

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
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 at the **Board of Supervisors Room, 122 East Main Street, Bedford, Virginia, on April 23, 2025 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 by 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	Tax Map	TACS No.	Property Description
N1	Annie Lee Coles Jones	108A-1-13	440289	Tnpk Lot 13 at 1056 Candle Lane, Bedford
N2a + N2b	Joseph S. Krajewski	17A3-138-9	223883	Lots 9-10 Block 38 Section B near Bear Canyon Road
		17A3-138-10		
N3	Alan Wong	243A1-4-7	224021	Pirate’s Cove Lot 7, Sec 5, 0.62 acre +/-
N4	David Gilbert	156-A-85	801151	2400 block of Drewrys Hill Road, Vinton, 1.00 acre +/-

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, 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 **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 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 April 30, 2025).** 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 Bedford 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 Bedford. Questions concerning the registration and bidding process should be directed to the Auctioneer at countsauction.com, by email to gmcdaniel@countsauction.com or by phone to (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.

Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

N1: Annie Lee Coles Jones

Tax Map #108A 1 13

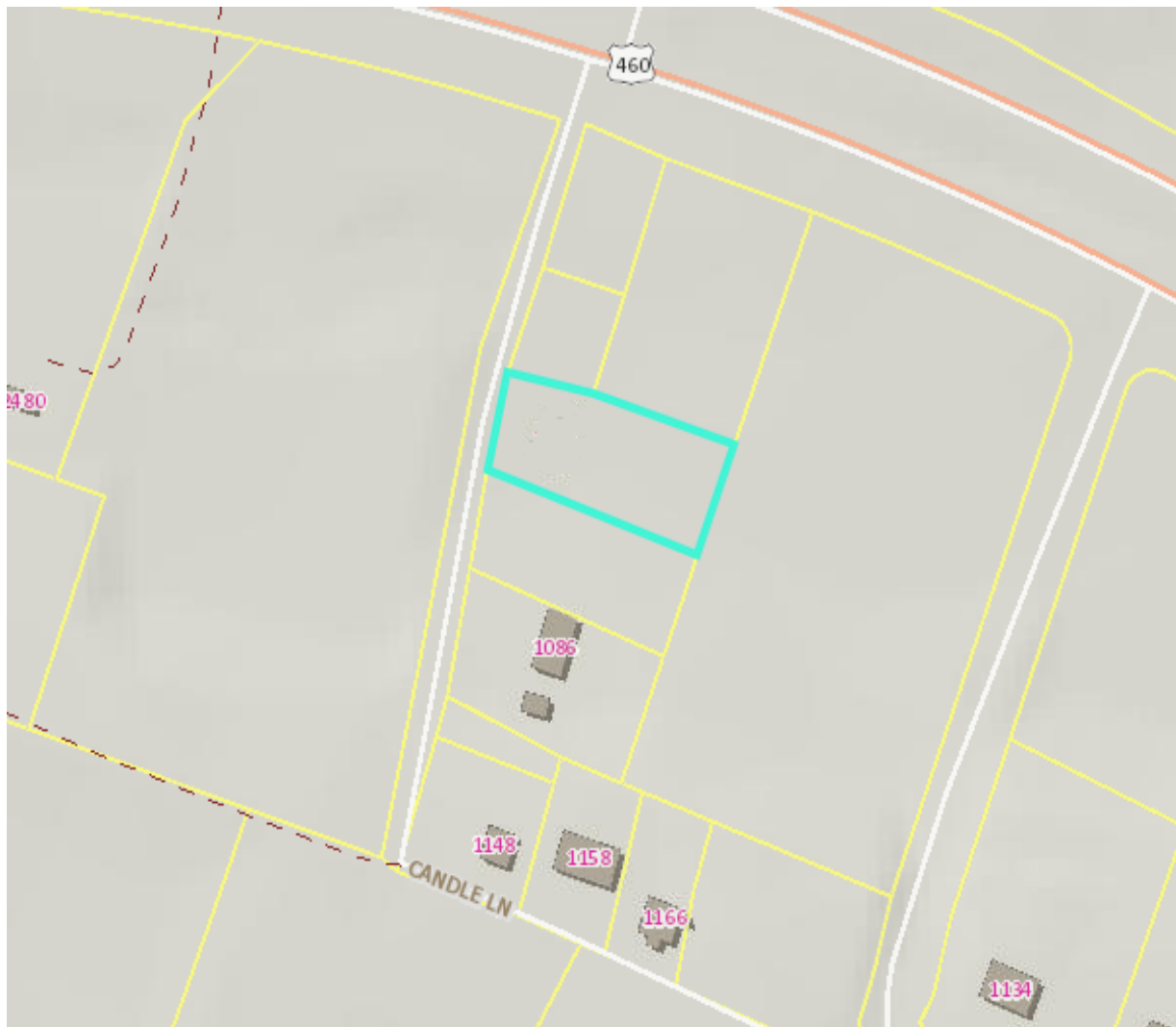
Parcel Number (RPC) 10813200

Address 1056 CANDLE LANE

PCDesc: 2 Single Family Res(1-19.99ac)

Legal Description: TNPK LT 13

Year	Land	Improvement	Total
2023	\$12,000.00	\$0.00	\$12,000.00



N2a + N2b: Joseph S. Krajewski

Tax Map #17A3 138 9, 10

Parcel Number (RPC) 1730800

PC Desc: 2 Single Family Res(1-19.99ac)

Legal Description: LTS 9-10 BK 38 SC B

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



N3: Alan Wong

Tax Map #243A1 4 7

Parcel Number (RPC) 24320700

Legal Acreage: 0.6200

PC Desc: 2 Single Family Res(1-19.99ac)

Legal Description: PIRATES COVE LT 7 SC 5

Year	Land	Improvement	Total
2023	\$5,000.00	\$0.00	\$5,000.00



N4: David Gilbert 156-A-85

Tax Map #156 A 85

Parcel Number (RPC) 15610700

Legal Acreage: 1.0000

PC Desc: 2 Single Family Res(1-19.99ac)

Legal Description: FALLING CR

Year	Land	Improvement	Total Valu
2023	\$3,000.00	\$.00	\$3,000.00

