

**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. Pre-bidding is available now, and bidding will begin to close on **August 7, 2026 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 TACS (“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 No. | TACS No. | Property Description |
|----|---|--------------|----------|--|
| N1 | Elise Anne Jones | 220E-1-26 | 599088 | 0.66 acre +/- on Gap Bridge Road, Beechwood West Lot 26 Section C1 |
| N2 | Lelia Smith Jackson and Blanche Smith Lee | 45C-1-8 | 223869 | 0.63 acre +/- near Lee Jackson Highway, Lynchburg, Lot 8 |
| N3 | Paul L. Quarrels | 170-A-B-2-T | 801107 | 0.13 acre +/- N&W Railway Lot 2, Town of Bedford |
| N4 | Paul L. Quarrels | 170-A-B-3-T | 801107 | 0.13 acre +/- N&W Railway Lot 3, Town of Bedford |
| N5 | Paul L. Quarrels | 170-A-B-4-T | 801107 | 0.13 acre +/- N&W Railway Lot 4, Town of Bedford |
| N6 | Paul L. Quarrels | 170-A-B-7-T | 801107 | 0.13 acre +/- N&W Railway Lot 7 Parcel B, Town of Bedford |
| N7 | Paul L. Quarrels | 170-A-B-9-T | 801107 | 0.14 acre +/- N&W Railway Lot 9 Parcel B, Town of Bedford |
| N8 | Paul L. & Mary L. Quarrels | 170-A-B-21-T | 801107 | N&W Railway Lot 21 on Ruff Road, Town of Bedford |
| N9 | Jessica D. Johnson | 106-A-83 | 327182 | 0.50 acre +/- on Irving Road, Thaxton |

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.

All interested parties must register and be approved to bid. Registration and bidding are free of charge and are done through the <https://www.tacssale.com/> website. If any interested bidders do not have access to the internet, please contact TACS at 804-548-4408 or auctions@taxva.com for assistance with creation of an account and placement of bids.

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 and the buyer assumes the risk of loss from the date of the sale. 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 all funds paid as liquidated damages to cover attorney's fees of \$750 and auctioneer fees of \$250, with any remaining amount go to the locality to cover additional costs of resale. Failure to make a timely or sufficient deposit also makes the high bidder liable for these fees, plus resale costs and deficiencies.

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.**

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.** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier' 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. Cash and personal checks **will not** be accepted.

GENERAL TERMS: To qualify as a purchaser at this auction you may not owe delinquent taxes to County or Town of Bedford. Questions concerning the registration and bidding process should be directed to the [Auctioneer](mailto:auctions@taxva.com) online at auctions@taxva.com or by phone to TACS In-House Auction, at (804) 548-4408. 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 804-548-4429, or by writing to the address below.

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

N1 Elise Anne Jones

Parcel Information

| | |
|--------------------|--------------------------------|
| Tax Map #: | 220E-1-26 |
| RPC: | 22044800 |
| Legal Acres: | 0.66 |
| PC Description: | 2 Single Family Res(1-19.99ac) |
| Legal Description: | BEECHWOOD WEST LT26 SC C1 |
| Document: | 040016603 |

Valuation

| | |
|-------------------|------------|
| Effective Date | 01/01/2023 |
| Land Value | \$10,000 |
| Improvement Value | \$0 |
| Total Value | \$10,000 |



N2 Lelia Smith Jackson and Blanche Smith Lee

Parcel Information

Tax Map #: 45C-1-8
RPC: 4530400
Legal Acres: 0.63
PC Description: 2 Single Family Res(1-19.99ac)
Legal Description: LAYTON SMITH EST LT 8
Deed Book/Page: 500 488

Valuation

Effective Date 01/01/2023
Land Value \$6,000
Improvement Value \$0
Total Value \$6,000



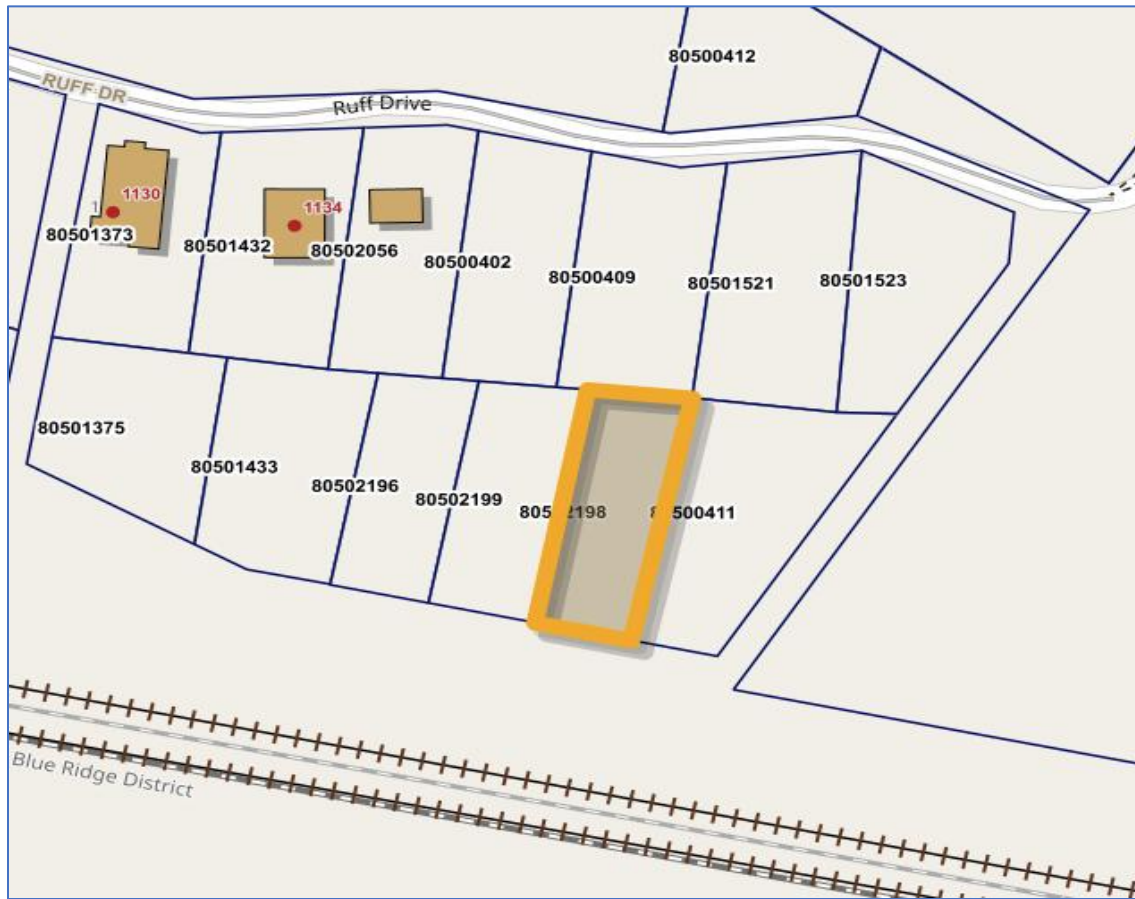
N3 Paul L. Quarrels

Parcel Information

Tax Map #: 170-A-B-2-T
RPC: 80502198
Property Address: RUFF DR
Legal Acres: 0.13
PC Description: 4 Commercial/Industrial
Legal Description: N & W RLWY LOT 2
Document:
Deed Book/Page: 613 207

Valuation

Effective Date 01/01/2023
Land Value \$400
Improvement Value \$0
Total Value \$400



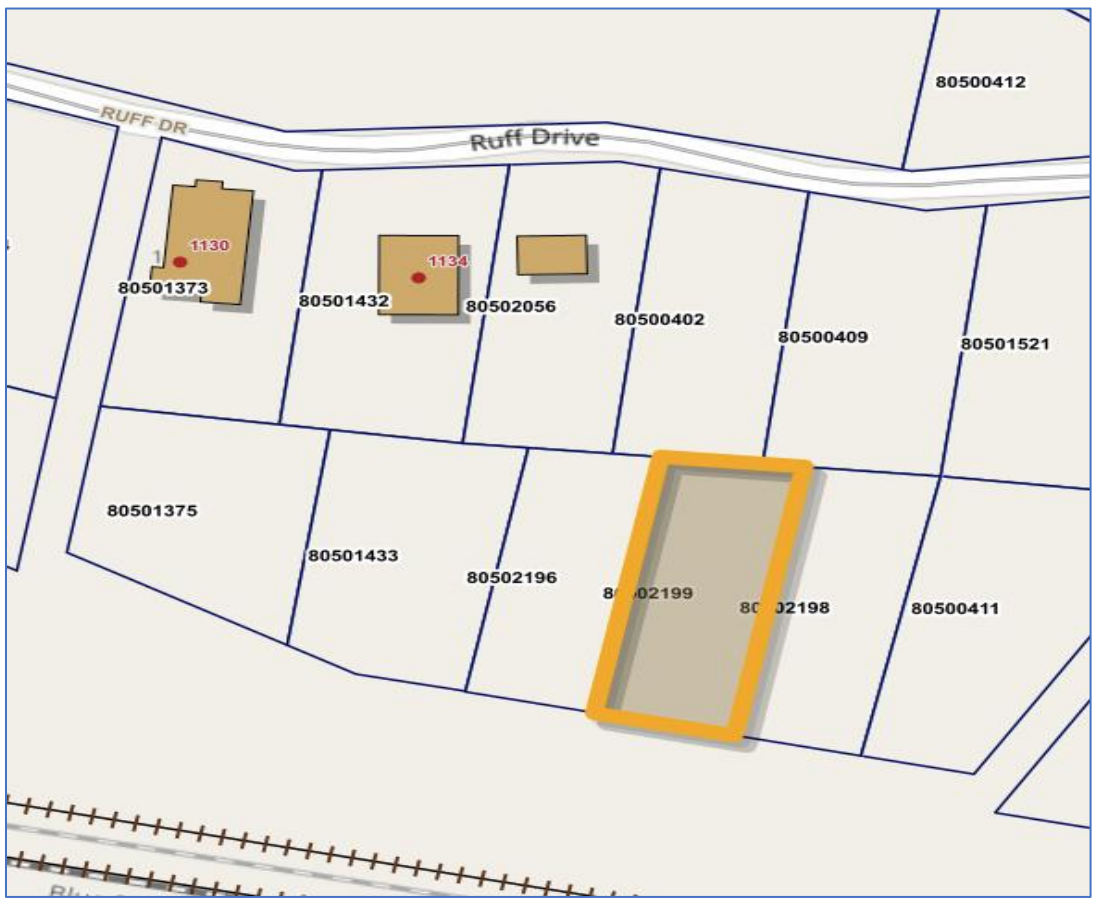
N4 Paul L. Quarrels

Parcel Information

Tax Map #: 170-A-B-3-T
RPC: 80502199
Property Address: RUFF DR
Legal Acres: 0.13
PC Description: 4 Commercial/Industrial
Legal Description: N & W RLWY LOT 3
Deed Book/Page: 613 207

Valuation

Effective Date 01/01/2023
Land Value \$400
Improvement Value \$0
Total Value \$400



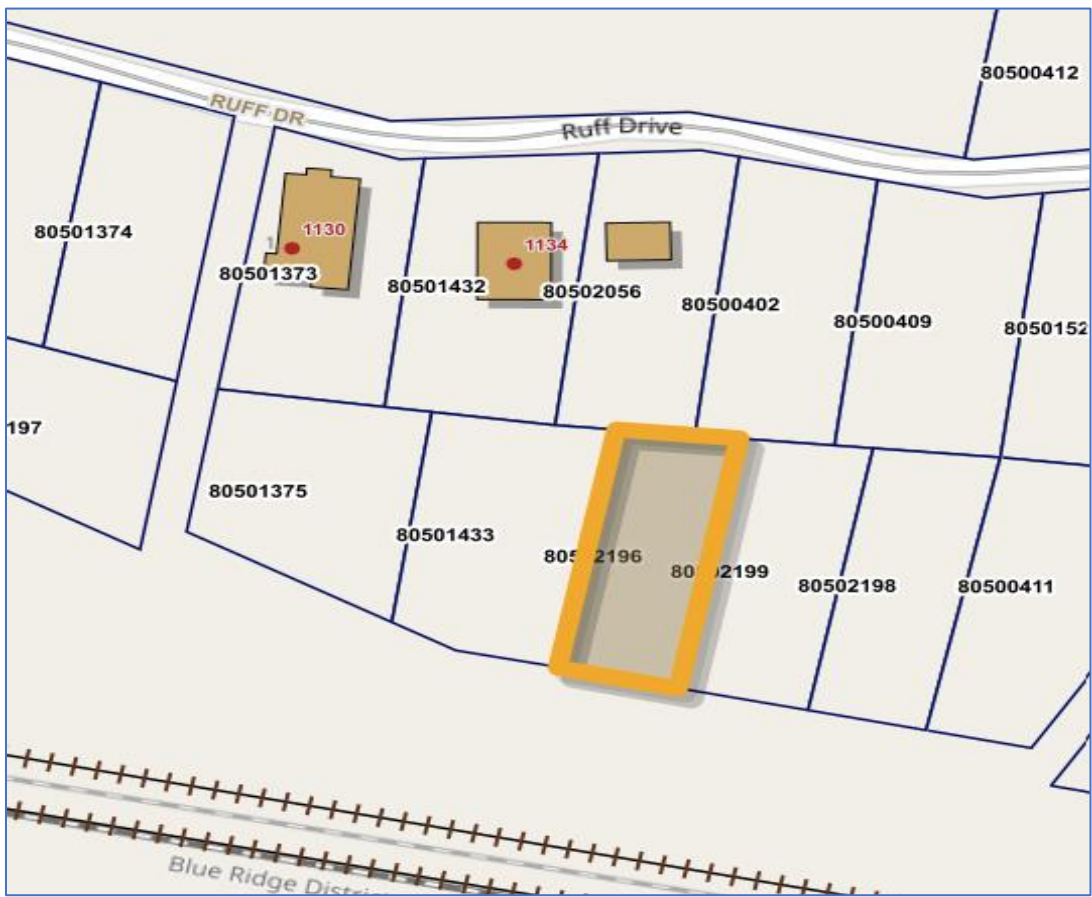
N5 Paul L. Quarrels

Parcel Information

Tax Map #: 170-A-B-4-T
RPC: 80502196
Property Address: RUFF DR
Legal Acres: 0.13
PC Description: 4 Commercial/Industrial
Legal Description: N & W RLWY LOT 4
Deed Book/Page: 613 207

Valuation

Effective Date 01/01/2023
Land Value \$400
Improvement Value \$0
Total Value \$400



N6 Paul L. Quarrels

Parcel Information

Tax Map #: 170-A-B-7-T
RPC: 80502197
Property Address: RUFF DR
Legal Acres: 0.13
PC Description: 4 Commercial/Industrial
Legal Description: N & W RLWY LOT 7 PARCEL B
Deed Book/Page: 613 207

Valuation

Effective Date 01/01/2023
Land Value \$500
Improvement Value \$0
Total Value \$500



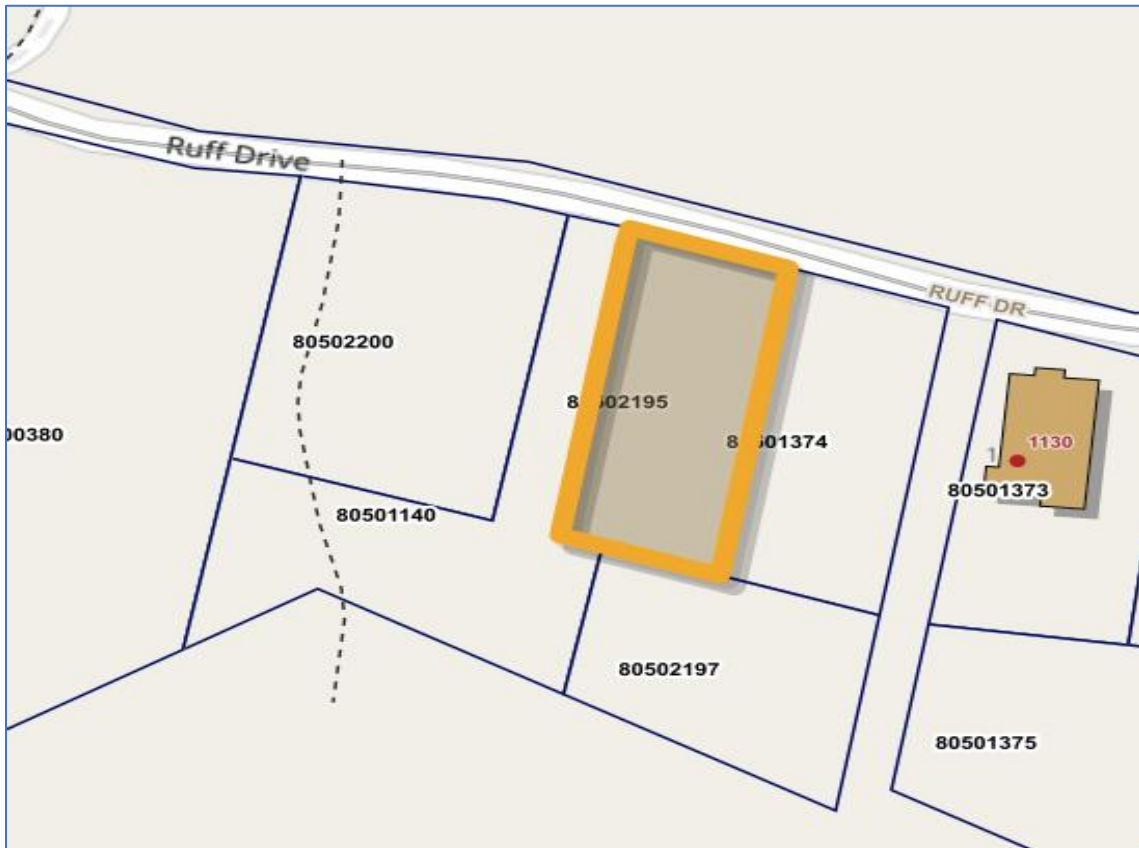
N7 Paul L. Quarrels

Parcel Information

Tax Map #: 170-A-B-9-T
RPC: 80502195
Legal Acres: 0.14
PC Description: 4 Commercial/Industrial
Legal Description: N & W RLWY LOT 9 PARCEL B
Deed Book/Page: 613 207

Valuation

Effective Date 01/01/2023
Land Value \$2,000
Improvement Value \$0
Total Value \$2,000



N8 Paul L. & Mary L. Quarrels

Parcel Information

| | |
|--------------------|-------------------------|
| Tax Map #: | 170-A-B-21-T |
| RPC: | 80502200 |
| Legal Acres: | 0.00 |
| PC Description: | 4 Commercial/Industrial |
| Legal Description: | N & W RLWY LOT 21 |

Valuation

| | |
|-------------------|------------|
| Effective Date | 01/01/2023 |
| Land Value | \$3,000 |
| Improvement Value | \$0 |
| Total Value | \$3,000 |



N9 Jessica D. Johnson

Parcel Information

| | |
|--------------------|--------------------------------|
| Tax Map #: | 106-A-83 |
| RPC: | 10609400 |
| Legal Acres: | 0.50 |
| PC Description: | 2 Single Family Res(1-19.99ac) |
| Legal Description: | TURNPIKE |
| Document: | 080012639 |

Valuation

| | |
|-------------------|------------|
| Effective Date | 01/01/2023 |
| Land Value | \$5,000 |
| Improvement Value | \$0 |
| Total Value | \$5,000 |

