauction.com/>, by email to gmcDaniel@countsauction.com or by phone to (434) 546-9235. Questions concerning the property subject to sale should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to (804) 893-5176, or by writing to the address below.

Re: County and Town of Bedford Non-Judicial Sale Auction
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

1 - Noah M. Clark Estate & Tim Ashwell

Legal Acreage:
1.0000

Legal Description:
SINERS KNOB



Year	Land Value	Improvement Value	Total Value
2019	\$7,000.00	\$.00	\$7,000.00

2 - Floyd F. & Joyce J. Fariss

Legal Acreage:
0.7000

Legal Description:
BEECHWOOD
WEST
LT46 SC D2



Year	Land Value	Improvement Value	Total Value
2019	\$8,000.00	\$.00	\$8,000.00

3 - Jesse Phillip Jones

Legal Acreage:
0.3400

Legal Description:
BIG OTTER



Year	Land Value	Improvement Value	Total Value
2019	\$3,000.00	\$.00	\$3,000.00

4 - Kate Jones

Legal Acreage:
0.1200

Legal Description:
BIG OTTER



Year	Land Value	Improvement Value	Total Value
2019	\$1,200.00	\$.00	\$1,200.00

5 - Mildred J. Payne

Legal Acreage:
0.5000

Legal Description:
N & W RWY



Year	Land Value	Improvement Value	Total Value
2019	\$2,000.00	\$.00	\$2,000.00

6 - Minnie Lee Tucker

Legal Description:
MONTVALE PT LT 51



Year	Land Value	Improvement Value	Total Value
2019	\$10,000.00	\$.00	\$10,000.00

7 - Helen Mitchell

Legal Description:
MONTVALE LOT



Year	Land Value	Improvement Value	Total Value
2019	\$500.00	\$.00	\$500.00

8 - Emma Bailey & John Thomas Harris

Legal Acreage:

0.2500

Map Not Available 

Legal Description:

GOODE N & W RWY

Year	Land Value	Improvement Value	Total Value
2019	\$300.00	\$.00	\$300.00

9 - Sam Brown

Legal Acreage:
0.5000

Legal Description:
GOODE

Map Not Available 

Year	Land Value	Improvement Value	Total Value
2019	\$500.00	\$.00	\$500.00