

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
TOWN OF ABINGDON & COUNTY OF WASHINGTON, 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 at **The County Fairgrounds, Main Building A, located at 17046 Fairgrounds Drive, Abingdon, Virginia 24210, June 13, 2023 at 1:00pm** or as soon thereafter as may be effected.

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.

| | <u>Property Owner</u> | <u>Identification</u> | <u>Description</u> |
|-----|-------------------------------|--|--|
| N1 | Maggie Campbell | TACS # 804592 Map # 104A-A-4 | 0.25 acre +/- off of Wolf Creek Trail in Abingdon |
| N2 | Gustava Necessary Estate | TACS # 830463 Map # 137-A-60 | 1.70 acres +/- on Rich Valley Road in Bristol |
| N3 | Gustava Necessary Estate | TACS # 830463 Map # 137-A-63 | 1.22 acres +/- on Rich Valley Road in Bristol |
| N4 | Gustava Necessary Estate | TACS # 830463 Map # 137-A-65 | 1.00 acre +/- on Rich Valley Road in Bristol |
| N5 | Shadow Valley, Inc. | TACS # 830474 Map # 142B2-2-110 | Part Lot 110, Unit 3, Lowry Hill Subdivision on Old Dominion Road |
| N6 | Mary Julia Sunderlin | TACS # 830481 Map # 146-5-30 | 0.60 acre +/- Lot 30 and part Lot 313, Parks Mill Road in Abingdon |
| N7 | A. J. Harmon | TACS # 830482 Map # 164-A-14C | 0.04 acre +/- off of Mock Knob Road in Bristol |
| N8 | Ann Brown Estate | TACS # 830516 Map # 119-A-32D | REDEEMED |
| N9 | Wilma Martin Estate | TACS # 830528 Map # 025B-1-3-5 | 0.34 acre +/- on Hawke Road, Lot 4 & 5 Stony Point Section 3 |
| N10 | James D. Montgomery, III | TACS # 830484 Map # 172B2-A-277 | 0.18 acre +/- on Rebel Circle, Damascus |
| N11 | Charles D. & Linda J. Tolbert | TACS # 830594 Map # 025B-A-8 | 0.14 acre +/- on Old Saltworks Road, Meadowview |

| | | | |
|-----|-----------------------------|-------------------------------------|--|
| N12 | Barbara Neaves | TACS # 830611 Map # 172B2-A-280 | 33276 Rebel Circle, Damascus, 0.11 acre +/- |
| N13 | Margaret T. Snavelly Estate | TACS # 830492 Map # 143A4-2-I-13 | Lot 13 Block 1, Evergreen Hills Subdivision, off of Baytree Road |
| N14 | Cornelia Otis Skinner | TACS # 830517 Map # 038-A-21 | 1.00 acre +/- off of Plum Creek Road, Glade Spring |
| N15 | Kimberly Dawn Thomas | TACS # 830511 Map # 045-A-30C | 11506 Toole Creek Road, Abingdon, 0.50 acre +/- |
| N16 | John W. Kestner | TACS # 830602 Map # 052A2-A-180 | 0.25 acre +/- on or near Sandalwood Street, Glade Spring *not specifically mapped* |

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 . 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 Counts Realty and 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 June 20, 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 County of Washington 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 of Abingdon or County of Washington. Questions concerning the registration and bidding process should be directed to gmcDaniel@countsauktion.com or by phone to (434) 525-2991. Questions concerning the property subject to sale should be directed to TACS at www.taxva.com, by email to taxsales@taxva.com, by phone to 804-893-5176, or by writing to the address below.

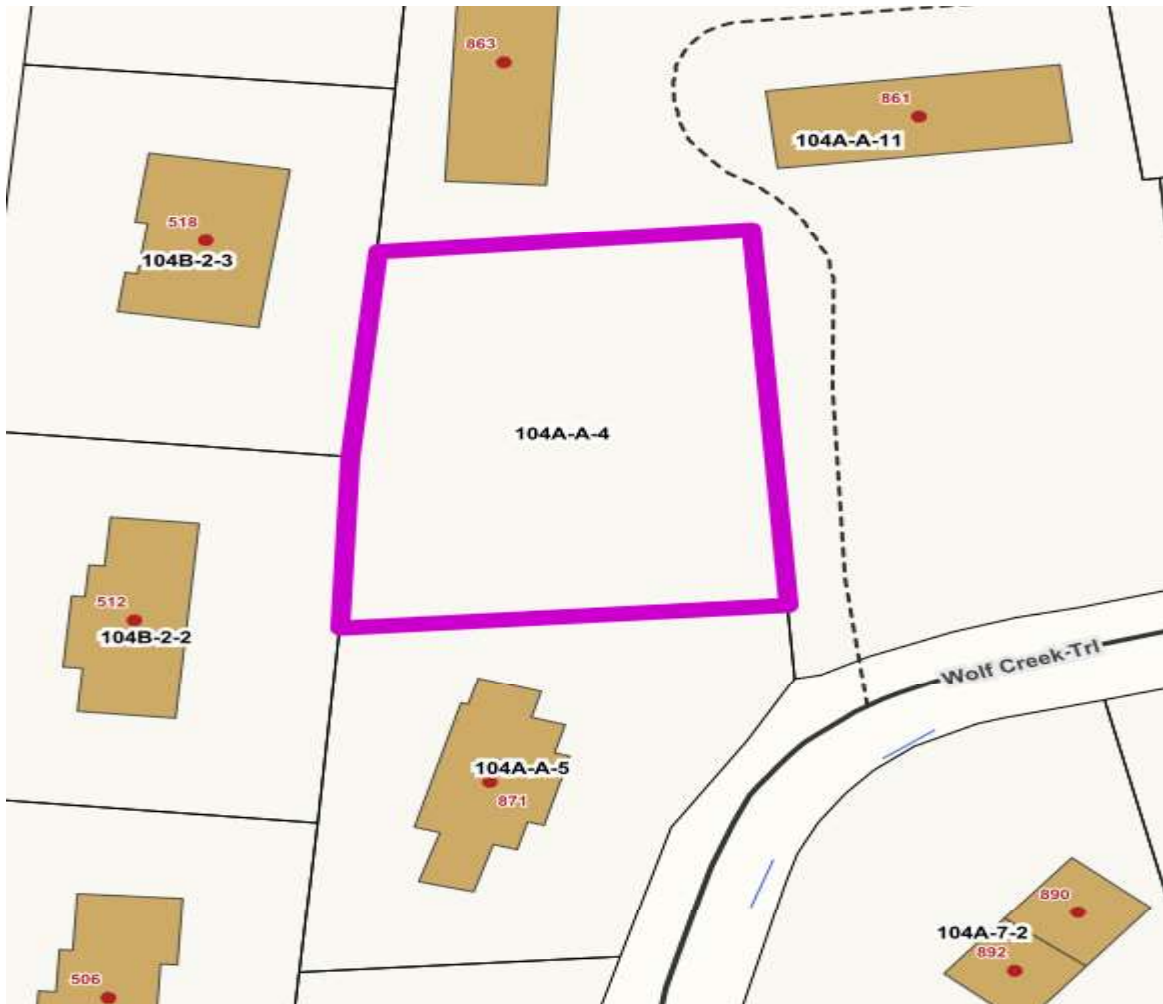
Re: Washington & Abingdon Non-Judicial Sale
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

N1 Maggie Campbell

TACS # 804592

Map # 104A-A-4

Acreage: .25
Legal Desc.: FRACTIONSVILLE
Current Land Value: \$1,000
Current Improvement Value: \$0
Current Total Value: \$1,000
Magisterial District: AB
Zoning: ABINGDON



N2 Gustava Necessary Estate TACS # 830463 Map # 137-A-60

Acreage: 1.70
Legal Desc.: RICH VALLEY
Current Land Value: \$3,400
Current Improvement Value: \$0
Current Total Value: \$3,400
Magisterial District: TY
Zoning: A1



N3 Gustava Necessary Estate TACS # 830463 Map # 137-A-63

Acreage: 1.22
Legal Desc.: RICH VALLEY
Current Land Value: \$2,400
Current Improvement Value: \$0
Current Total Value: \$2,400
Magisterial District: TY
Zoning: A1



N4 Gustava Necessary Estate TACS # 830463 Map # 137-A-65

Acreage: 1.00
Legal Desc.: RICH VALLEY
Current Land Value: \$2,000
Current Improvement Value: \$0
Current Total Value: \$2,000
Magisterial District: TY
Zoning: A1



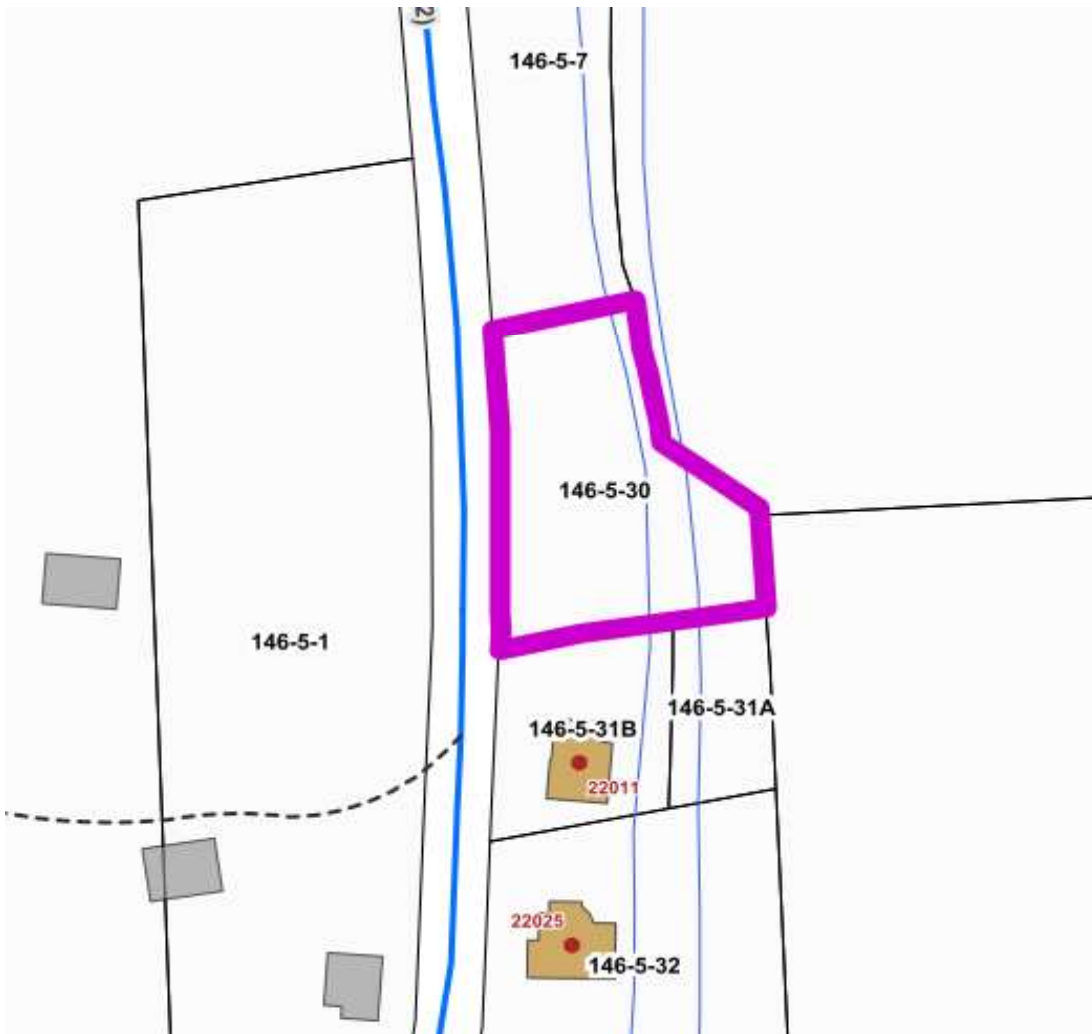
N5 Shadow Valley, Inc. TACS # 830474 Map # 142B2-2-110

Legal Desc.: LOWRY HILL SUBD PT LOT 110 UNIT 3
Current Land Value: \$5,000
Current Improvement Value: \$0
Current Total Value: \$5,000
Magisterial District: WI
Zoning: R1



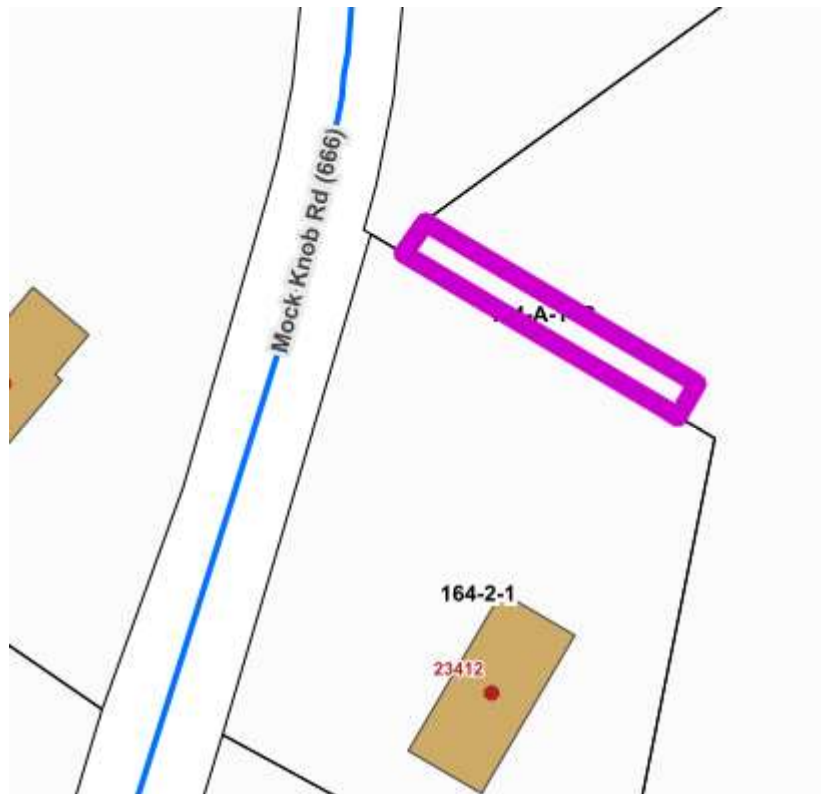
N6 Mary Julia Sunderlin TACS # 830481 Map # 146-5-30

Acreage: .60
Legal Desc.: LT 30 & PT 31 G G PRESTON FARM
Current Land Value: \$4,200
Current Improvement Value: \$0
Current Total Value: \$4,200
Magisterial District: MA
Zoning: A2



N7 A. J. Harmon TACS # 830482 Map # 164-A-14C

Acreage:.04
Legal Desc.: BUSH LAND
Current Land Value:\$100
Current Improvement Value:\$0
Current Total Value:\$100
Magisterial District: WI
Zoning: A2

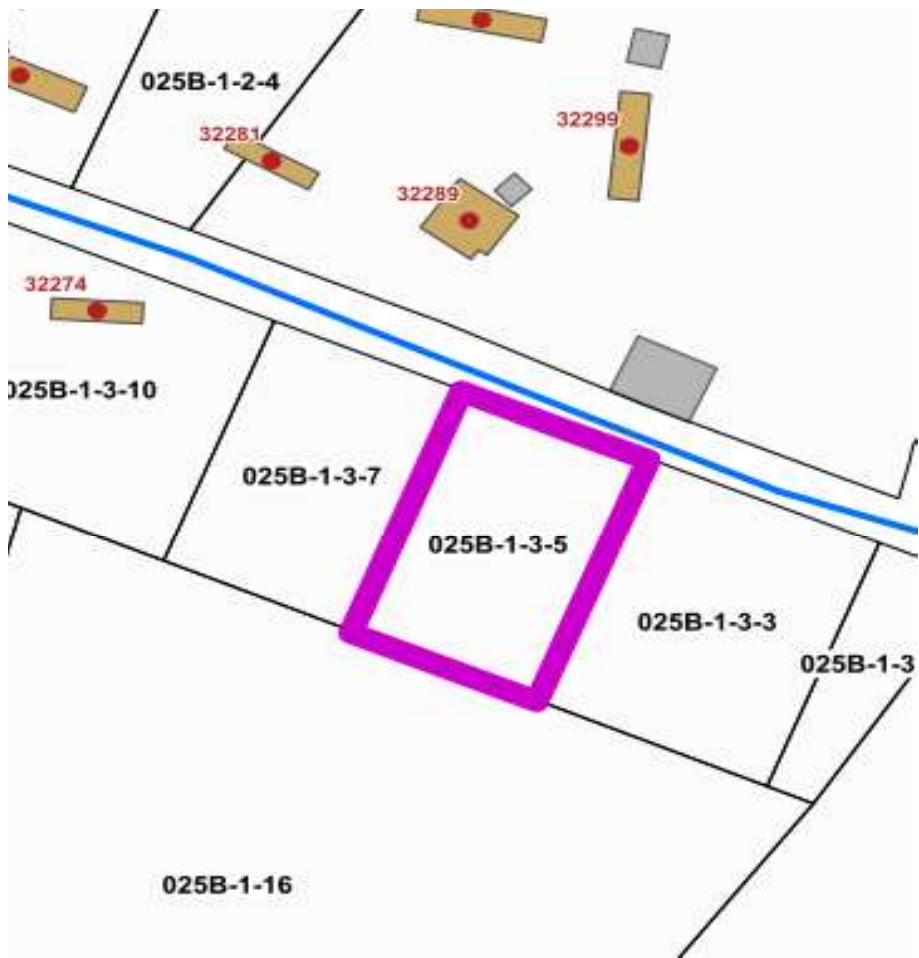


N8 Ann Brown Estate TACS # 830516 Map # 119-A-32D

REDEEMED

N9 Wilma Martin Estate TACS # 830528 Map # 025B-1-3-5

Acreage: .34
Legal Desc.: 4 & 5 STONY POINT SEC 3
Current Land Value: \$10,000
Current Improvement Value: \$0
Current Total Value: \$10,000
Magisterial District: JE
Zoning: A1



N10 James D. Montgomery, III

TACS # 830484

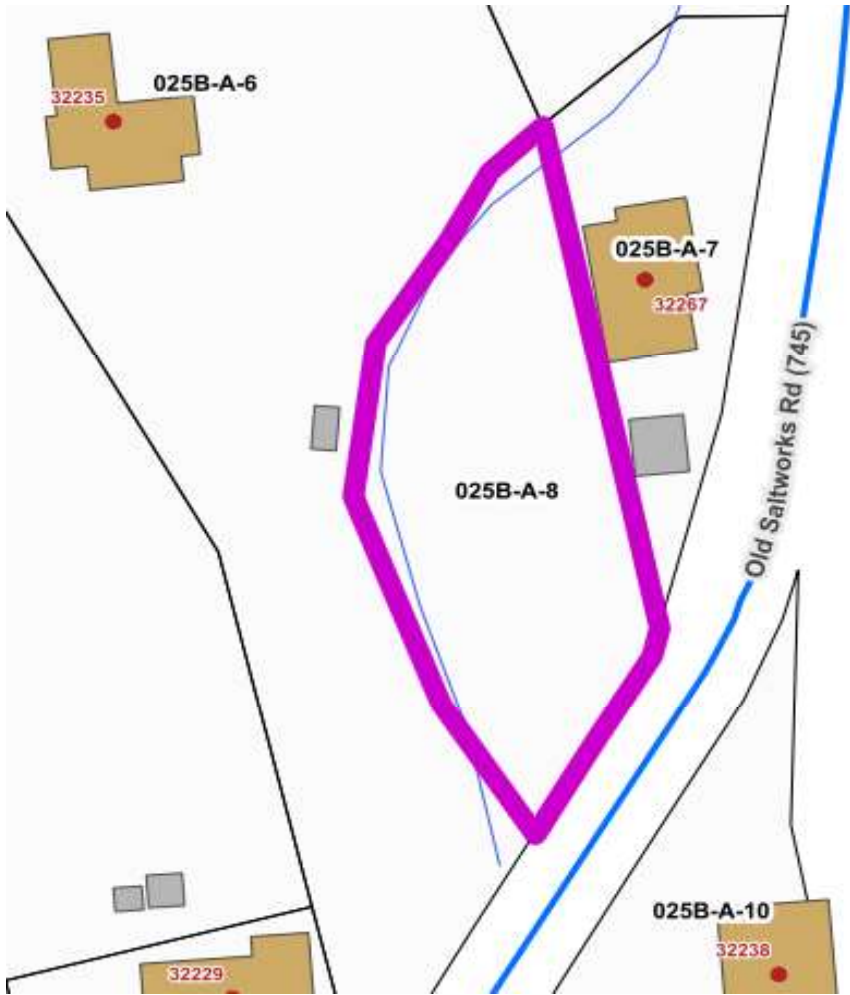
Map # 172B2-A-277

Acreage: .18
Legal Desc.: RUSSELL LD
Current Land Value: \$1,100
Current Improvement Value: \$0
Current Total Value: \$1,100
Magisterial District: TA
Zoning: A1



N11 Charles D. & Linda J. Tolbert TACS # 830594 Map # 025B-A-8

Acreage: .14
Legal Desc.: RICH VALLEY
Current Land Value: \$700
Current Improvement \$0
Value:
Current Total Value: \$700
Magisterial District: JE
Zoning: A1



N12 Barbara Neaves TACS # 830611 Map # 172B2-A-280

Acreage: .11
Legal Desc.: NEAR DAMASCUS
Current Land Value: \$700
Current Improvement Value: \$0
Current Total Value: \$700
Magisterial District: TA
Zoning: A1



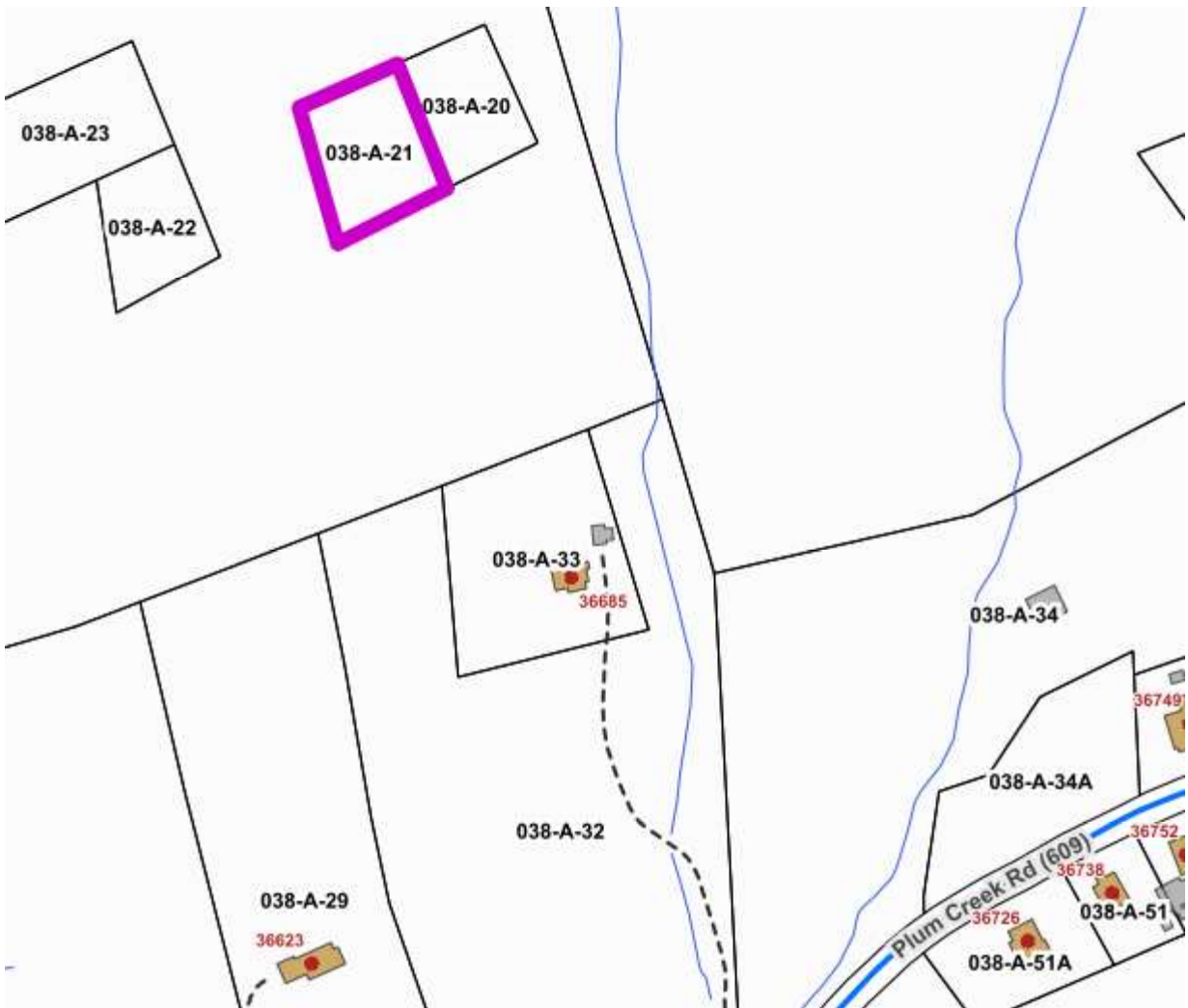
N13 Margaret T. Snavely Estate TACS # 830492 Map # 143A4-2-I-13

Legal Desc.: SUBD EVERGREEN HILLS LT 13 BLK 1
Current Land Value: \$1,500
Current Improvement Value: \$0
Current Total Value: \$1,500
Magisterial District: WI
Zoning: R1



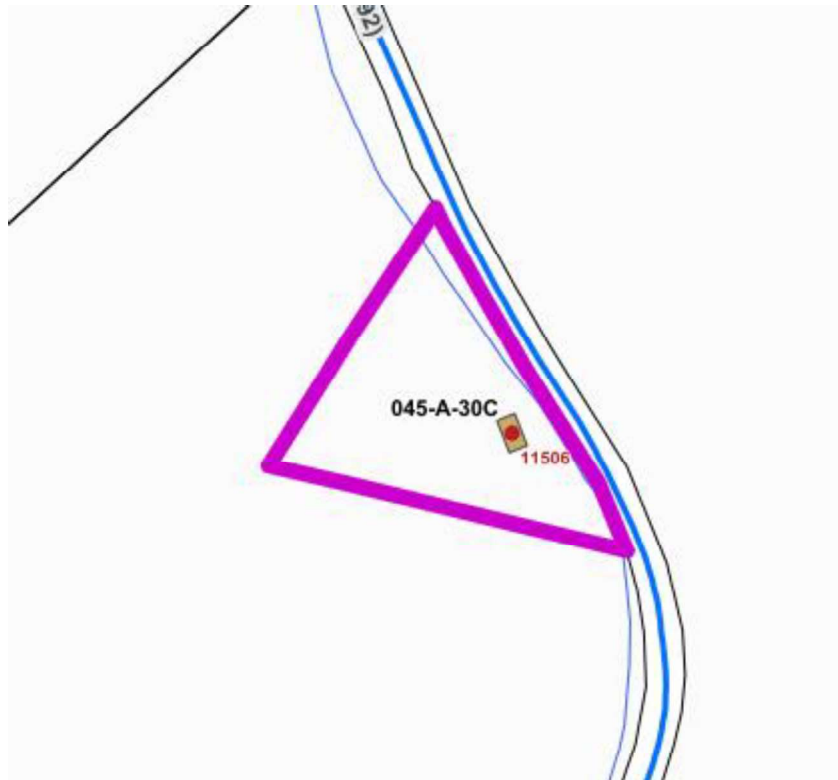
N14 Cornelia Otis Skinner TACS # 830517 Map # 038-A-21

Acreage:1.00
Legal Desc.:LOVERN LAND
Current Land Value:\$4,000
Current Improvement Value:\$0
Current Total Value:\$4,000
Magisterial District:MO
Zoning:A1



N15 Kimberly Dawn Thomas TACS # 830511 Map # 045-A-30C

Acreage: .50
Legal Desc.: RIVER HILLS
Current Land Value: \$2,500
Current Improvement Value: \$0
Current Total Value: \$2,500
Magisterial District: HA
Zoning: A1
E911 Address: 11506 TOOLE CREEK RD



N16 John W. Kestner TACS # 830602 Map # 052A2-A-180

Acreage: .25
Legal Desc.: KEYS LOT
Current Land Value: \$1,300
Current Improvement Value: \$0
Current Total Value: \$1,300
Magisterial District: GS
Zoning: GLADE SPRING

