

**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 open for bidding on January 24, 2022 and close on February 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 Desc.
N-1	Howard G. Witt & Violet C. Witt	Tax Map 150-1-2A RPC 15006400	239596	Double-wide mobile home – BUILDING ONLY
N-2	Mrs. James A. Merriwether	Tax Map 17A3-112-10 RPC 1723400	223919	Lot 10, Block 12, Section B Mountain View Heights Road
N-3	Emmett Spinner	Tax Map 78-A-7 RPC 7800600	223980	4.00 acres +/- on Otterville Road in Goode
N-4	James Anderson & Ella Jane Carter	Tax Map 213-A-72-T RPC 80500550	524561	Lot on the north side of W. King Street, Town of Bedford
N-5	Helen Mitchell	Tax Map 87-A-34A RPC 8703200	223926	1.00 acre +/- Montvale Lot on McDearmon Road, Montvale
N-6	Walter Williams	Tax Map 107-3-C RPC 10713400	524539	Tract C near Bottom Meadows Road, Bedford
N-7	Sam Brown	Tax Map 00-0-18 RPC 900	223770	Unmapped 0.5 acre +/- near Goodes Crossing, North of the N. & W. R. R.
N-8	Emma Bailey & John Thomas Harris	Tax Map 00-0-4 RPC 200	223751	Unmapped 0.25 acre +/- in or near Goode

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 later than February 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 February 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

N-1: Howard G. Witt & Violet C. Witt

Legal Description:

Year build 1983 – 75 double-wide home, 960 sq. ft., 1 story, with wood frame, vinyl siding, electric baseboard heat, asphalt shingles on roof, gable roof; 4 rooms, 2 three-fixture full baths; known as Tax Mao 150-1-2A, RPC 15006400

Year	Land	Improvement	Total
2021	\$0	\$0	\$0

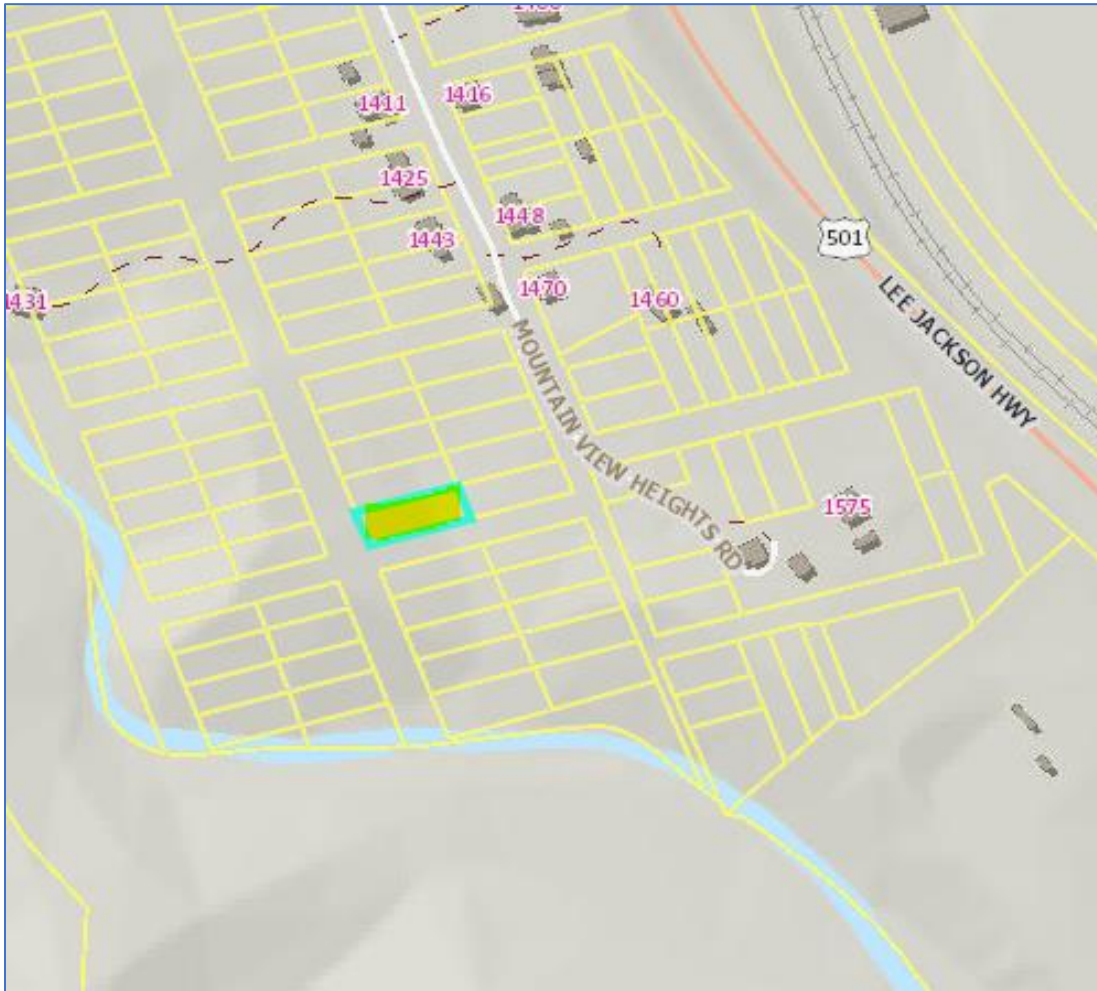
BUIDING ONLY

N-2: Mrs. James A. Merriwether

Tax Map # 17A3-112-10

Legal Description: LT 10 BK 12 SC B

Year	Land	Improvement	Total
2021	\$1,000	\$0	\$1,000



N-3: Emmett Spinner

Tax Map # 78-A-7

Legal Acreage: 4.0000

Legal Description: SYCAMORE CR

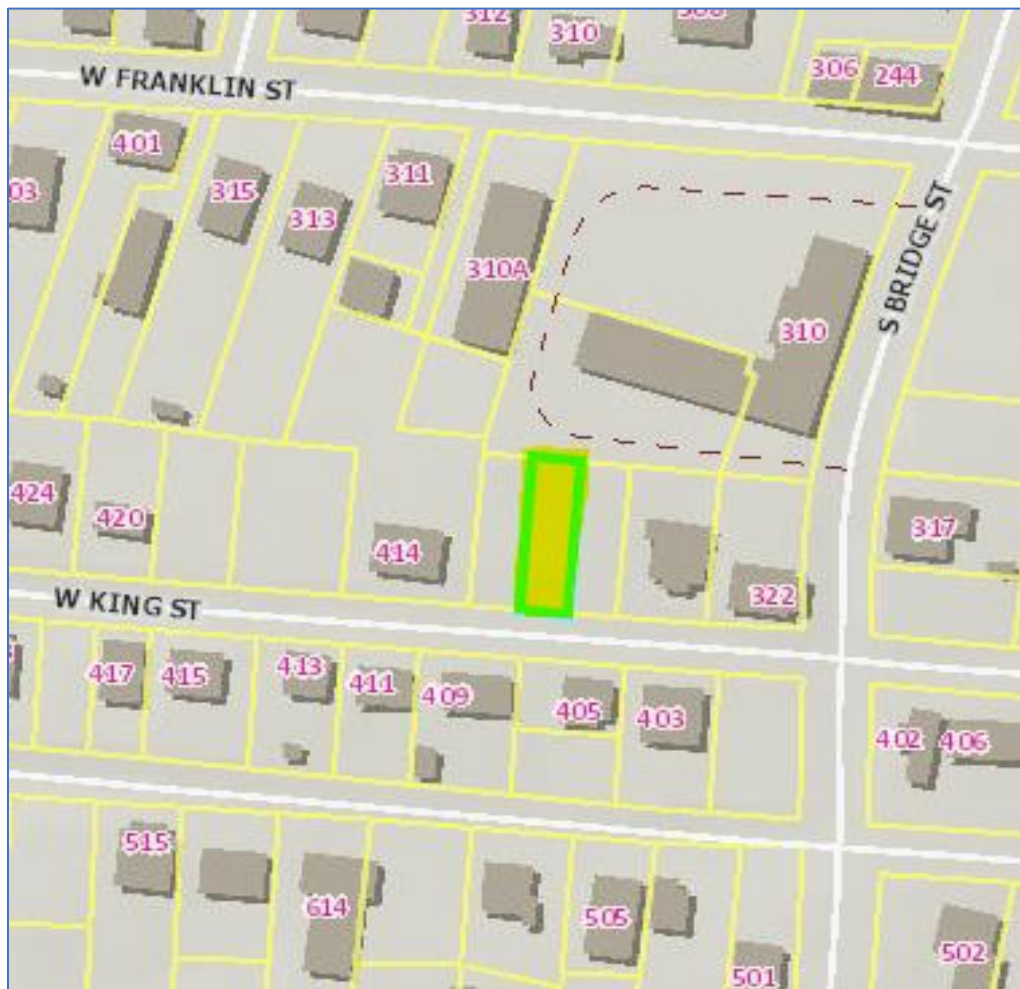
Year	Land	Improvement	Total
2021	\$3,000	\$0	\$3,000



N-4: James Anderson & Ella Jane Carter

Tax Map # 213-A-72-T
Legal Description: W KING ST

Year	Land	Improvement	Total
2021	\$6,000	\$0	\$6,000



N-5: Helen Mitchell

Tax Map # 87-A-34A

Legal Description: MONTVALE LOT

Year	Land	Improvement	Total
2021	\$500	\$0	\$500



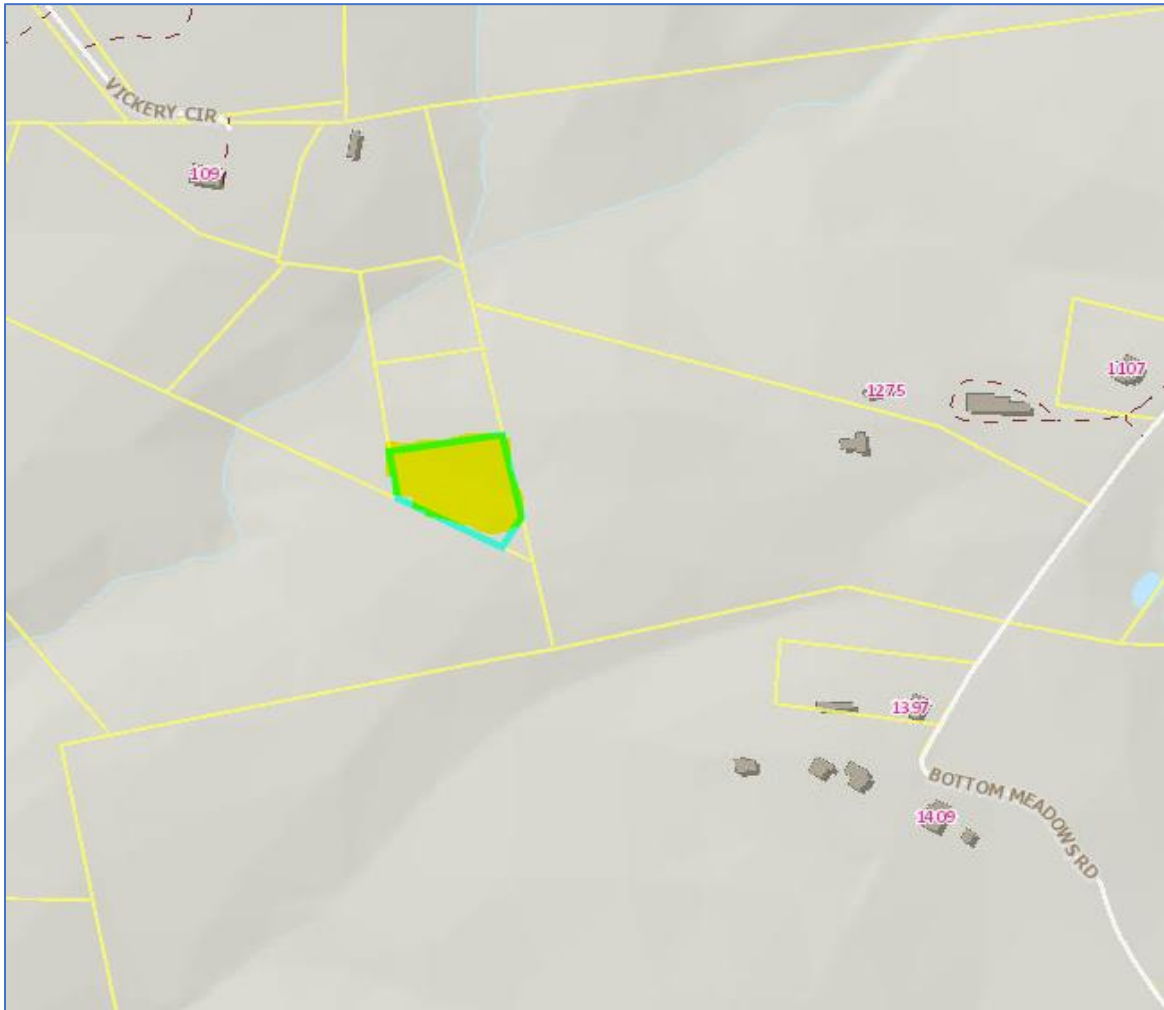
N-6: Walter Williams

Tax Map # 107-3-C

Legal Acreage: 0.7300

Legal Description: WILLIAMS EST TR C

Year	Land	Improvement	Total
2021	\$4,000	\$0	\$4,000



N-7: Sam Brown

All that certain lot or parcel of land, together with the buildings and improvements thereon, and rights and appurtenances thereunto belonging, situated in this county, near Goodes Xing, just North of the N. & W. R. R.; adjoining the land, now or formerly, of Charles Walker, on the East and, now or formerly, Dr. L. E. Lowry on the South and containing one half of one acre, more or less, and running along Dr. Lowry's line about ninety-two and half feet and along Charles Walker's line about two hundred and thirty-five feet and from these two points, a new line running nearly at right angles with said two lines to a point making nearly a square.

And being the same property conveyed to Sam Brown from S. Brown and Lillie A. Brown by Deed dated October 1, 1890, and recorded July 11, 1905 in the Bedford County Circuit Court Clerk's Office in Deed Book 88, Page 349.

Year	Land	Improvement	Total
2021	\$500	\$0	\$500

Not mapped

N-8: Emma Bailey & John Thomas Harris

All of that certain lot or parcel of land, together with any improvements thereon and appurtenances thereunto belonging, lying and being in or near Goode, in Bedford County, Virginia, containing 0.25 acre, more or less.

And being the same real property conveyed to Emma Bailey and John Thomas Harris from J. P. Canady and Sallie B. Canady, by Deed dated September 1, 1919 and recorded on June 9, 1921.

Year	Land	Improvement	Total
2021	\$300	\$0	\$300

Not mapped