

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
TOWN AND COUNTY OF BEDFORD, 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 in the **Board of Supervisors Room at 122 East Main Street, Bedford, Virginia 24523**, on **April 25, 2023** 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 The Counts Realty & Auction Group (“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	TACS No.	Property Description
N1 N2 N3	Emmanuel A. Brobbey	213-A-109-T	599087	Three lots on Mill Street, Town of Bedford, between W. Franklin & Elkton Way
		213-A-110-T		
		213-16-C-T		
N4	Emmanuel A. Brobbey	195-5-1-1-T	599087	903 Quarles Street, Town of Bedford, 0.93 acre +/- Greenwood Land Co. Lot 1 Block 1
N5	Longwood Industries, Inc.	213-6-9-T	766049	Burks Hill Road, Town of Bedford, Lot 9 0.21 acre +/-
N6	Longwood Industries, Inc.	213-6-9-10-T	766049	Burks Hill Road, Town of Bedford, Lot 10 0.21 acre +/-
N7	Bertha Ray	87-A-32	239600	McDearmon Road, Montvale, 1.0 acre +/-

GENERAL TERMS OF SALE: The Treasurer has the right to reject any bids determined to be unreasonable in relation to 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.

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, 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 www.countsauction.com. 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 The Counts Realty & Auction Group, at (434) 525-2991 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 May 2, 2023).** 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 County of Bedford and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

To qualify as a purchaser at this auction you may not owe delinquent taxes to the Town or County of Bedford. Questions concerning the registration and bidding process should be directed to the Auctioneer online at www.countsauction.com, by email to gmcDaniel@countsauction.com or by phone to George McDaniel, at (434) 525-2991. 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: Bedford Non-Judicial Sale Auction
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

N1 / N2 / N3 Emmanuel A. Brobbey 213-A-109-T; 213-A-110-T; 213-16-C-T



PCDesc: 1 Single Family Res(Urban)
Legal Description: MILL ST
Document Number: 160005367

213 A 109 T:

Year	Land Value	Improvement Value	Total Value
2023 Reassessment	\$2,000.00	\$.00	\$2,000.00

213 A 110 T:

Year	Land Value	Improvement Value	Total Value
2023 Reassessment	\$2,000.00	\$.00	\$2,000.00

213 16 C T:

Year	Land Value	Improvement Value	Total Value
2023 Reassessment	\$8,000.00	\$.00	\$8,000.00

N4 Emmanuel A. Brobbey 195-5-1-1-T



Legal Acreage: 0.3900
PCDesc: 1 Single Family Res(Urban)
Legal Description: GREENWOOD LAND CO LOT 1 BLK 1
Document Number: 160005366

Year	Land Value	Improvement Value	Total Value
2023 Reassessment	\$10,000.00	\$.00	\$10,000.00

N5 Longwood Industries, Inc. 213-6-9-T



Legal Acreage: 0.2100
PCDesc: 1 Single Family Res(Urban)
Legal Description: BURKS HILL RD LOT 9 PB 2/96
Document Number: 020004959

Year	Land Value	Improvement Value	Total Value
2023 Reassessment	\$8,000.00	\$0.00	\$8,000.00



Legal Acreage: 0.2100
PCDesc: 1 Single Family Res(Urban)
Legal Description: BURKS HILL RD LOT 10 PB 2/96
Document Number: 020004959

Year	Land Value	Improvement Value	Total Value
2023 Reassessment	\$8,000.00	\$0.00	\$8,000.00

N7 Bertha Ray 87-A-32



Legal Acreage: 1.0000
PCDesc: 2 Single Family Res(1-19.99ac)
Legal Description: MONTVALE

Year	Land Value	Improvement Value	Total Value
2023 Reassessment	\$15,000.00	\$.00	\$15,000.00