

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF WASHINGTON AND TOWN OF ABINGDON, 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, 17046 Fairgrounds Drive, Abingdon, Virginia 24210**, on **May 24, 2024 at 1:00pm**.

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 No.	TACS No.	Property Description
N1	Marcella M. Fitzsimmons	010-1-5A	818014	0.12 acre +/- Ivy Street, Abingdon
N2	Lelia C. Milburn	052A2-A-90	830590	0.29 acre +/- at Cypress & Chestnut Streets. Glade Spring
N3	Lelia C. Milburn	038-A-22	830590	1.00 acre +/- near Plum Creek Road, Glade Spring
N4	Susan Stroup	126-A-23	830487	1.00 acre +/- near Green Spring Road, Abingdon
N5	Charles D. & Linda J. Tolbert	025B-A-8	830594	0.14 acre +/- beside 32267 Old Saltworks Road, Meadowview
N6	Ezekiel Johnson Estate	052A2-A-160	830505	0.02 acre +/- beside 914 Crescent Drive, Glade Spring
N7	Gene Debusk	197-A-12A	830494	REMOVED
N8	Jerry A. & Ronald Taylor	178-A-3B	830490	0.46 acre +/- near 24268 Hampshire Drive, Bristol

GENERAL TERMS OF SALE: The Treasurer 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 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.**

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**. 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 County 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 31, 2024).** 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 Town of Abingdon 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 Town of Abingdon. 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 George McDaniel, at (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

N1: Marcella M. Fitzsimmons

Map Number: 010-1-5A
Parcel Record Number: 20374
Legal Desc.: GLEBE LD ACR .125
Acres 0.12

Current Land Value \$1,200
Current Improvement Value \$0
Current Total Value \$1,200
Town/District: TOWN OF ABINGDON

E911 Address: 0 IVY ST

not specifically mapped on GIS

N2: Lelia C. Milburn

Parcel No: 052A2-A-90

Account Number: 36137

Acreage: 0.29

Legal Desc.: 1 LOT NEAR BILL HUTCHINSON

Current Land Value: \$1,500
Current Improvement Value: \$0
Current Total Value: \$1,500
Zoning: GLADE SPRING

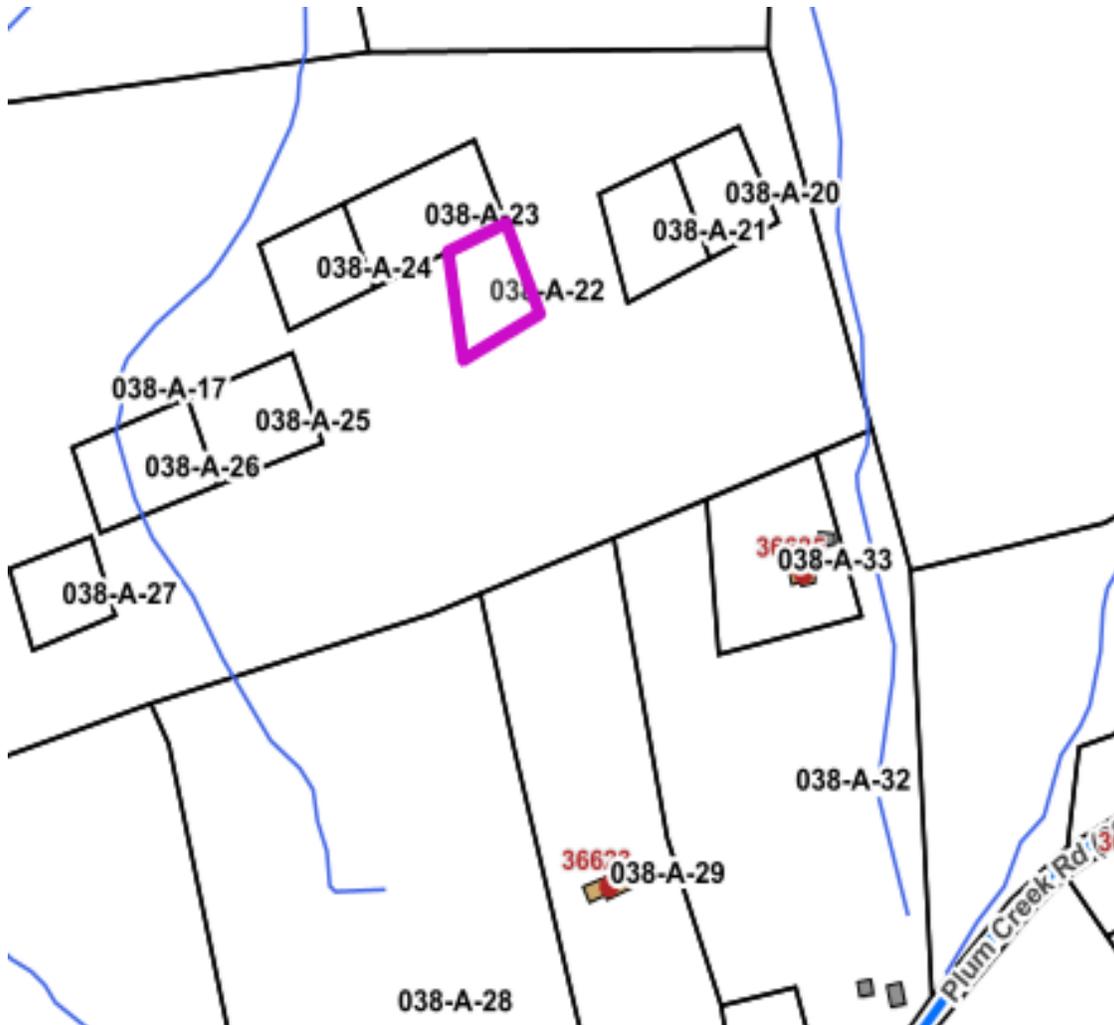


N3: Lelia C. Milburn

Parcel No: 038-A-22
Account Number: 36105

Acreage: 1
Legal Desc.: LOVERN LD

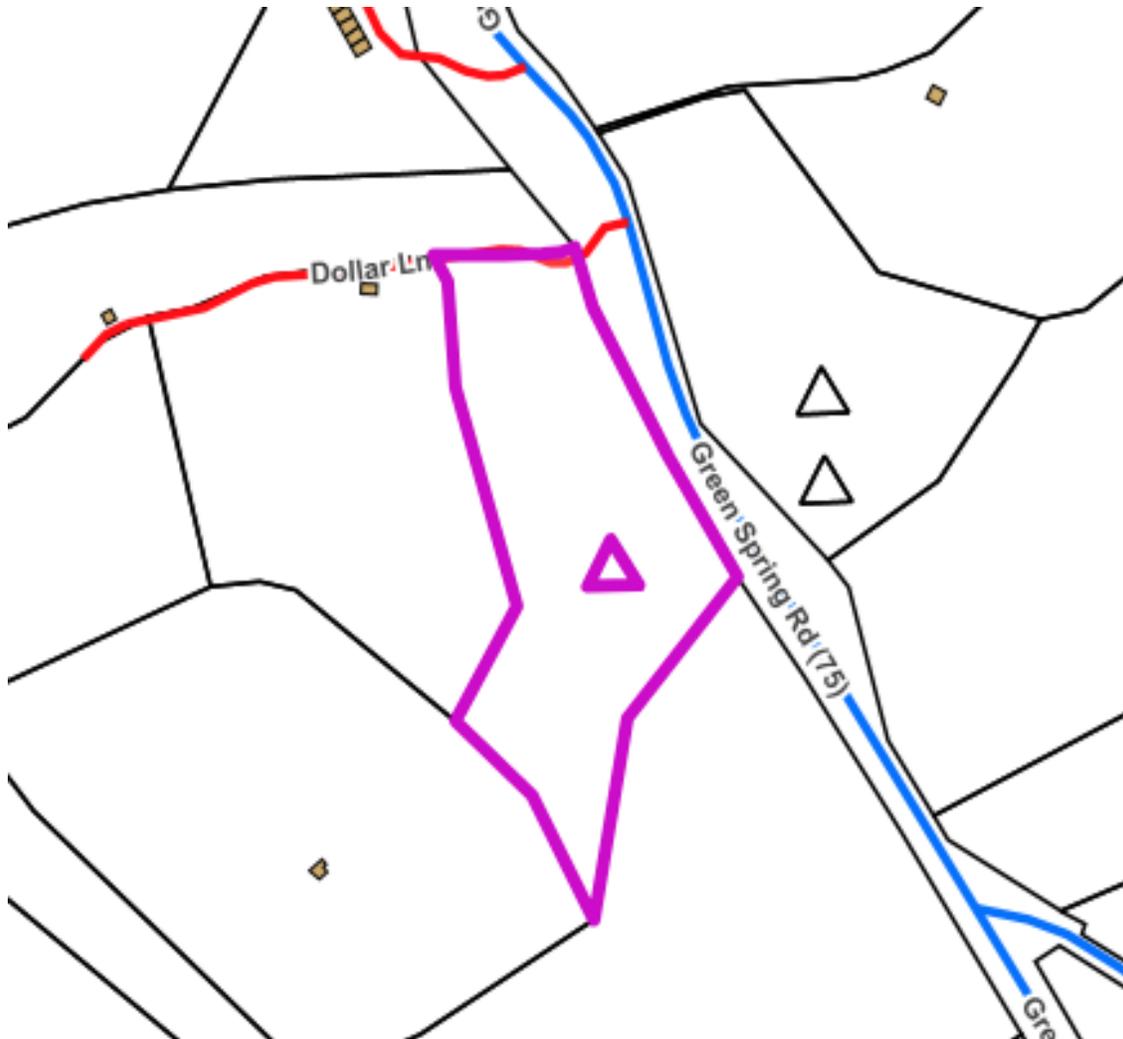
Current Land Value: \$4,000
Current Improvement Value: \$0
Current Total Value: \$4,000



N4: Susan Stroup

Parcel No: 126-A-23
Account Number: 17519
Acreage: 1
Legal Desc.: KNOBS

Current Land Value: \$3,000
Current Improvement Value: \$0
Current Total Value: \$3,000



N5: Charles D. & Linda J. Tolbert

Parcel No: 025B-A-8

Account Number: 10015

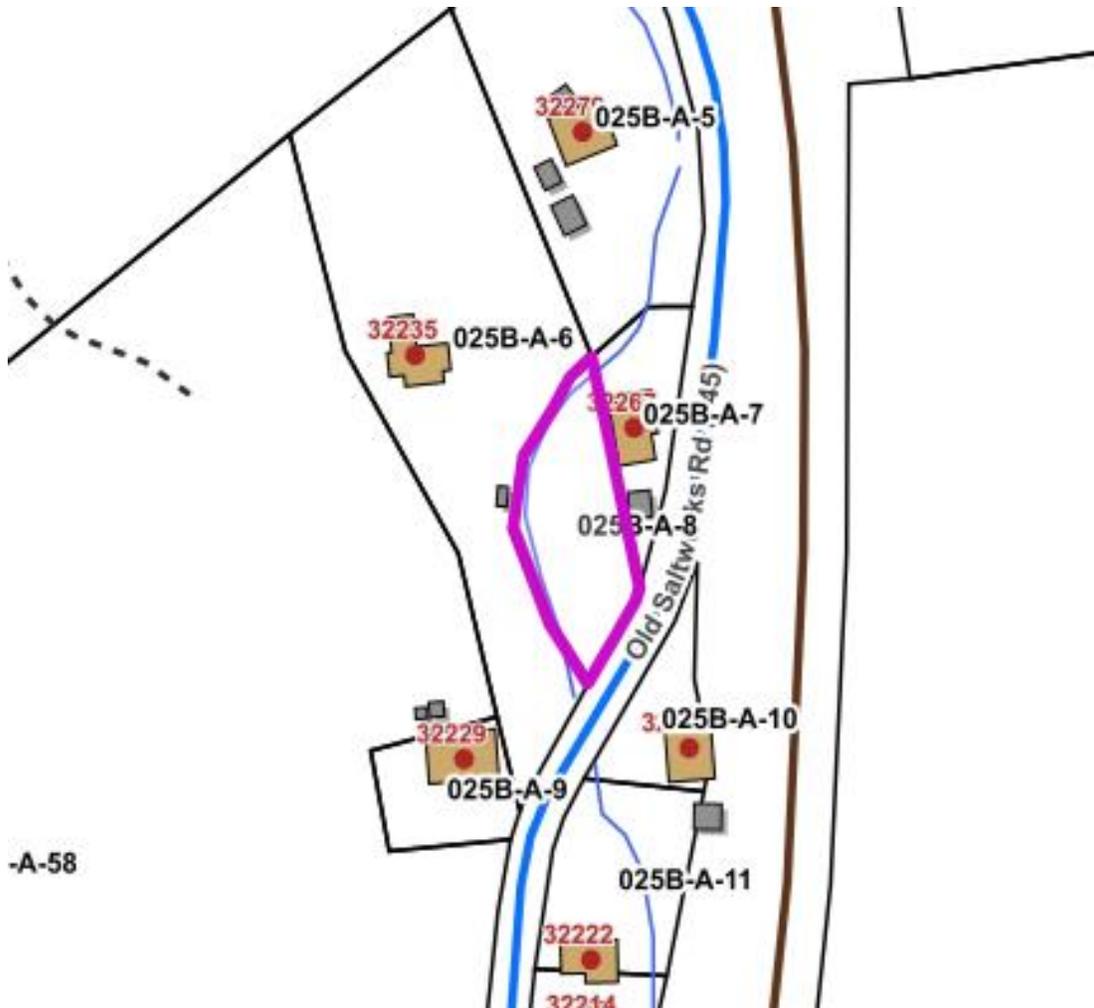
Acreage: 0.14

Legal Desc.: RICH VALLEY-MCGLOCKLIN- GEO W TALBE

Current Land Value: \$700

Current Improvement Value: \$0

Current Total Value: \$700



N6: Ezekiel Johnson Estate

Parcel No: 052A2-A-160

Account Number: 44668

Acreage: 0.02

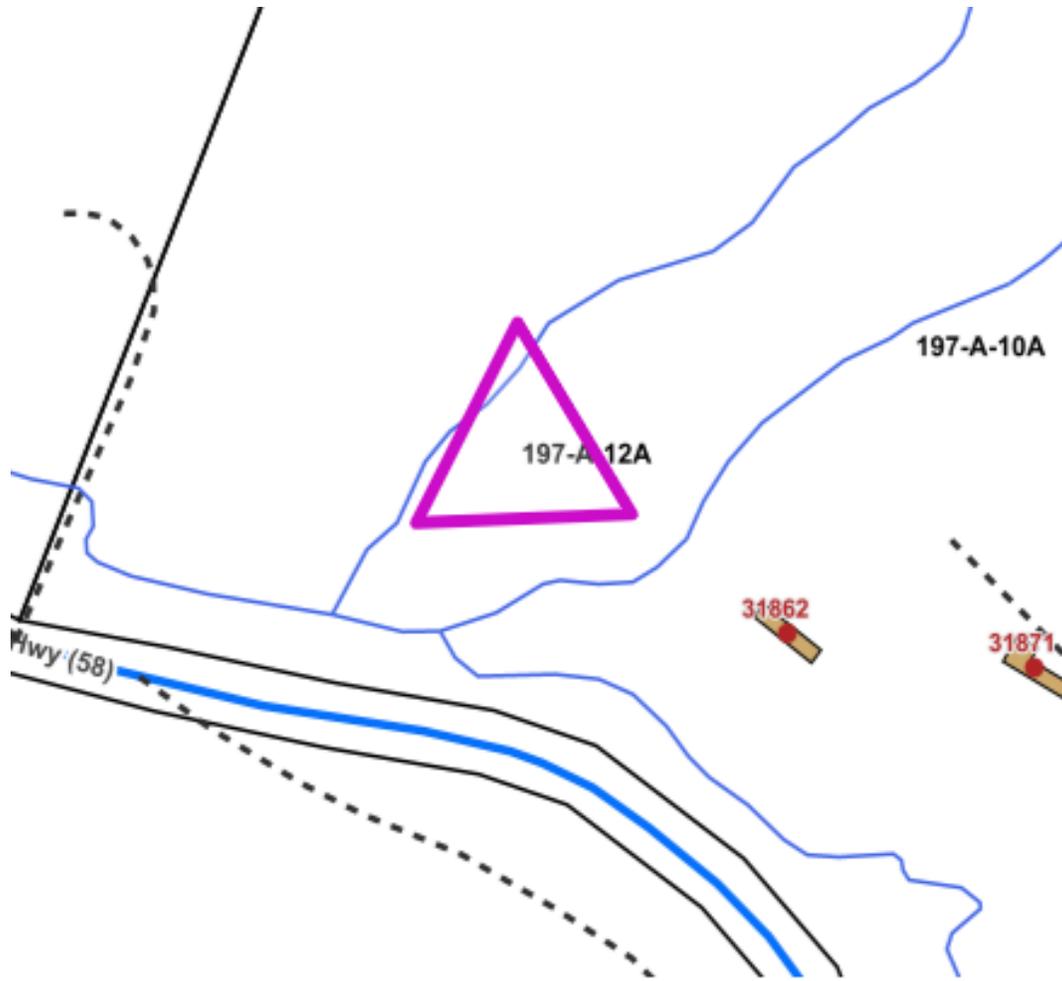
Legal Desc.: PARCEL B PT MT CALVARY UNITED CHURCH

Current Land Value: \$100
Current Improvement Value: \$0
Current Total Value: \$100
Zoning: GLADE SPRING



N7: Gene Debusk

REMOVED



N8: Jerry A. & Ronald Taylor

Parcel No: 178-A-3B

Account Number: 36777

Acreage: 0.46

Legal Desc.: PT TR 2 CHARLIE TAYLOR EST

Current Land Value: \$2,800

Current Improvement Value: \$0

Current Total Value: \$2,800

