

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
COUNTY OF WASHINGTON, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Washington, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate at the **Board of Supervisors Room, 1 Government Center Place, Abingdon, Virginia 24210, on March 28, 2025 at 1:00pm. *PLEASE NOTE: THIS IS A NEW LOCATION***

The sale of such property is subject to the terms and conditions below, and any term or conditions which may be subsequently 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(s)	Tax Map No.	TACS No.	Property Description
1	Steve Miskin	140D-1-77	830476	Lot 77 behind 10507 Redwood Drive, Bristol
2	Jerry D. & Brenda K. Kennedy	013-A-44	830622	5181 and 5185 Tumbling Creek Road, Saltville, 12.32 acres
3	Ben Johnson Jr.	159C-8-2	830465	0.25 acre lot Cunningham Road, Bristol
4	Kennedy Dean Otey	129B-1-44	830489	0.5 acre lot on Morrison Road, Meadowview
5	Johnny Holmes & Ray Holmes, Jr.	022-A-28	830471	27499 Poor Valley Road, Saltville "Henderson School Property"
6	Alan R. & Rebekah Bordwine	022-2-6A	830459	26412 North Fork Rive Road, Saltville, 10 acres
7	Quantum Products, Inc.	067A3-A-68	830512	29074 Hillman Highway, Meadowview, 0.22 acre
8	Steven Isiah Kennedy	165-11-34	830496	18211 Amish Drive, Abingdon, 2.43 acres
9	Teresa M. McKenzie & Robert L. Campbell	172B2-1-A-9	830472	619 Cemetery Ridge Road, Damascus, Lots 9-12
10	Teresa M. McKenzie & Robert L. Campbell	172B2-A-262	830472	3 acres, near Rebel Circle, Damascus (floating parcel)
11	Don S. Bailey Estate	045-A-2C	830520	48.2 acres +/- part Tract 5 White Land, North Fork River Road, Abingdon
12	Sheila Kim Statzer	145-4-2	830464	Lot 2 Mac Clifton Subd., Green Spring Road, Abingdon
13	Robert Hall	172B2-1-A-20	830672	Lot 20, Laurel Heights, Cemetery Ridge Road, Damascus
14	Robert Hall	172B2-1-A-21	830672	649 Cemetery Ridge Road, Damascus, Lots 21-22, Block A
15	James D. Armstrong Estate	069-A-63	830574	4.07 acres +/- Monroe Road, Glade Spring
16	James D. Armstrong Estate	069-A-63B	830574	2.00 acres +/- Solomon Lane, Glade Spring

17	Connie S. Hill & Ava T. Morgan	025B-1-1-23A	830599	32276 Santa Cruz Drive, Meadowview, 0.16 acre +/-, part Lot 23, all 24, part 25
18	Connie S. Hill & Ava T. Morgan	025B-1-1-25	830599	Lot 26, part 25, Section 1, Santa Cruz Drive, Meadowview
19	Richard & Amanda Rowe	129-3-2	830458	18587 Truckers Road, Meadowview, 4.34 acres +/-
20	James W. Holt, Sr.	138-A-60	830551	12.15 acres +/- Lime Hill Road, Bristol
21	Mark Heath & Lisa Roseann Sayers	165-11-30	830491	18355 Amish Drive, Abingdon, Tract 30, 2.85 acres +/-
22a	F. Sterling Foster	011-1-68	804574	0.193 acres +/- Lot C, half Lot B, Rickard Street, Abingdon
22b		011-1-69		329 Rickard Street, Abingdon, 0.116 acre +/- Lot A, half Lot B
23	Ollie & Mandy Tignor Estate	029-A-22	830606	9312 Sugar Cove Road, Abingdon, 30.5 acres +/-
24	Ollie & Mandy Tignor Estate	029-A-23	830606	3.2 acres +/- off of Sugar Cove Road, Abingdon
25	Ollie & Mandy Tignor Estate	029-A-60	830606	0.5 acre +/- off of Sugar Cove Road, Abingdon

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court. The Special Commissioner 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 any information contained in 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 make a deposit in the amount of twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, **along with a 10% buyer's premium, subject to a minimum of \$150, added to the final bid.** Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars (\$20,000) per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

The balance of the purchase price and recording costs for deed recordation shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

Terms applicable to In-Person Bidders ONLY: The deposit and buyer's premium are due on the day of the auction. All payments must be made in the form of personal 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**. 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 deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than April 4, 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 Washington 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 Washington and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process should be directed to the Auctioneer online at www.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

1: Steve Miskin

Parcel No:140D-1-77

Legal Desc.: REDWOOD ADD SUBD PT LOT 77

Current Land Value: \$25,000

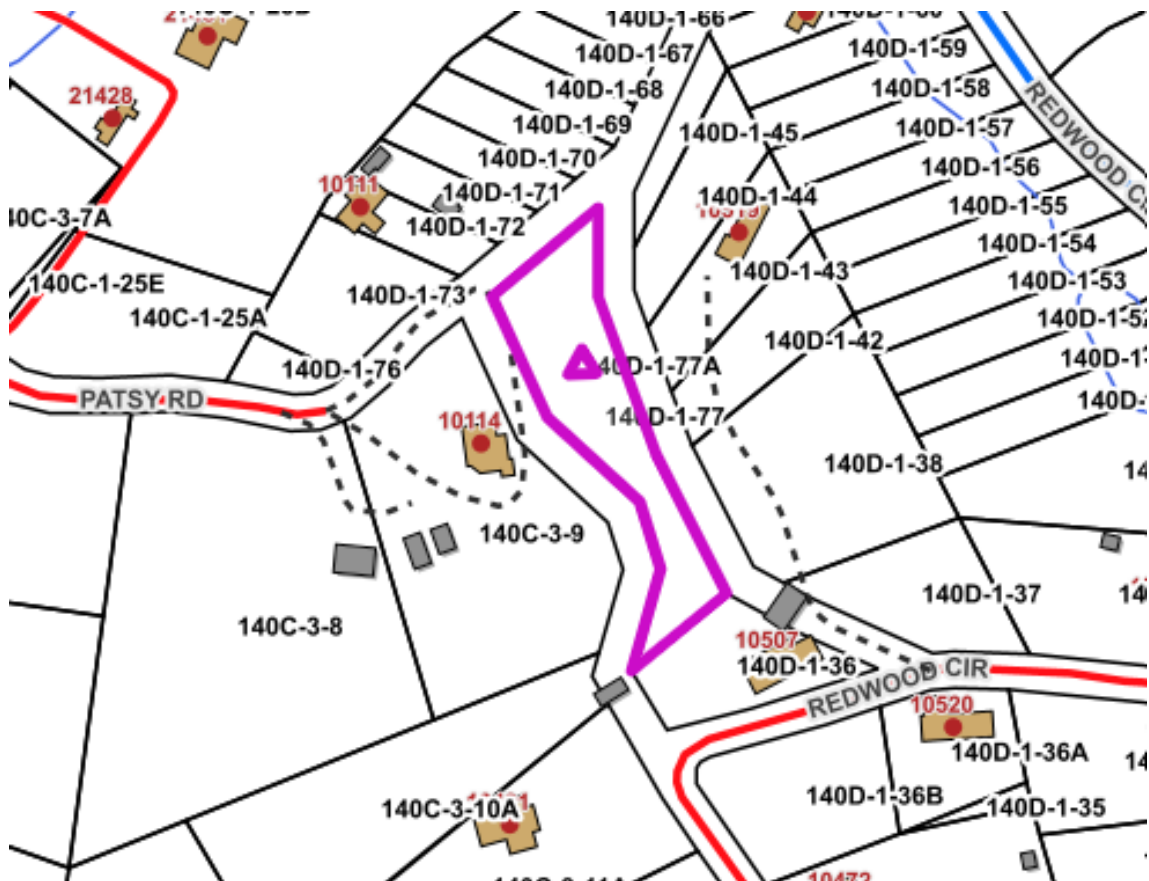
Current Improvement Value: \$0

Current Total Value: \$25,000

Magisterial District: WI

Zoning:R2

Does not include triangle/floating parcel



2: Jerry D. & Brenda K. Kennedy

Parcel No: 013-A-44

Acreage: 12.32

Legal Desc.: NORTH FORK ACR 12.32

Current Land Value: \$70,900

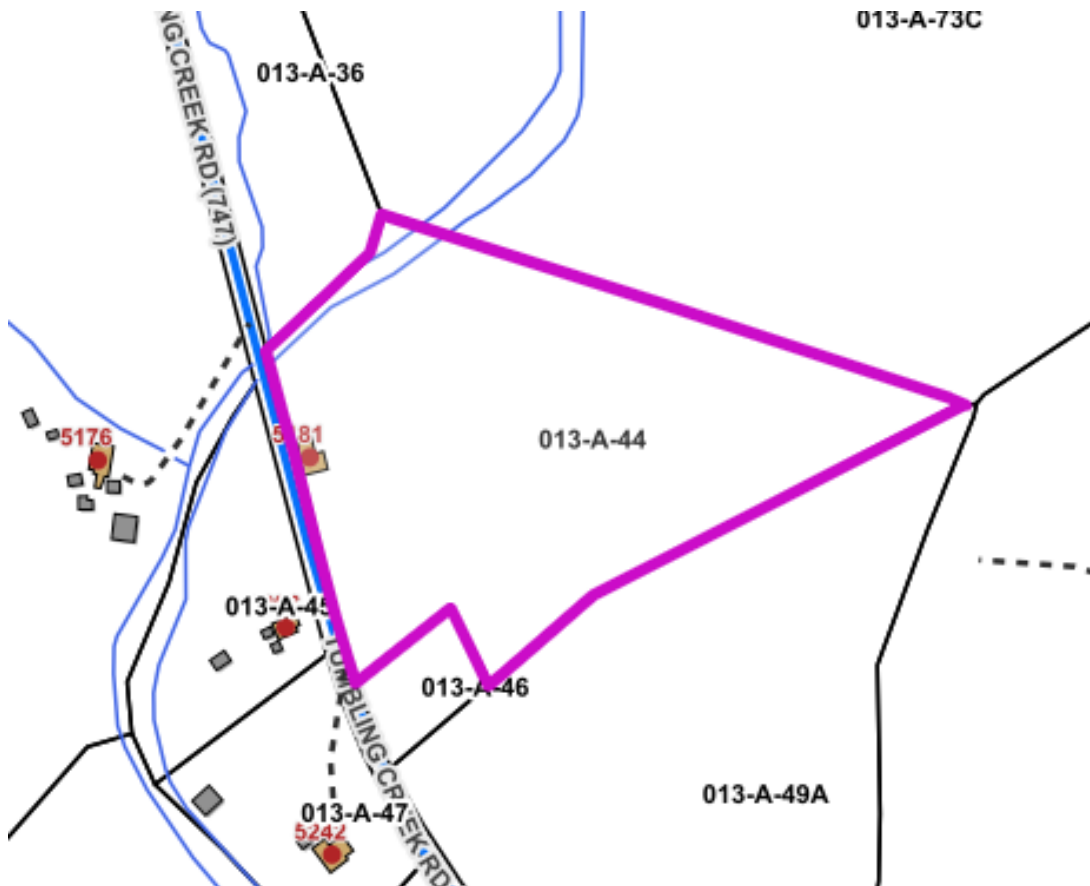
Current Improvement Value: \$5,200

Current Total Value: \$76,100

Magisterial District: JE

Zoning: CR

E911 Address: 5181 TUMBLING CREEK RD



3: Ben Johnson Jr.

Parcel No: 159C-8-2

Acreage: 0.25

Legal Desc.: LT 2 & 3 MALCOLM SUBD ACR .25

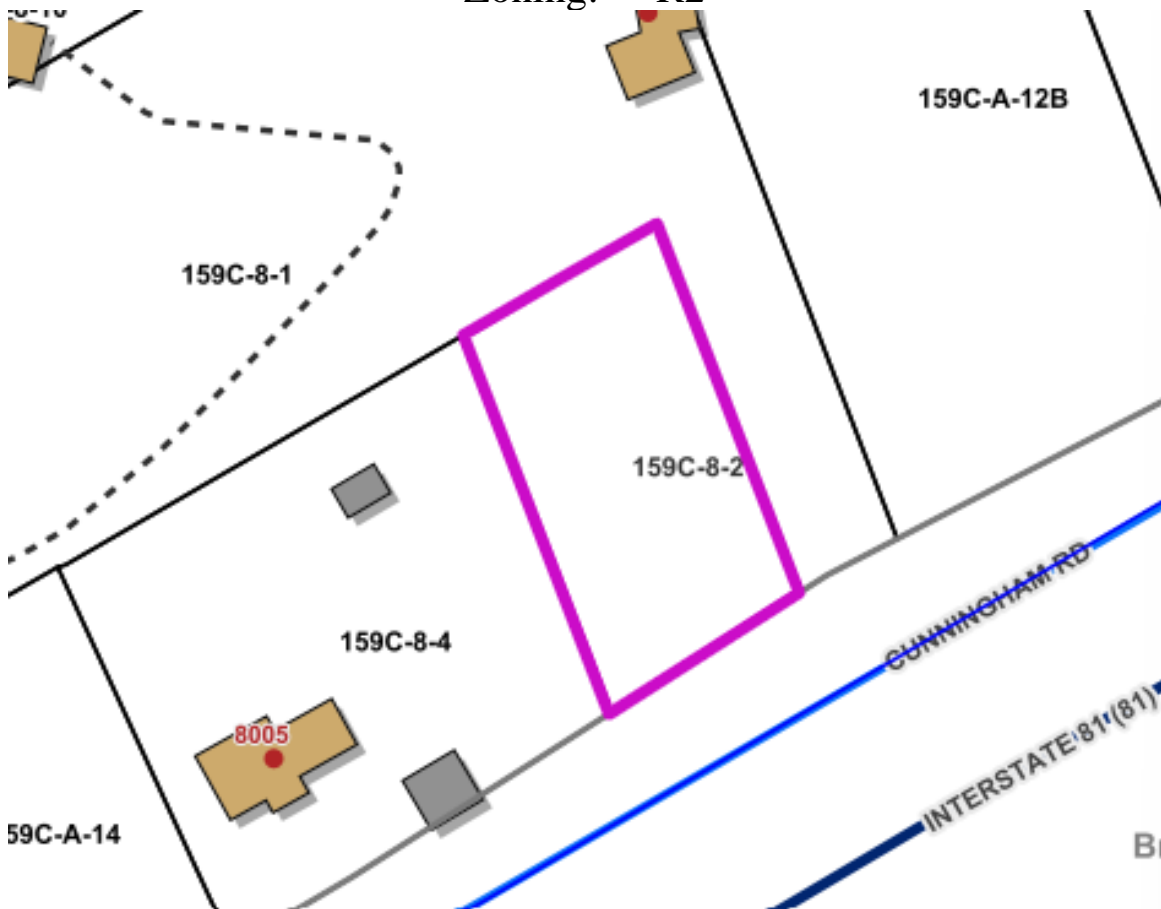
Current Land Value: \$25,000

Current Improvement Value: \$0

Current Total Value: \$25,000

Magisterial District: TY

Zoning: R2



4: Kennedy Dean Otey

Parcel No: 129B-1-44

Acreage: 0.5

Legal Desc.: TR 44 J M LEWIS FARM

Current Land Value: \$30,000

Current Improvement Value: \$0

Current Total Value: \$30,000

Magisterial District: TA

Zoning: A1



5: Johnny Holmes & Ray Holmes, Jr.

Parcel No: 022-A-28

Legal Desc.: HENDERSON SCHOOL PROPERTY

Current Land Value: \$25,000

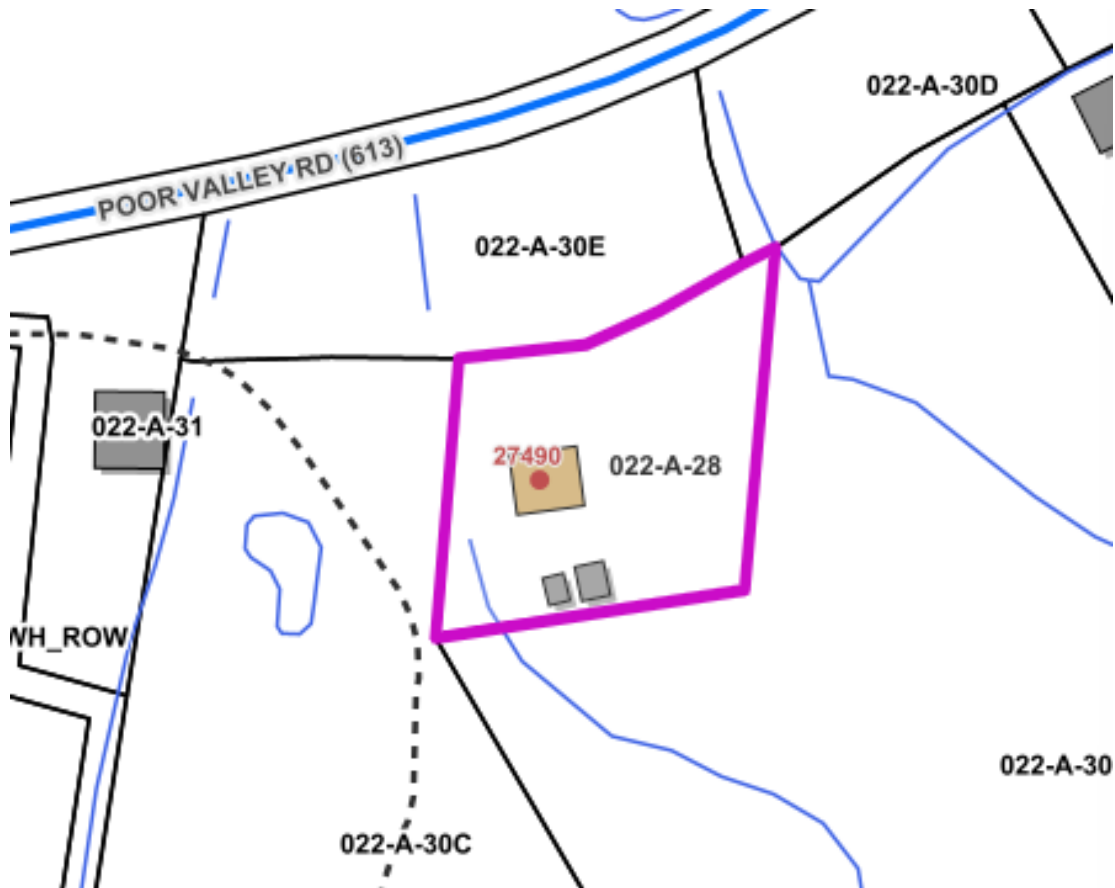
Current Improvement Value: \$1,400

Current Total Value: \$26,400

Magisterial District: JE

Zoning: CR

E911 Address: 27490 POOR VALLEY RD



6: Alan R. & Rebekah Bordwine

Parcel No: 022-2-6A

Acreage: 10

Legal Desc.: LOTS A & B PT OF THE HATTIE MITCHEL

Current Land Value: \$44,500

Current Improvement Value: \$400

Current Total Value: \$44,900

Magisterial District: JE



7: Quantum Products, Inc.

Parcel No: 067A3-A-68

Acreage: 0.22

Legal Desc.: OGDEN LOT

Current Land Value: \$25,000

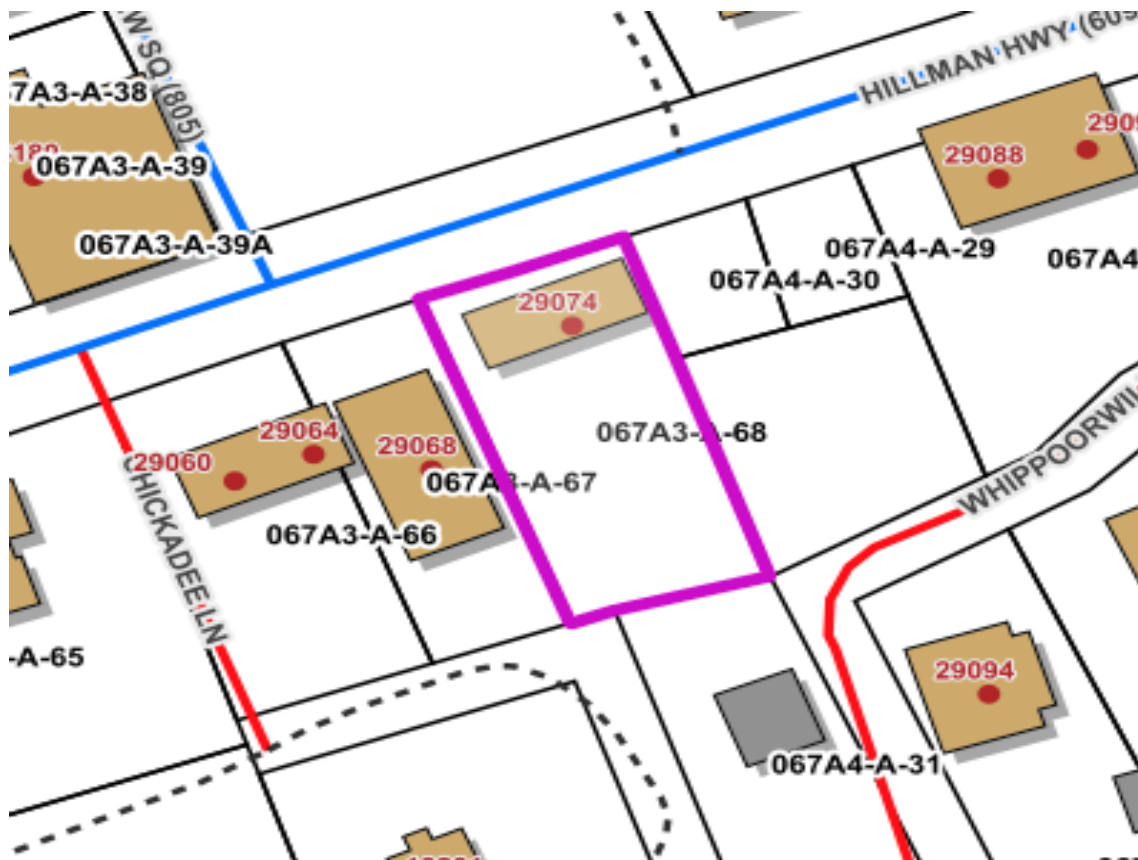
Current Improvement Value: \$95,800

Current Total Value: \$120,800

Magisterial District: MO

Zoning: V

E911 Address: 29074 HILLMAN HWY



8: Steven Isiah Kennedy

Parcel No: 165-11-34

Acreage: 2.43

Legal Desc.: TR 34 LEVISA LAND CO

Current Land Value: \$42,000

Current Improvement Value: \$100

Current Total Value: \$42,100

Magisterial District: MA

Zoning: A1



9: Teresa M. McKenzie & Robert L. Campbell

Parcel No: 172B2-1-A-9

Legal Desc.: LTS 9 TO 12 INC LAUREL HTS

Current Land Value: \$25,000

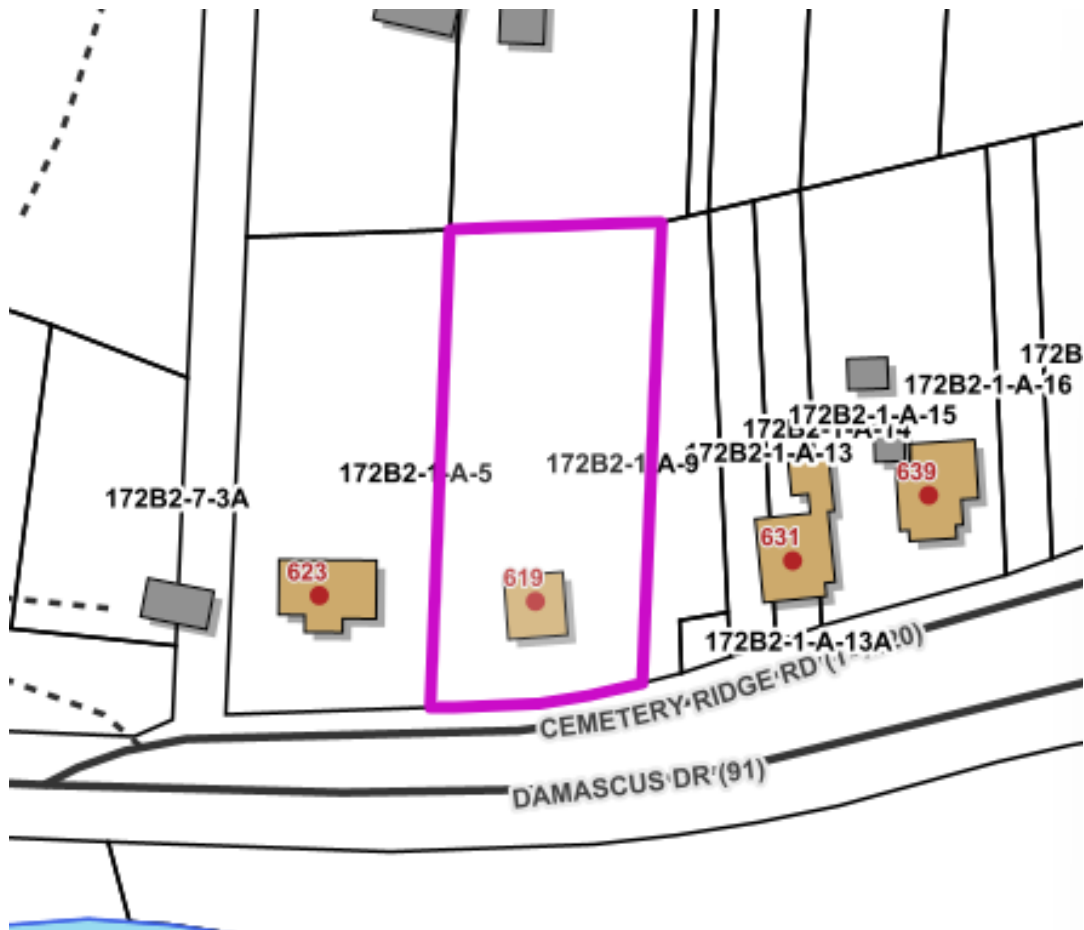
Current Improvement Value: \$10,000

Current Total Value: \$35,000

Magisterial District: DA

Zoning:

E911 Address: 619 CEMETERY RIDGE RD



10: Teresa M. McKenzie & Robert L. Campbell

Parcel No: 172B2-A-262

Acreage: 3

Legal Desc.: RUSSELL LD ACR 3

Current Land Value: \$13,500

Current Improvement Value: \$0

Current Total Value: \$13,500

Magisterial District: TA

Zoning: A1



11: Don S. Bailey Estate

Parcel No: 045-A-2C

Acreage: 48.2

Legal Desc.: PT TR 5 WHITE LD

Current Land Value: \$180,800

Current Improvement Value: \$0

Current Total Value: \$180,800

Magisterial District: JE

Zoning: CR

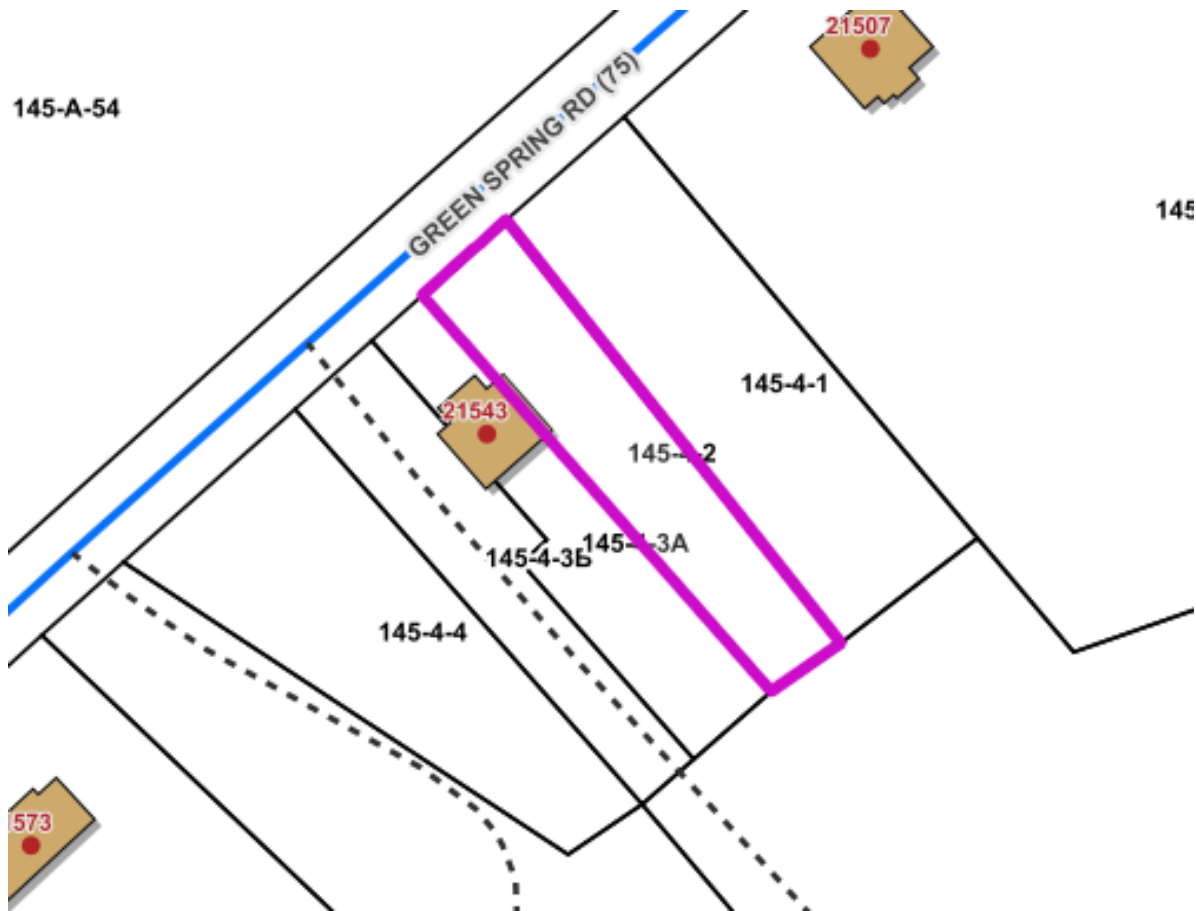


12: Sheila Kim Statzer

Parcel No: 145-4-2
Legal Desc.: LT 2 MAC CLIFTON SUBD

Current Land Value: \$30,000
Current Improvement Value: \$0
Current Total Value: \$30,000

Magisterial District: MA
Zoning: R2



13: Robert Hall

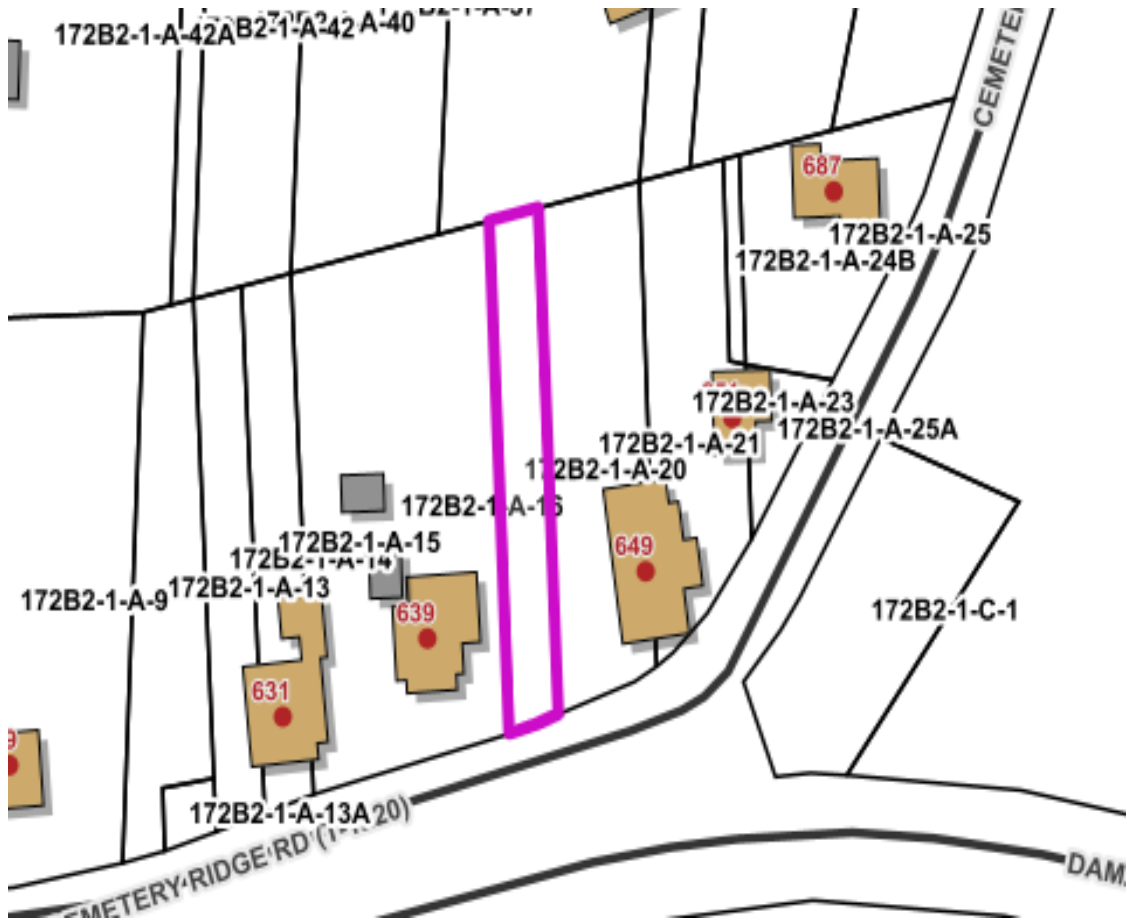
Parcel No: 172B2-1-A-20

Legal Desc.: LOT 20 FT 23-24 LAUREL HTS BURNS

Current Land Value: \$5,000
Current Improvement Value: \$0
Current Total Value: \$5,000

Magisterial District: DA

Zoning: DAMASCUS

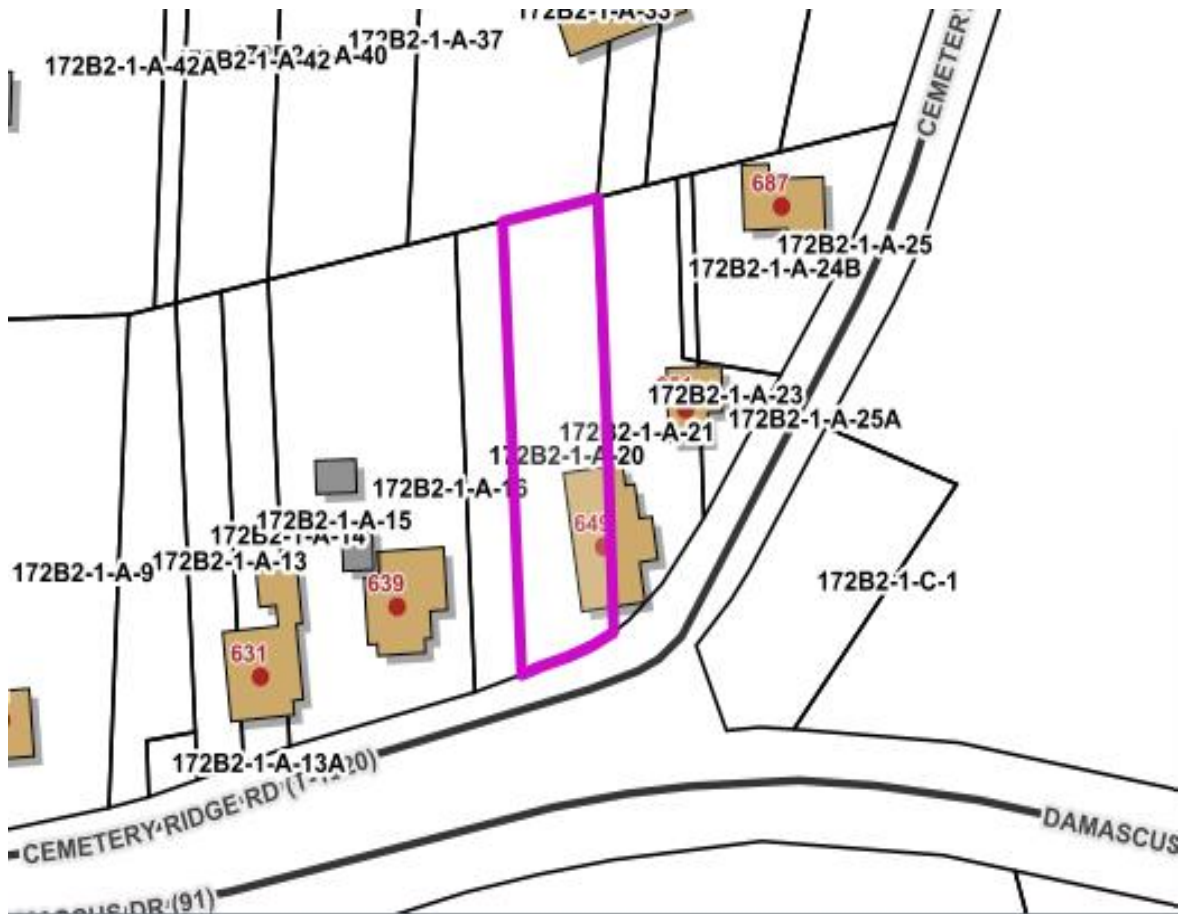


14: Robert Hall

Parcel No: 172B2-1-A-21
Legal Desc.: LTS 21 & 22 BLK A LAUREL HTS

Current Land Value: \$25,000
Current Improvement Value: \$10,200
Current Total Value: \$35,200

Magisterial District: DA
Zoning: DAMASCUS
E911 Address: 649 CEMETERY RIDGE RD



15: James D. Armstrong Estate

Parcel No: 069-A-63

Acreage: 4.07

Legal Desc.: OLD GLADE

Current Land Value: \$30,500

Current Improvement Value: \$0

Current Total Value: \$30,500

Magisterial District: MO

Zoning: A2



16: James D. Armstrong Estate

Parcel No: 069-A-63B

Acreage: 2

Legal Desc.: PT JONATHAN NOEL PINKSTON PROP

Current Land Value: \$15,000

Current Improvement Value: \$1,500

Current Total Value: \$16,500

Magisterial District: MO

Zoning: A2



17: Connie S. Hill & Ava T. Morgan

Parcel No: 025B-1-1-23A

Acreage: 0.16

Legal Desc.: PT 23 ALL 24 PT 25

Current Land Value: \$10,000

Current Improvement Value: \$62,800

Current Total Value: \$72,800

Magisterial District: JE

Zoning: A1

E911 Address: 32276 SANTA CRUZ DR



18: Connie S. Hill & Ava T. Morgan

Parcel No: 025B-1-1-25

Legal Desc.: 26 PT OF 25 SEC 1 WYNDHAM FARRIS ES

Current Land Value: \$10,000

Current Improvement Value: \$0

Current Total Value: \$10,000

Magisterial District: JE

Zoning: A1



19: Richard & Amanda Rowe

Parcel No: 129-3-2

Acreage: 4.34

Legal Desc.: TRACT 2 JAMES & ALMEDA V MORRISON P

Current Land Value: \$40,000

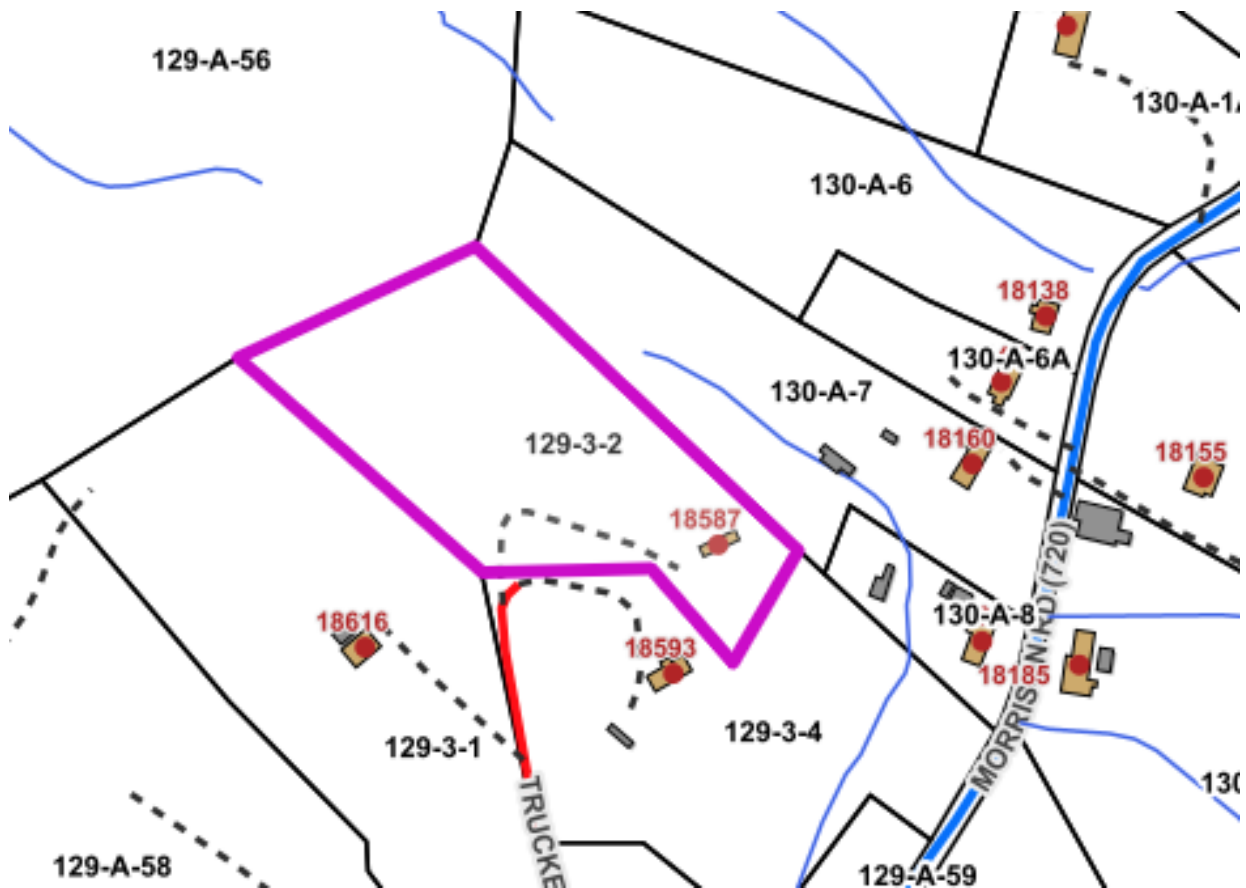
Current Improvement Value: \$800

Current Total Value: \$40,800

Magisterial District: TA

Zoning: A1

E911 Address: 18587 TRUCKERS RDG



20: James W. Holt, Sr.

Parcel No: 138-A-60

Acreage: 12.15

Legal Desc.: THREE SPRINGS

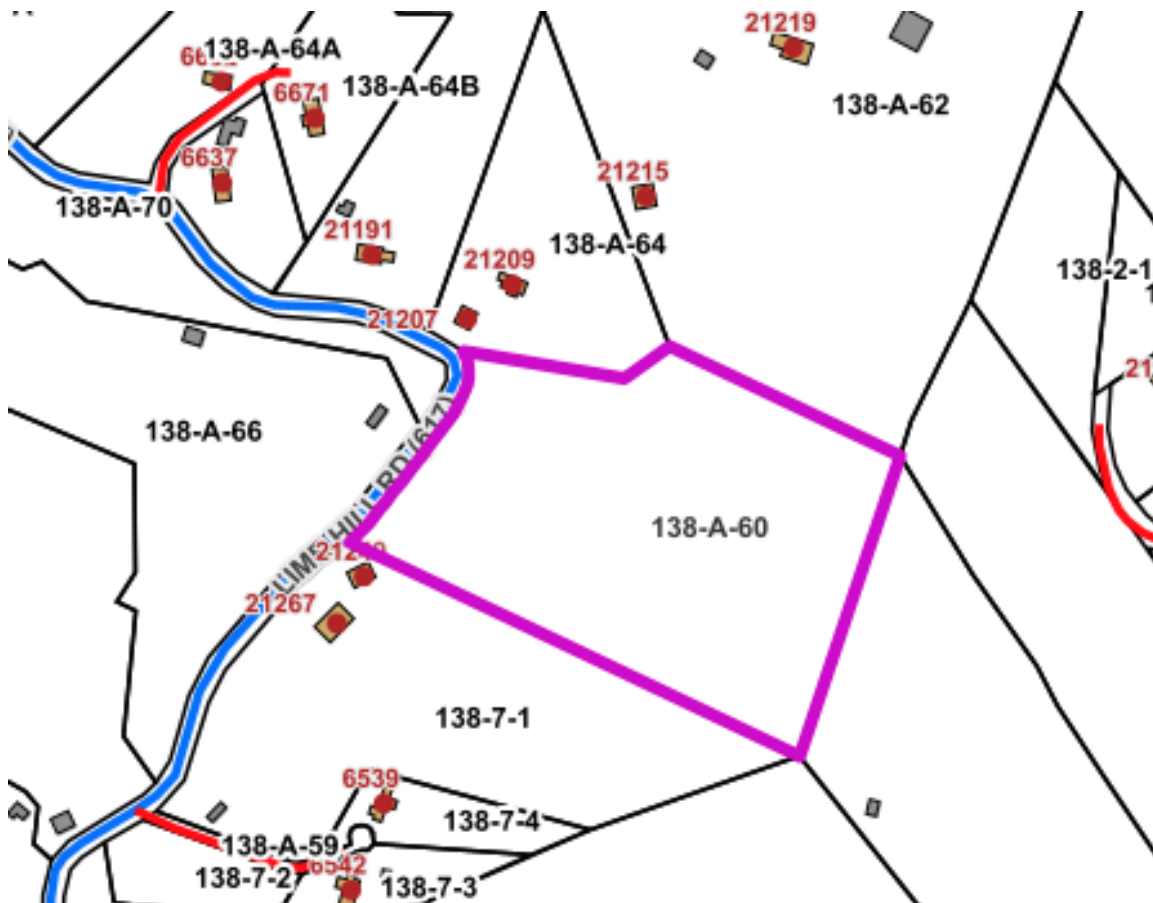
Current Land Value: \$70,200

Current Improvement Value: \$0

Current Total Value: \$70,200

Magisterial District: TY

Zoning: A1



21: Mark Heath & Lisa Roseann Sayers

Parcel No: 165-11-30

Acreage: 2.86

Legal Desc.: TR 30 LEVISA LAND CO

Current Land Value: \$40,500

Current Improvement Value: \$1,000

Current Total Value: \$41,500

Magisterial District: MA

Zoning: A1

E911 Address: 18355 AMISH DR



22a + 22b: F. Sterling Foster

Parcel No: 011-1-68

Acreage: 0.193

Legal Desc.: LOT C & EASTERN 1/2 LOT B J B HAMILTON

Current Land Value: \$10,000

Current Improvement Value: \$0

Current Total Value: \$10,000

Magisterial District: AB

Parcel No: 011-1-69

Acreage: 0.116

Legal Desc.: LOT A & WESTERN 1/2 LOT B J B HAMILTON

Current Land Value: \$25,000

Current Improvement Value: \$158,100

Current Total Value: \$183,100

Magisterial District: AB

E911 Address: 329 RICKARD ST



23: Ollie & Mandy Tignor Estate

Parcel No: 029-A-22

Acreage: 30.5

Legal Desc.: POOR VALLEY W R HITE EST (TRACT NO I)

Current Land Value: \$145,500

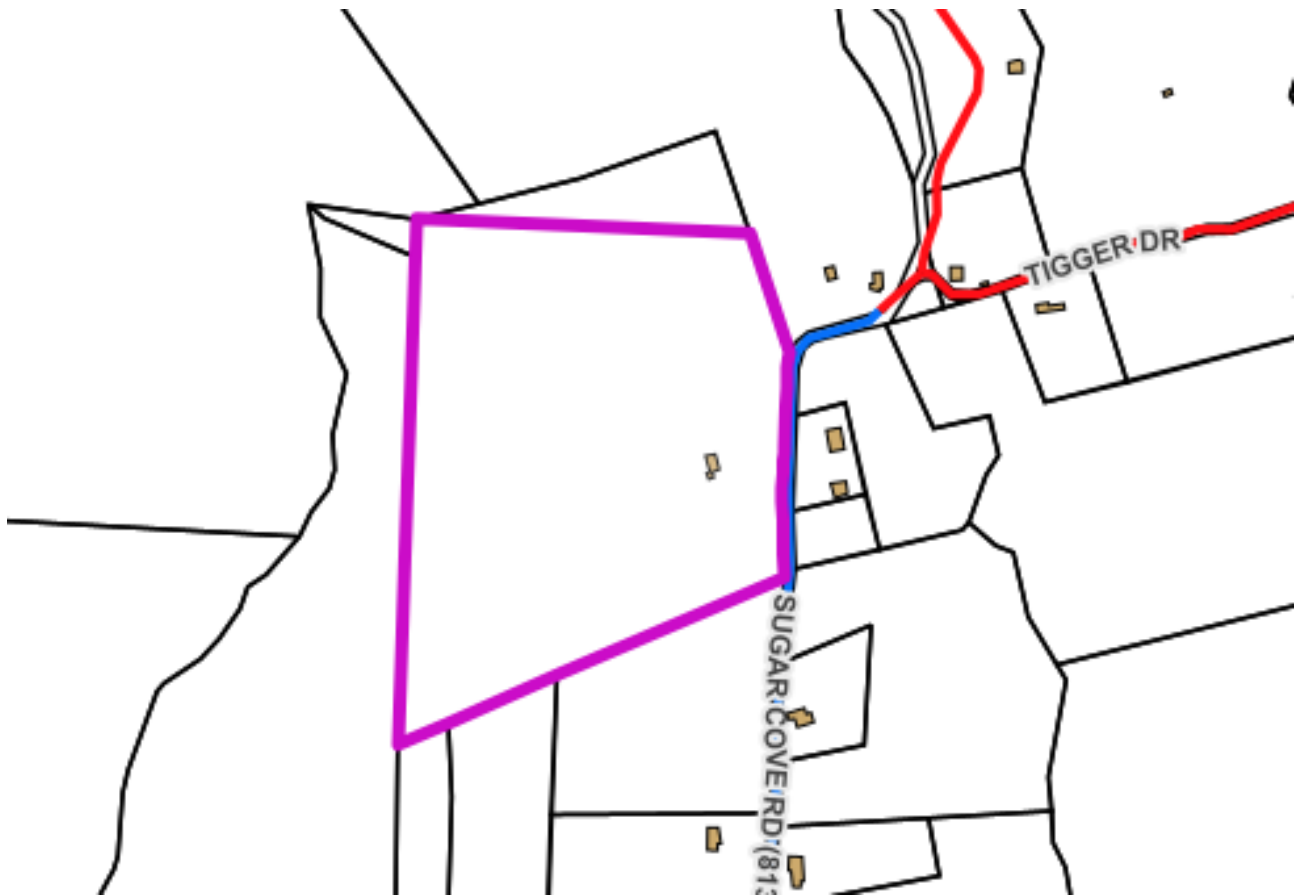
Current Improvement Value: \$8,600

Current Total Value: \$154,100

Magisterial District: JE

Zoning: CR

E911 Address: 9312 SUGAR COVE RD



24: Ollie & Mandy Tignor Estate

Parcel No: 029-A-23

Acreage: 3.2

Legal Desc.: POOR VALLEY W R HITE EST (TRACT NO II)

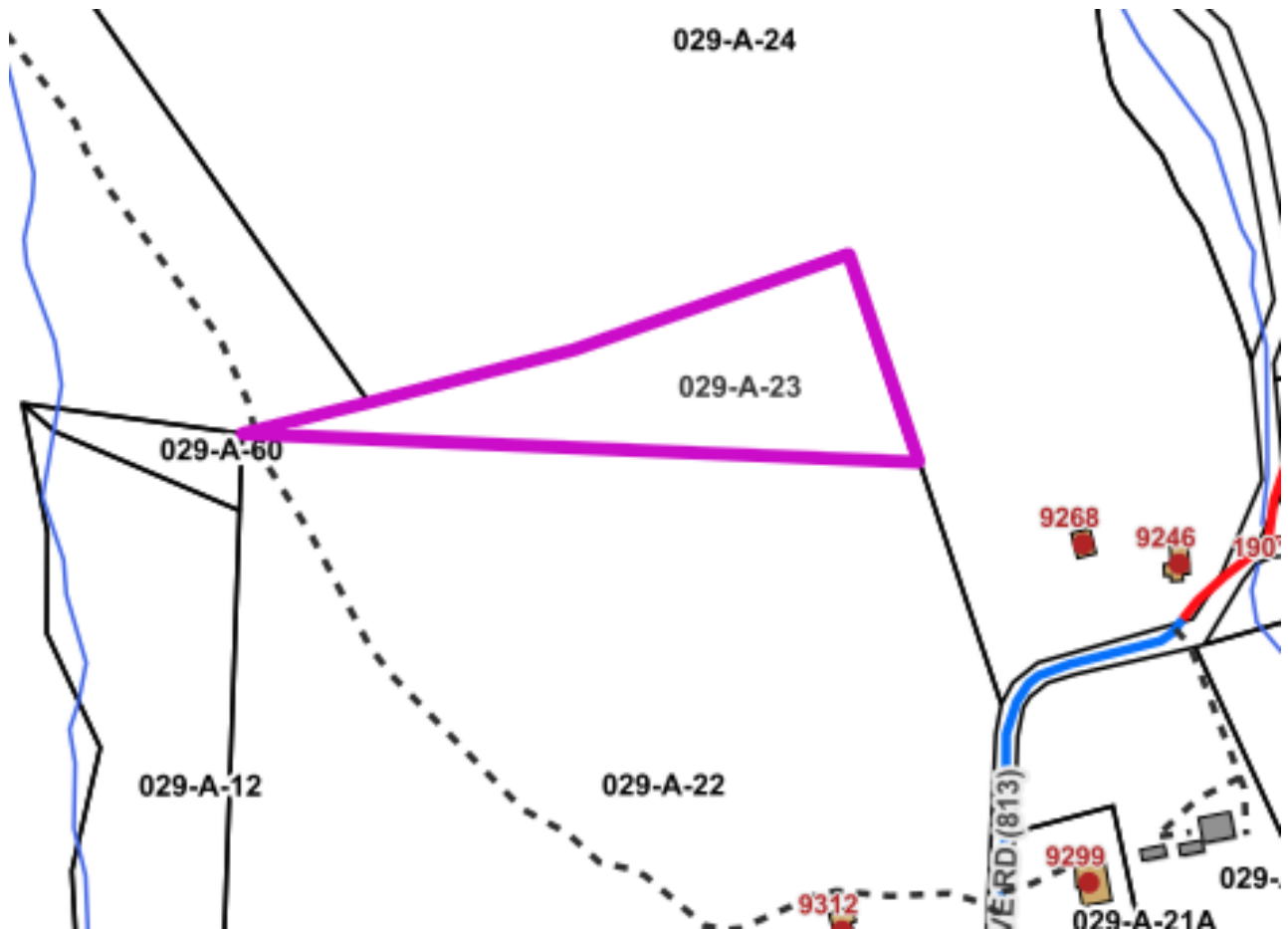
Current Land Value: \$14,400

Current Improvement Value: \$0

Current Total Value: \$14,400

Magisterial District: JE

Zoning: CR



25: Ollie & Mandy Tignor Estate

Parcel No: 029-A-60

Acreage: 0.5

Legal Desc.: POOR VALLEY W R HITE EST (TRACT NO III)

Current Land Value: \$2,300
Current Improvement Value: \$0
Current Total Value: \$2,300

Magisterial District: JE

Zoning: CR

