

**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 an **online only** public auction, which will close on **November 3, 2023** at **12:00pm**.

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
1	Warren Anderson	117-A-106	470152	0.15 acre +/- on Rustic Village Road, Poplar Forest
2	Daner Jackson Flowers	87-A-36	223822	0.85 acre +/- off Creasy Road, Montvale Lot
3	Joe & Barbara Gibbard	261A-1S3-8	599069	0.64 acre +/- on Sunrise Loop, Tuckaway Lot 8 Sec 3
4	David W. & Catherine W. Kelley	220E-1-70	599202	0.69 acre +/- on Bluff Court, Beechwood West Lot 70 Sec C1
5	Harmon Boyette Smith	243A1-4-6	470173	0.51 acre +/- off Buccaneer Road, Pirates Cove Lot 6 Sec 5
6	Rodor & Malinda Whorley	117-A-98	224017	REDEEMED
7	WTH Properties	85A2-A-1	599121	0.75 acre +/- at Tower Road & W. Lynchburg Sale Turnpike
8	Melva B. Jackson Estate	234-4-3-T	599080	East side of South Street, Beford, Lots 3 and 4
9	Melva B. Jackson Estate	235-4-2-T	599080	0.17 acre +/- east side of South Street, Bedford, Lot 2
10	Alan James Runion & Courtney Johnston	156B-1-10	524608	1.16 acre +/- on Waywood Hill Drive, Waywood Hill Lot 10
11	Jimmy Lea Owen	254-A-24	327141	3.0 acres +/- near Hunt Ridge Road & Terrell Mountain Road
12	Edsel G. & Penny L. Hash	121-2-10	239653	1.06 acre +/- on Jeters Chapel Road, Jeter Mountain Estates, New Lot 10
13	Robin R. Goff	16-A-17A	223834	0.85 acre +/- at Green Valley Road & Lee Jackson Highway
14	Robin R. Goff	17A2-4-3	223834	Lot 3 at Lee Jackson Highway & Big Island Highway

15	Joseph S. Krajewski	17A3-138-9	223883	Lots 9-10, Block 38, Section B on Bear Canyon Road
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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.

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, **countsauktion.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.

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.**

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 November 10, 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 Washington County and forwarded to TACS, at the address shown below. 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 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 gmedaniel@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
Attn: Tax Sales
P.O. Box 31800
Henrico, Virginia 23294-1800

1 Warren Anderson 117-A-106



Tax Map #: 117 A 106 **Parcel Number(RPC):** 11712800 **Address:** RUSTIC VILLAGE RD

Parcel Information

Owner :	ANDERSON WARREN	Legal Acreage:	0.1500
Additional Owner:	No Data	PCDesc:	2 Single Family Res(1-19.99ac)
Owner Address:	103 FEDERAL ST LYNCHBURG VA 24504	Legal Description:	POPLAR FOREST
		Document Number:	No Data

Valuation Information

Map : 117 A 106 **Deed Book/Page** 258 111
Acreage: 0.1500

Year	Land Value	Improvement Value	Total Value
2023 Reass	\$5,000.00	\$.00	\$5,000.00
2019 Reass	\$5,000.00	\$.00	\$5,000.00
2015 Reass	\$5,000.00	\$.00	\$5,000.00
2011 Reass	\$5,000.00	\$.00	\$5,000.00
2007 Reass	\$5,000.00	\$1,000.00	\$6,000.00

2 Daner Jackson Flowers 87-A-36



Tax Map #: 87 A 36 **Parcel Number(RPC):** 8703400 **Address:**

Parcel Information

Owner :	FLOWERS DANER JACKSON	Legal Acreage:	0.8500
Additional Owner:	%B DIANE WILLIAMS	PCDesc:	2 Single Family Res(1-19.99ac)
Owner Address:	2137 SURRYWOOD DR DUBLIN OH 43016	Legal Description:	MONTVALE LOT
		Document Number:	No Data

Valuation Information

Map :	87 A 36	Deed Book/Page	0000 0000
Acreage:	0.8500		

Year	Land Value	Improvement Value	Total Value
2023 Reass	\$1,500.00	\$.00	\$1,500.00
2019 Reass	\$1,500.00	\$.00	\$1,500.00
2015 Reass	\$1,500.00	\$.00	\$1,500.00
2011 Reass	\$1,500.00	\$.00	\$1,500.00
2007 Reass	\$1,500.00	\$.00	\$1,500.00

3 Joe & Barbara Gibbard 261A-1S3-8



Tax Map #: 261A 1S3 8 **Parcel Number(RPC):** 26104700 **Address:**

Parcel Information

Owner :	GIBBARD JOE & BARBARA	Legal Acreage:	0.6400
Additional Owner:	No Data	PCDesc:	2 Single Family Res(1-19.99ac)
Owner Address:	513 E CAYUGA ST APT 4 BELLAIRE MI 49615	Legal Description:	TUCKAWAY LT 8 SC 3
		Document Number:	No Data

Valuation Information

Map :	261A 1S3 8	Deed Book/Page	480 611
Acreage:	0.6400		

Year	Land Value	Improvement Value	Total Value
2023 Reass	\$10,000.00	\$0.00	\$10,000.00
2019 Reass	\$10,000.00	\$0.00	\$10,000.00
2015 Reass	\$10,000.00	\$0.00	\$10,000.00
2011 Reass	\$8,000.00	\$0.00	\$8,000.00
2007 Reass	\$8,000.00	\$0.00	\$8,000.00



Tax Map #: 220E 1 70 **Parcel Number(RPC):** 22048700 **Address:**

Parcel Information

Owner :	KELLEY DAVID W & CATHERINE M	Legal Acreage:	0.6900
Additional Owner:	No Data	PCDesc:	2 Single Family Res(1-19.99ac)
Owner Address:	14900 DOVEY ROAD SPOTSYLVANIA VA 22551	Legal Description:	BEECHWOOD WEST LT70 SC C 1
		Document Number:	050015753

Valuation Information

Map :	220E 1 70	Deed Book/Page	No Data
Acreage:	0.6900		

Year	Land Value	Improvement Value	Total Value
2023 Reass	\$12,000.00	\$.00	\$12,000.00
2019 Reass	\$12,000.00	\$.00	\$12,000.00
2015 Reass	\$30,000.00	\$.00	\$30,000.00
2011 Reass	\$30,000.00	\$.00	\$30,000.00
2007 Reass	\$30,000.00	\$.00	\$30,000.00

5 Harmon Boyette Smith 243A1-4-6



Tax Map #: 243A1 4 6 **Parcel Number(RPC):** 24320600 **Address:**

Parcel Information

Owner :	SMITH HARMON BOYETTE	Legal Acreage:	0.5100
Additional Owner:	No Data	PC Desc:	2 Single Family Res(1-19.99ac)
Owner Address:	PO BOX 710 MEBANE NC 27302	Legal Description:	PIRATES COVE LT 6 SC5
		Document Number:	No Data

Valuation Information

Map :	243A1 4 6	Deed Book/Page	438 476
Acreage:	0.5100		

Year	Land Value	Improvement Value	Total Value
2023 Reass	\$5,000.00	\$.00	\$5,000.00
2019 Reass	\$5,000.00	\$.00	\$5,000.00
2015 Reass	\$9,000.00	\$.00	\$9,000.00
2011 Reass	\$9,000.00	\$.00	\$9,000.00
2007 Reass	\$9,000.00	\$.00	\$9,000.00

REDEEMED

7 WTH Properties 85A2-A-1



Tax Map #: 85A2 A 1 Parcel Number(RPC): 8511300 Address:

Parcel Information

Owner :	WTH PROPERTIES LLC	Legal Acreage:	0.7500
Additional Owner:	No Data	PCDesc:	2 Single Family Res(1-19.99ac)
Owner Address:	147 W VIEW RD TROUTVILLE VA 24175	Legal Description:	VILLAMONT
		Document Number:	100011939

Valuation Information

Map :	85A2 A 1	Deed Book/Page	No Data
Acreage:	0.7500		

Year	Land Value	Improvement Value	Total Value
2023 Reass	\$2,000.00	\$.00	\$2,000.00
2019 Reass	\$2,000.00	\$.00	\$2,000.00
2015 Reass	\$2,000.00	\$.00	\$2,000.00
2011 Reass	\$2,000.00	\$.00	\$2,000.00
2007 Reass	\$2,500.00	\$.00	\$2,500.00

8 Melva B. Jackson Estate 234-4-3-T



Tax Map #: 234 4 3-T **Parcel Number(RPC):** 80501330 **Address:** SOUTH ST

Parcel Information

Owner :	JACKSON MELVA B EST	Legal Acreage:	0.0000
Additional Owner:	C/O EVA AUSTIN	PCDesc:	1 Single Family Res(Urban)
Owner Address:	3169 ORIX CREEK RD EVINGTON VA 24550	Legal Description:	E SIDE SOUTH ST LOTS 3 & 4
		Document Number:	No Data

Valuation Information

Map :	234 4 3-T	Deed Book/Page	No Data
Acreage:	0.0000		

Year	Land Value	Improvement Value	Total Value
2023 Reass	\$16,000.00	\$.00	\$16,000.00
2019 Reass	\$10,000.00	\$.00	\$10,000.00
2015 Reass	\$10,000.00	\$.00	\$10,000.00
19	\$10,000.00	\$.00	\$10,000.00
Reasses 2006	\$10,000.00	\$.00	\$10,000.00

9 Melva B. Jackson Estate 235-4-2-T



Tax Map #: 235 4 2-T **Parcel Number(RPC):** 80501329 **Address:** SOUTH ST

Parcel Information

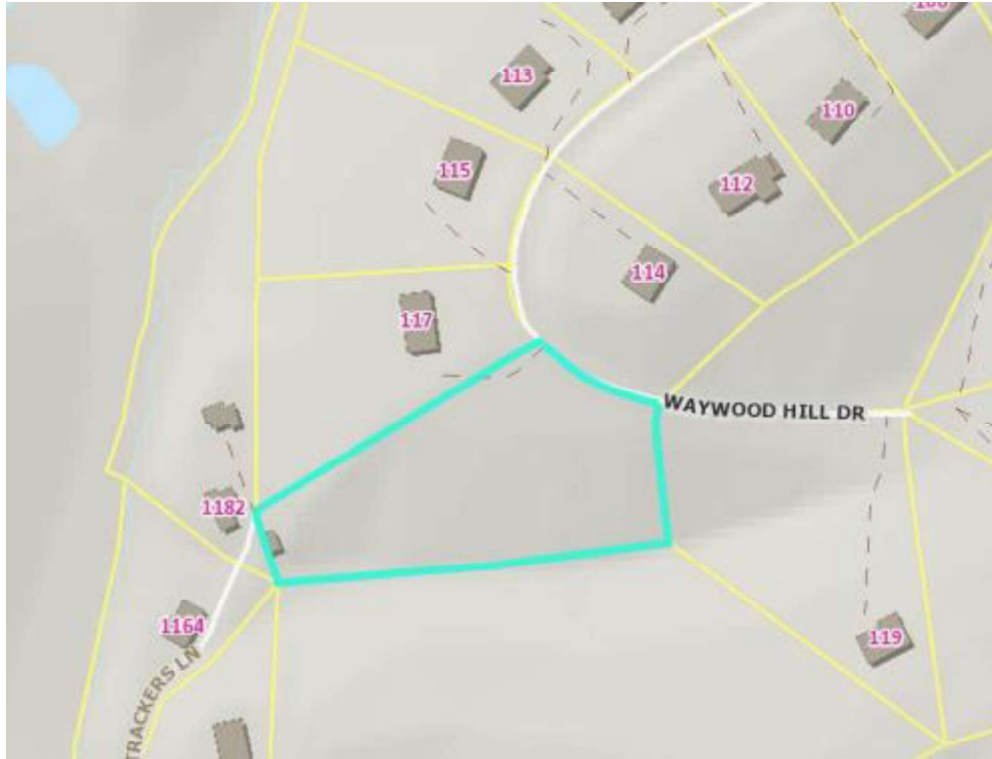
Owner :	JACKSON MELVA B EST	Legal Acreage:	0.1700
Additional Owner:	C/O EVA AUSTIN	PCDesc:	1 Single Family Res(Urban)
Owner Address:	3169 ORIX CREEK RD EVINGTON VA 24550	Legal Description:	E SIDE SOUTH ST LOT 2
		Document Number:	No Data

Valuation Information

Map :	235 4 2-T	Deed Book/Page	No Data
Acreage:	0.1700		

Year	Land Value	Improvement Value	Total Value
2023 Reass	\$2,000.00	\$1,500.00	\$3,500.00
2019 Reass	\$2,000.00	\$500.00	\$2,500.00
2015 Reass	\$2,000.00	\$500.00	\$2,500.00
19	\$2,000.00	\$1,000.00	\$3,000.00
Reasses 2006	\$2,000.00	\$500.00	\$2,500.00

10 Alan James Runion & Courtney Johnston 156B-1-10



Tax Map #: 156B 1 10 Parcel Number(RPC): 15654400 Address:

Parcel Information

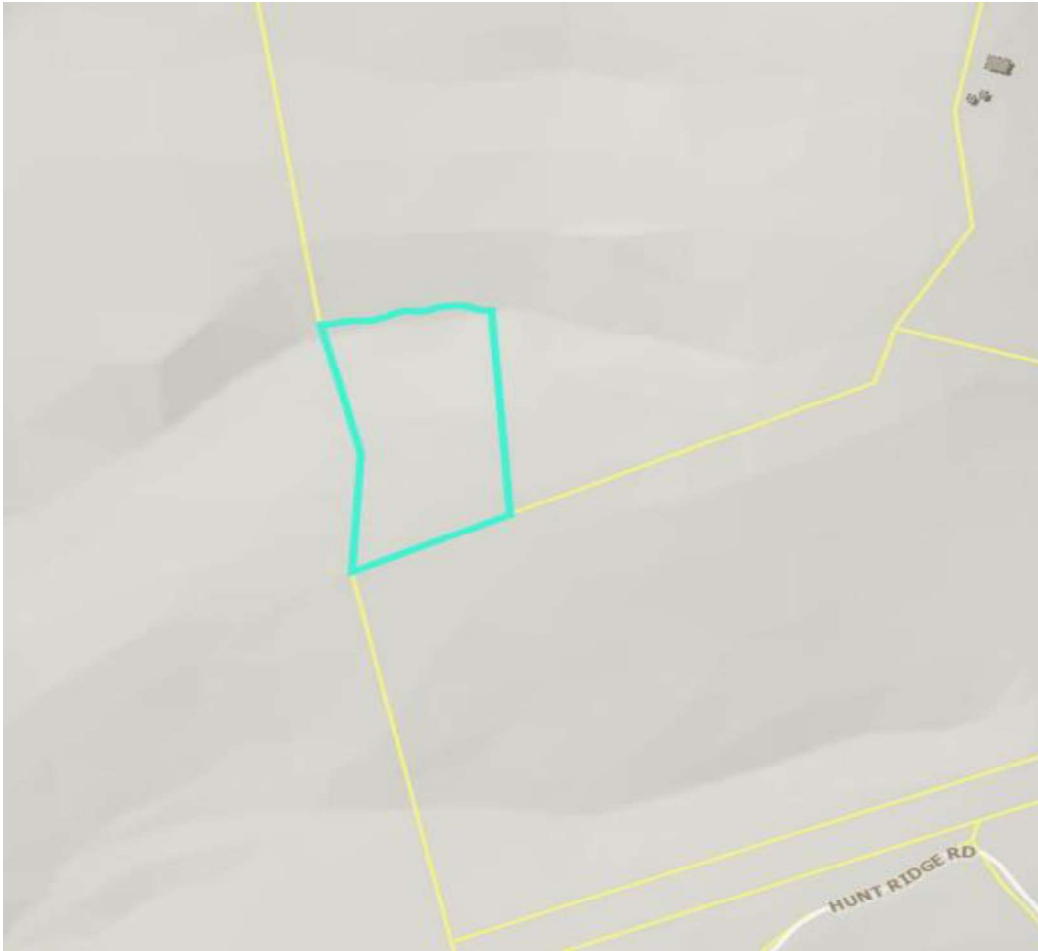
Owner :	RUNION ALAN JAMES & JOHNSTON COURTNE	Legal Acreage:	1.1600
Additional Owner:	No Data	PCDesc:	2 Single Family Res(1-19.99ac)
Owner Address:	4318 FONTAINE DRIVE ROANOKE VA 24018	Legal Description:	WAYWOOD HILL LT 10
		Document Number:	150008682

Valuation Information

Map :	156B 1 10	Deed Book/Page	No Data
Acreage:	1.1600		

Year	Land Value	Improvement Value	Total Value
2023 Reass	\$5,000.00	\$0.00	\$5,000.00
2019 Reass	\$5,000.00	\$0.00	\$5,000.00
2015 Reass	\$12,000.00	\$0.00	\$12,000.00
2011 Reass	\$12,000.00	\$0.00	\$12,000.00
2007 Reass	\$12,000.00	\$0.00	\$12,000.00

11 Jimmy Lea Owen 254-A-24



Tax Map #: 254 A 24 **Parcel Number(RPC):** 25402300 **Address:**

Parcel Information

Owner :	OWEN JIMMY LEA	Legal Acreage:	3.0000
Additional Owner:	No Data	PCDesc:	2 Single Family Res(1-19.99ac)
Owner Address:	P O BOX 4 HUDDLESTON VA 24104	Legal Description:	TERRY BR
		Document Number:	950002865

Valuation Information

Map :	254 A 24	Deed Book/Page	No Data
Acreage:	3.0000		

Year	Land Value	Improvement Value	Total Value
2023 Reass	\$8,000.00	\$.00	\$8,000.00
2019 Reass	\$4,800.00	\$.00	\$4,800.00
2015 Reass	\$4,800.00	\$.00	\$4,800.00
2011 Reass	\$4,800.00	\$.00	\$4,800.00
2007 Reass	\$4,800.00	\$.00	\$4,800.00

12 Edsel G. & Penny L. Hash 121-2-10



Tax Map #: 121 2 10 Parcel Number(RPC): 12101511 Address:

Parcel Information

Owner :	HASH EDESEL G & PENNY L	Legal Acreage:	1.0600
Additional Owner:	No Data	PCDesc:	2 Single Family Res(1-19.99ac)
Owner Address:	6205 JETERS CHAPEL RD VINTON VA 24179	Legal Description:	JETER MOUNTAIN ESTATES NEW LT 10 PB 47/171
		Document Number:	060018311

Valuation Information

Map :	121 2 10	Deed Book/Page	No Data
Acreage:	1.0600		

Year	Land Value	Improvement Value	Total Value
2023 Reass	\$10,000.00	\$0.00	\$10,000.00
2019 Reass	\$5,000.00	\$0.00	\$5,000.00
2015 Reass	\$5,000.00	\$0.00	\$5,000.00
2011 Reass	\$5,000.00	\$0.00	\$5,000.00
2007 Reass	\$5,000.00	\$0.00	\$5,000.00

13 Robin R. Goff 16-A-17A



Tax Map #: 16 A 17A Parcel Number(RPC): 1602000 Address:

Parcel Information

Owner : GOFF ROBIN R Legal Acreage: 0.8500
 Additional Owner: No Data PCDesc: 2 Single Family Res(1-19.99ac)
 Owner Address: PO BOX 58 BIG ISLAND VA 24526 Legal Description: JAMES RIVER
 Document Number: 080000513

Valuation Information

Map : 16 A 17A Deed Book/Page No Data
 Acreage: 0.8500

Year	Land Value	Improvement Value	Total Value
2023 Reass	\$2,500.00	\$0.00	\$2,500.00
2019 Reass	\$2,500.00	\$0.00	\$2,500.00
2015 Reass	\$4,000.00	\$0.00	\$4,000.00
2011 Reass	\$4,000.00	\$0.00	\$4,000.00
2007 Reass	\$4,000.00	\$0.00	\$4,000.00



Tax Map #: 17A2 4 3 Parcel Number(RPC): 30000629 Address:

Parcel Information

Owner : GOFF ROBIN R Legal Acreage: 0.0000
 Additional Owner: No Data PCDesc: 2 Single Family Res(1-19.99ac)
 Owner Address: PO BOX 58 BIG ISLAND VA 24526 Legal Description: LT 3 PB 1/210
 Document Number: 080000512

Valuation Information

Map : 17A2 4 3 Deed Book/Page No Data
 Acreage: 0.0000

Year	Land Value	Improvement Value	Total Value
2023 Reass	\$3,000.00	\$.00	\$3,000.00
2019 Reass	\$3,000.00	\$.00	\$3,000.00
2015 Reass	\$3,000.00	\$.00	\$3,000.00
2011 Reass	\$3,000.00	\$.00	\$3,000.00
2007 Reass	\$3,000.00	\$.00	\$3,000.00



Tax Map #: 17A3 138 9 **Parcel Number(RPC):** 1730800 **Address:**

Parcel Information

Owner : KRAJEWSKI JOSEPH S **Legal Acreage:** 0.0000
Additional Owner: No Data **PCDesc:** 2 Single Family Res(1-19.99ac)
Owner Address: 194 SALISBURY CR LYNCHBURG VA 24502 **Legal Description:** LTS 9-10 BK 38 SC B
Document Number: No Data

Valuation Information

Map : 17A3 138 9 **Deed Book/Page** 714 194
Acreage: 0.0000

Year	Land Value	Improvement Value	Total Value
2023 Reass	\$2,000.00	\$.00	\$2,000.00
2019 Reass	\$2,000.00	\$.00	\$2,000.00
2015 Reass	\$2,000.00	\$.00	\$2,000.00
2011 Reass	\$2,000.00	\$.00	\$2,000.00
2007 Reass	\$2,000.00	\$.00	\$2,000.00