

**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 May 10, 2024 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 No.	TACS No.	Property Description
N1	Harmon Boyette Smith	243A1-4-6	470173	0.51 acre +/- Pirate's Cove Lot 6 Section 5
N2	Joseph S. Krajewski	17A3-138-9 and 17A3-138-10	223883	Lots 9-10 Block 38 Section B near Bear Canyon Road
N3	Lena Elizabeth Corporation	114-A-52F	223890	0.62 acre +/- near Goode off of Gandy Road

**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](http://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 17, 2024).** 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](http://www.countsauction.com), by email to [gmcdaniel@countsauction.com](mailto: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](http://www.taxva.com), by email to [taxsales@taxva.com](mailto: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: Harmon Boyette Smith

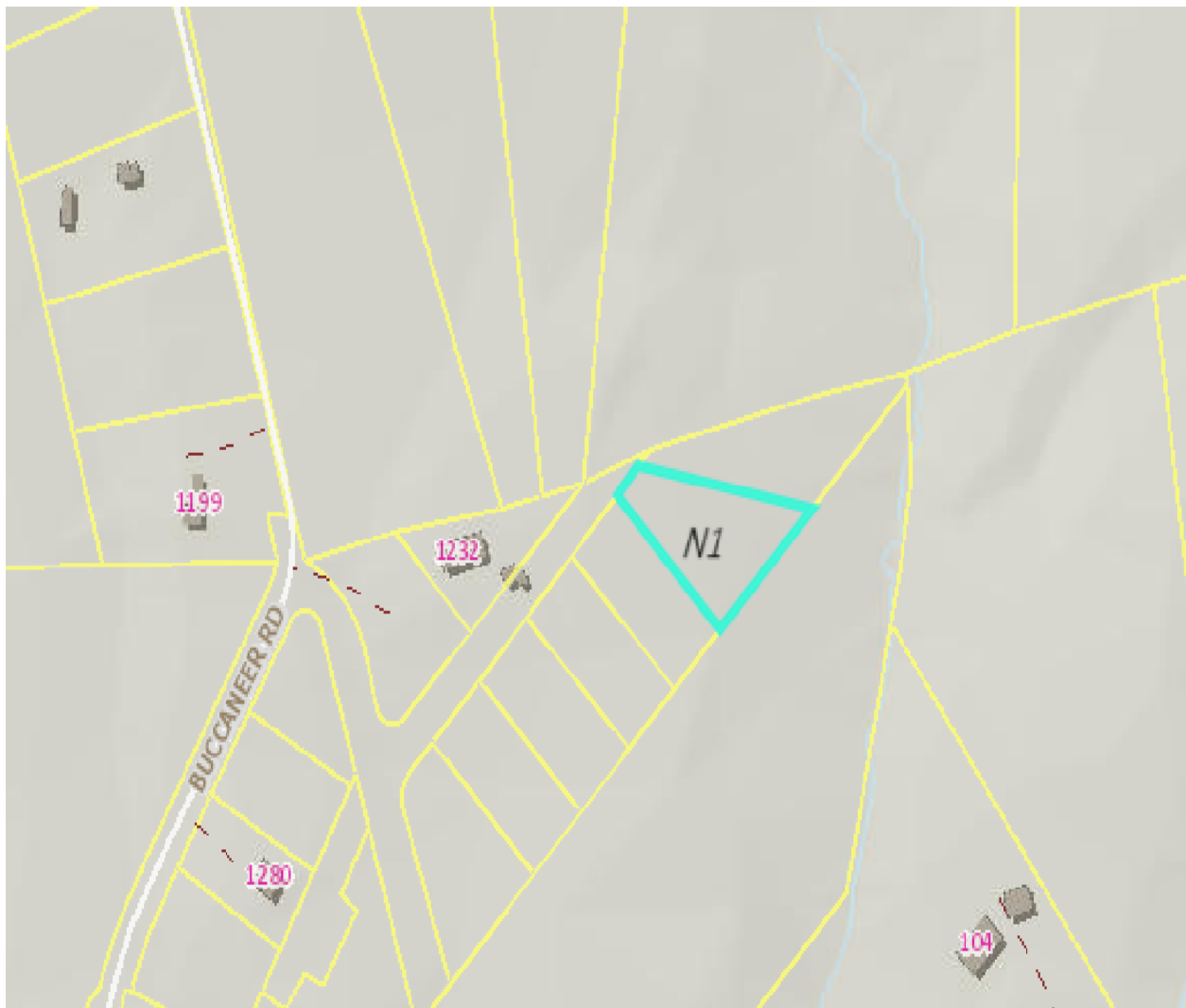
Tax Map #243A1 4 6

RPC 24320600

Legal Acreage: 0.5100

Legal Description: PIRATES COVE LT 6 SC5

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



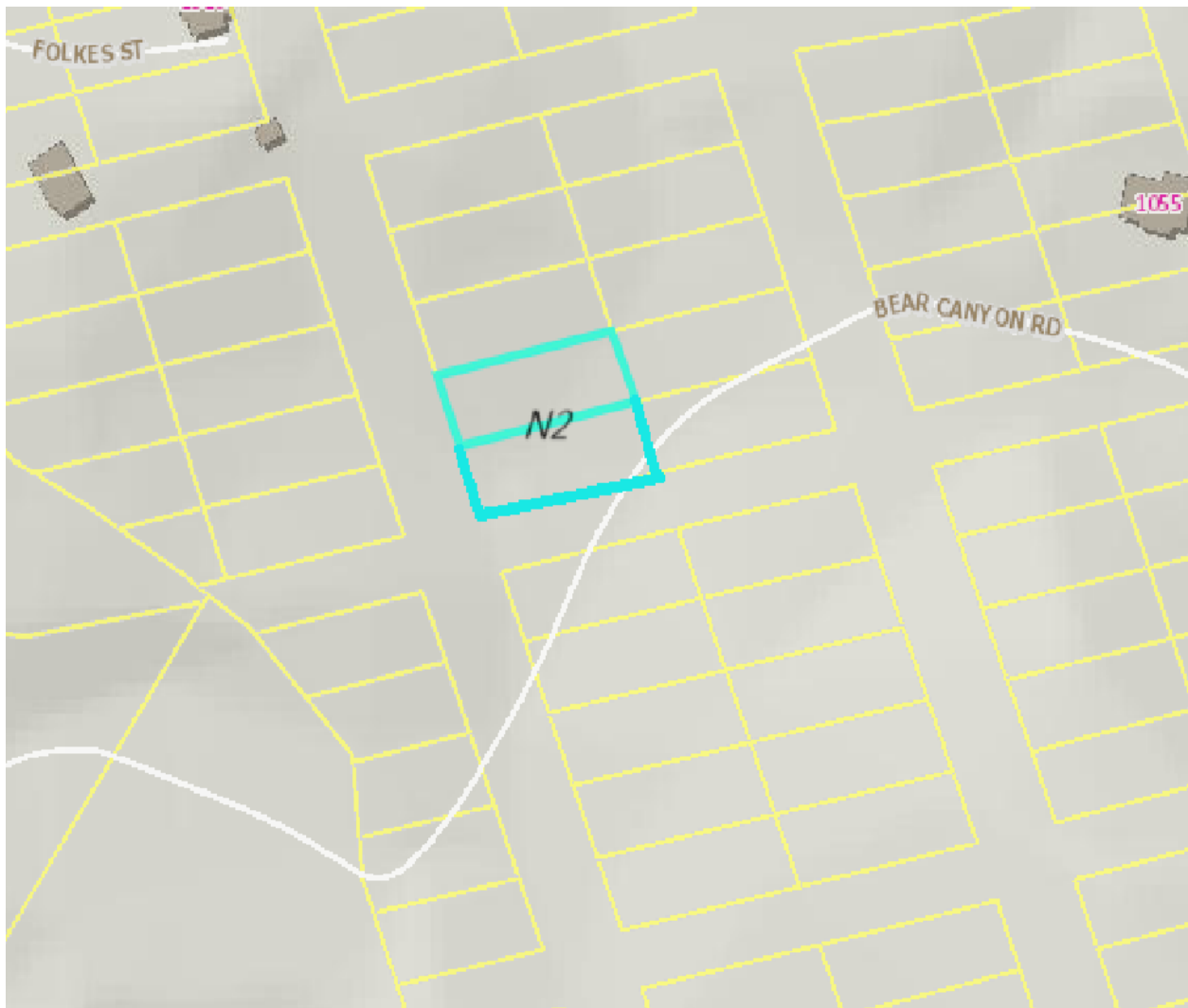
N2: Joseph S. Krajewski

Tax Map # 17A3 138 9 and 17A3 138 10

RPC 1730800

Legal Description: LTS 9-10 BK 38 SC B

Year	Land Value	Improvement Value	Total Value
2023	\$2,000.00	\$0.00	\$2,000.00



# N3: Lena Elizabeth Corporation

Tax Map # 114 A 52F  
RPC 11406900  
Legal Acreage: 0.6200  
Legal Description: NR GOODE

Year	Land Value	Improvement Value	Total Value
2023 Reass	\$2,500.00	\$ .00	\$2,500.00

