

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
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, on October 23, 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.

	Property Owner(s)	Tax Map No.	TACS No.	Property Description
N1	James D. Montgomery, III	172B2-A-258	830484	0.14 acre +/- on Rebel Circle, near Damascus
N2	Lena Louise Mullins (LE)	070-A-4H	830561	0.14 acre +/- off of Stagecoach Road, Glade Spring
N3	Charles D. & Linda L. Tolbert	025B-A-8	830594	0.14 acre +/- on Old Saltworks Road, Meadowview
N4	Sandra Trivett	080-A-11A	830579	0.20 acre +/- on Smith Creek Road, Bristol
N5	Donna C. & Chris E. Carmack	137-A-21B	844063	REDEEMED
N6	Ardis Johnson	083-3-1A	830564	2.00 acre +/- on Rattle Creek Road, Abingdon
N7	Rushia Harris Estate	167C-1-39A	830613	Lot 39A on Driftwood Lane, Abingdon
N8	Garland Wayne & Kimmy Dean Bowman	140C-1-22B	830549	REDEEMED
N9	Coy & Beverly Woody	025B-1-3-3	830595	0.47 acre +/- on Hawke Road, Meadowview
N10	Susan Alexander Ray	133-7-4	830556	2.37 acre +/- on Barrtown Road, Glade Spring

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 October 30, 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 County of Washington. Questions concerning the registration and bidding process should be directed to gmcdaniel@countsauction.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 County Non-Judicial Sale
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

N1 James D. Montgomery, III



Parcel No: 172B2-A-258

Account Number: 2228

Acreage: 0.14

NEAR DAMASCUS- W S KISTNER

Current Improvement Value: \$0

Current Total Value: \$800

Magisterial District: TA

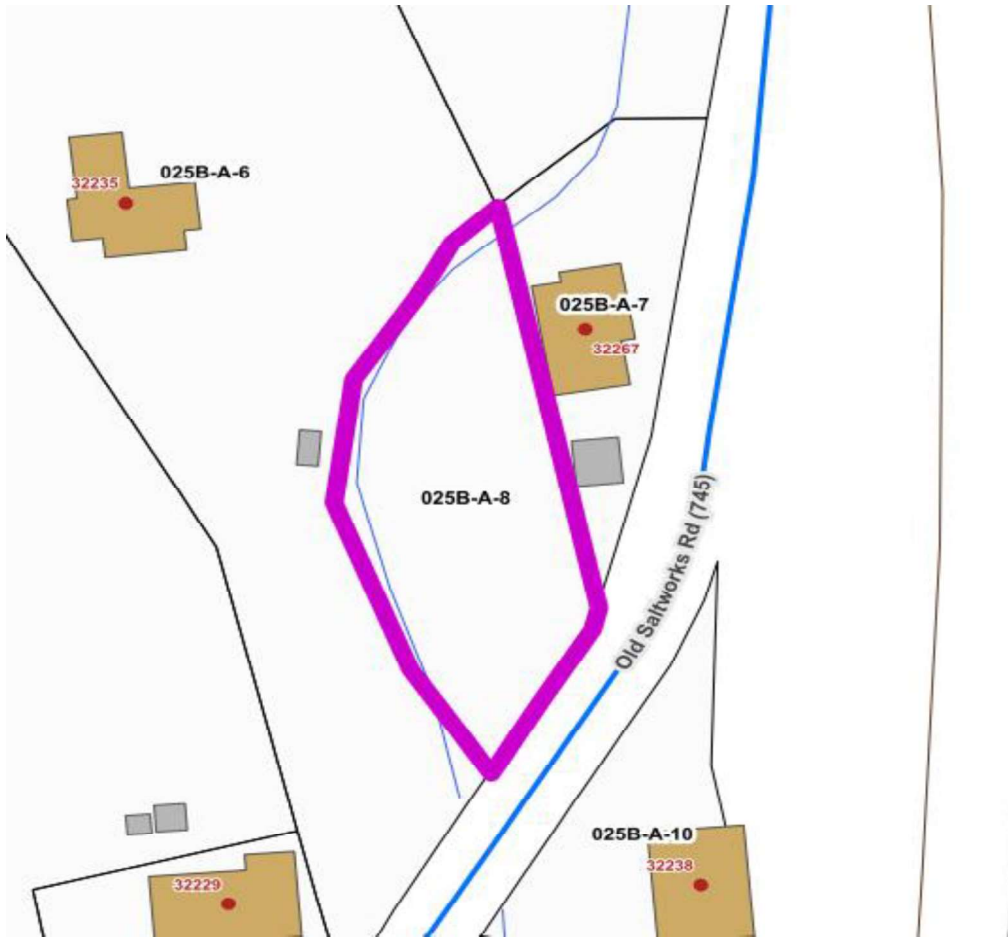
Zoning: A1

N2 Lena Louise Mullins (LE)



Parcel No: 070-A-4H
Account Number: 40775
Acreage: 0.14
HENRY HELTON PROP
Current Land Value: \$700
Current Improvement Value: \$0
Current Total Value: \$700
Magisterial District: MO
Zoning: R2

N3 Charles D. & Linda L. Tolbert



Parcel No: 025B-A-8

Account Number: 10015

Acreage: 0.14

RICH VALLEY-MCGLOCKLIN- GEO W TALBERT

Current Land Value: \$700

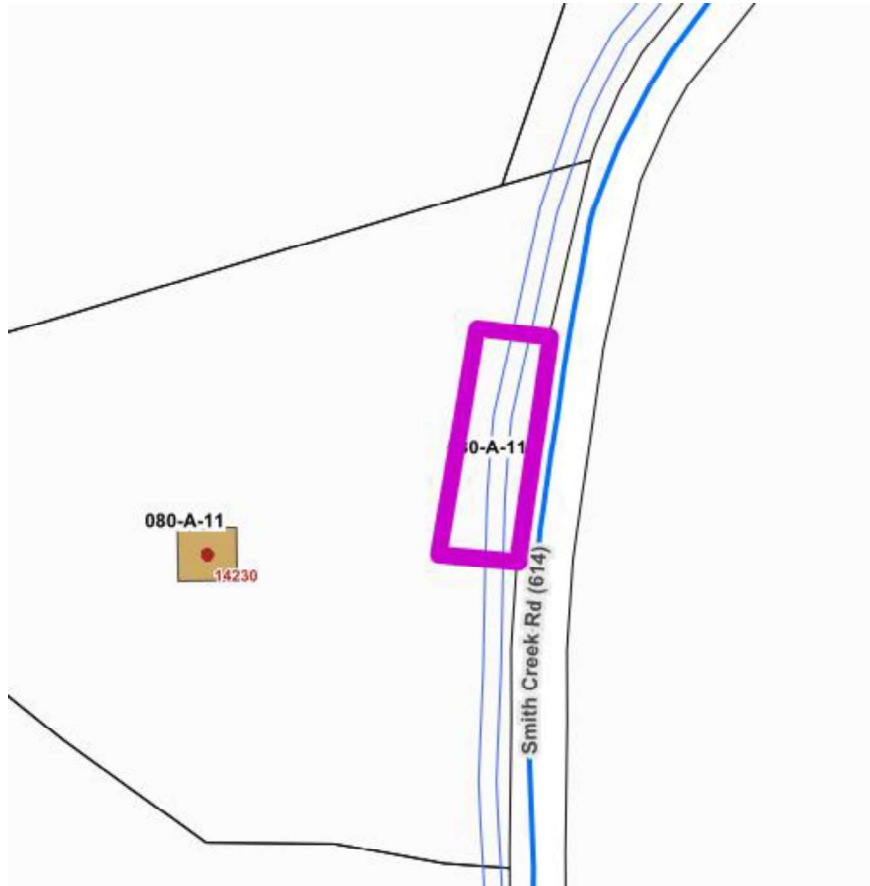
Current Improvement Value: \$0

Current Total Value: \$700

Magisterial District: JE

Zoning: A1

N4 Sandra Trivett



Parcel No: 080-A-11A
Account Number: 32130
Acreage: 0.20
SMITH CREEK
Current Land Value: \$10,000
Current Improvement Value: \$0
Current Total Value: \$10,000
Magisterial District: TY
Zoning: A1

N5 Donna C. & Chris E. Carmack

REDEEMED

N6 Ardis Johnson



Parcel No: 083-3-1A

Account Number: 35393

Acreage: 2.00

PT TR 1 FLOYD O PARRIS LD

Current Land Value: \$10,000

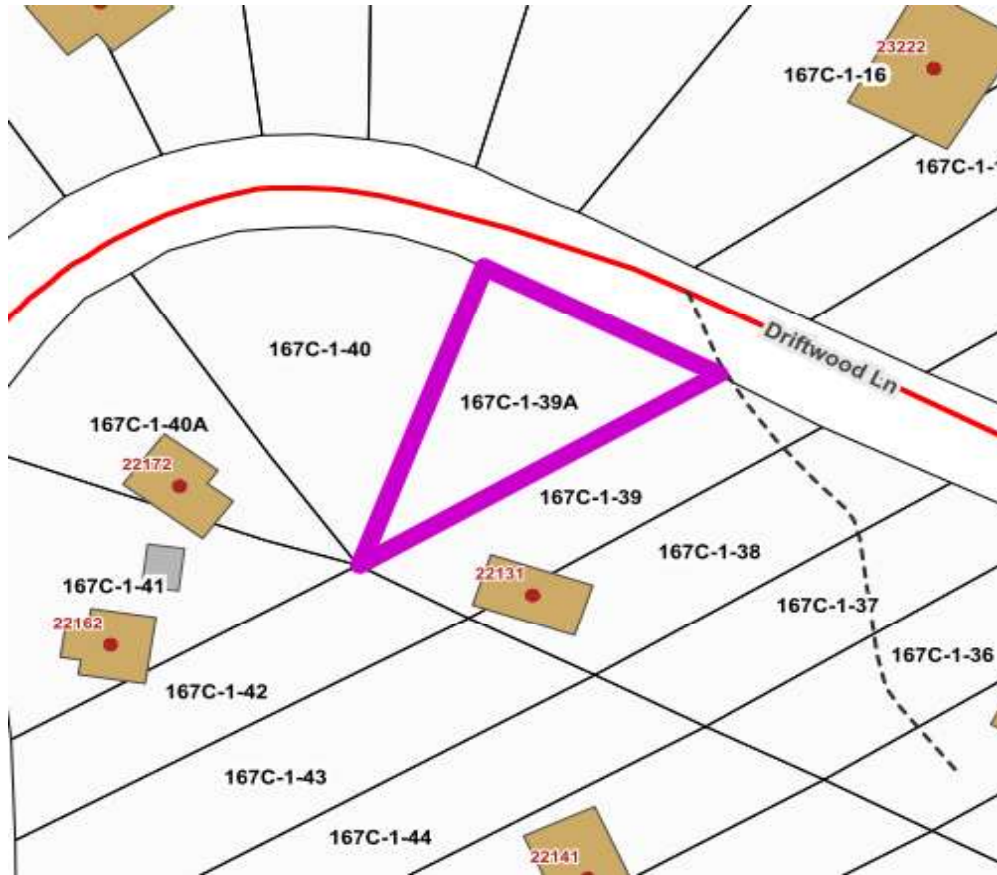
Current Improvement Value: \$0

Current Total Value: \$10,000

Magisterial District: HA

Zoning: A1

N7 Rushia Harris Estate



Parcel No: 167C-1-39A
Account Number: 15472
LT 39A WEBB SUBD
Current Land Value: \$5,000
Current Improvement Value: \$0
Current Total Value: \$5,000
Magisterial District: MA
Zoning: SR

N8 Garland Wayne & Kimmy Dean Bowman

REDEEMED

N9 Coy & Beverly Woody



Parcel No: 025B-1-3-3

Account Number: 31400

Acreage: 0.47

PT LOT 1 ALL OF LOTS 2 AND 3 SEC 3

Current Land Value: \$10,000

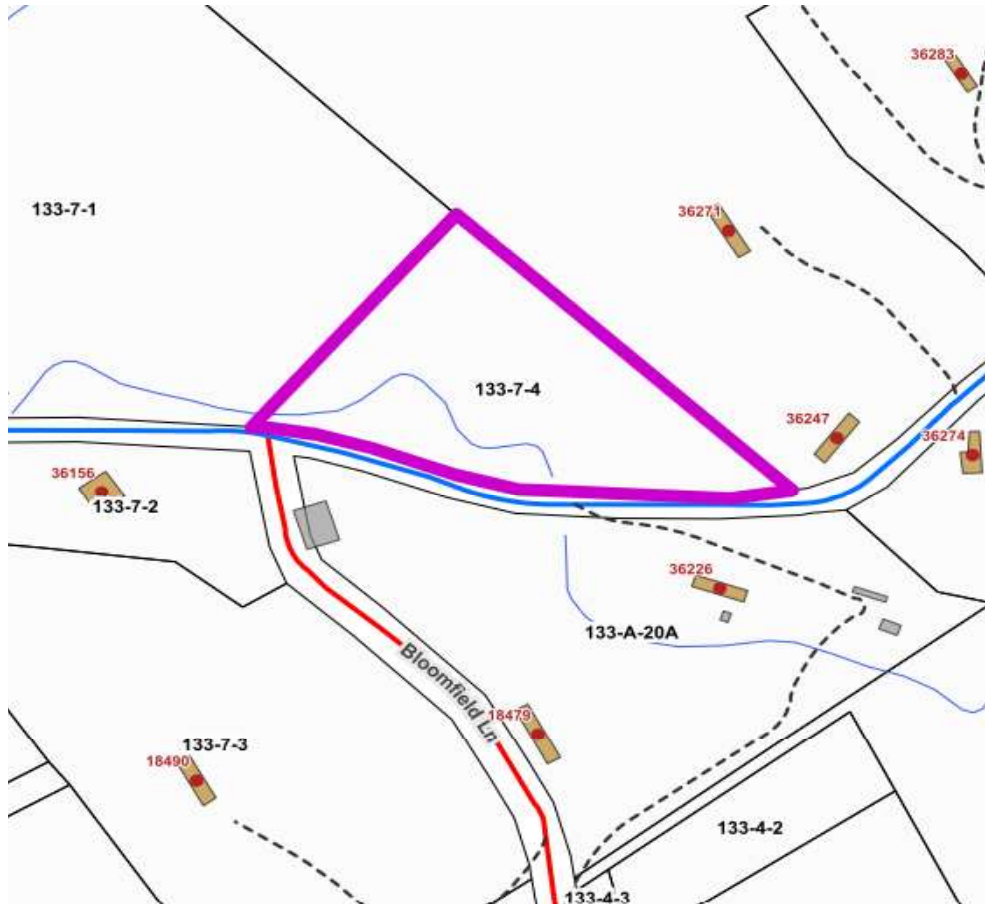
Current Improvement Value: \$0

Current Total Value: \$10,000

Magisterial District: JE

Zoning: A1

N10 Susan Alexander Ray



Parcel No: 133-7-4

Account Number: 47026

Acreage: 2.37

LOT 4 FAMILY DIV OF THE
WILLIAM HARVEY BLEVINS ESTATE

Current Land Value: \$8,300

Current Improvement Value: \$0

Current Total Value: \$8,300

Magisterial District: TA

Zoning: A1