

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Washington and Town of Abingdon, 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 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 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	TACS No.	Property Description
J1	David D. & Sylvia A. Goodson	184-3-21	830460	24103 Highpoint Road, Bristol, 2.9 acres +/-
J2	Rebecca Newton Estate	013-1-182	804582	Lot behind 323 S. Court Street, Abingdon
J3	Rebecca Newton Estate	013-1-183	804582	Lot at the corner of S. Court and B Streets, Abingdon
J4	Rebecca Newton Estate	013-1-184	804582	323 S. Court Street, Abingdon, 0.13 acre +/-
J5	Samuel P. & David Lee Hughes	010-1-27	601212	0.06 acre +/- next to 270 Pippin Street, Abingdon
J6	Samuel P. & David Lee Hughes	010-1-29	601212	270 Pippin Street, Abingdon 0.4 acres +/-
J7	Samuel P. & David Lee Hughes	010-1-29A	601212	0.53 acre +/- behind 270 Pippin Street, Abingdon
J8	Mary Jane Arnold Jordan	063-A-16	830504	8.1 acres +/- W.C. Arnold Estate near Condor Lane, Abingdon
J9	Don S. Bailey Estate	045-A-2C	830520	48.2 acres +/- Part Tract 5 Jefferson Magisterial District

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 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 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 gmdaniel@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

J1: David D. & Sylvia A. Goodson

Parcel No: 184-3-21

Account Number: 22287

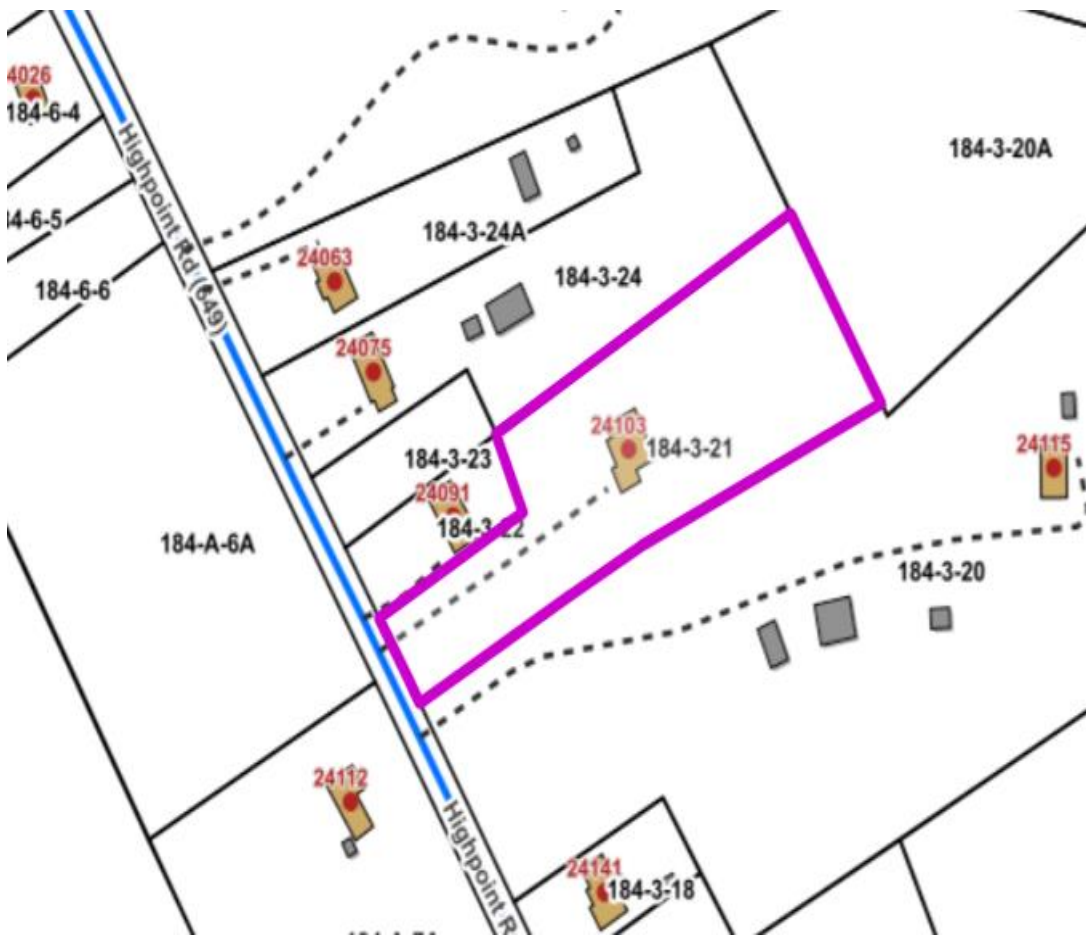
Acreage: 2.9

Current Land Value: \$53,300

Current Improvement Value: \$2,500

Current Total Value: \$55,800

E911 Address: 24103 HIGHPOINT RD



J2: Rebecca Newton Estate

Parcel No: 013-1-182

Account Number: 30755

Legal Desc.: HILL BAPTIST CHURCH LOT

Current Land Value: \$15,000

Current Improvement Value: \$4,100

Current Total Value: \$19,100

Zoning: ABINGDON



J3: Rebecca Newton Estate

Parcel No: 013-1-183

Account Number: 36126

Legal Desc.: KINGS MTN

Current Land Value: \$5,000

Current Improvement Value: \$0

Current Total Value: \$5,000

Zoning: ABINGDON



J4: Rebecca Newton Estate

Parcel No: 013-1-184
Account Number: 20243
Acreage: 0.13

Current Land Value: \$20,000
Current Improvement Value: \$24,200
Current Total Value: \$44,200
Zoning: ABINGDON

E911 Address: 323 S COURT ST



J5: Samuel P. & David Lee Hughes

Parcel No: 010-1-27

Account Number: 20282

Acreage: 0.06

Legal Desc.: PALMER LAND

Current Land Value: \$500

Current Improvement Value: \$0

Current Total Value: \$500

Zoning: ABINGDON



J6: Samuel P. & David Lee Hughes

Parcel No: 010-1-29

Account Number: 20283

Acreage: 0.4

Legal Desc.: PALMER LAND

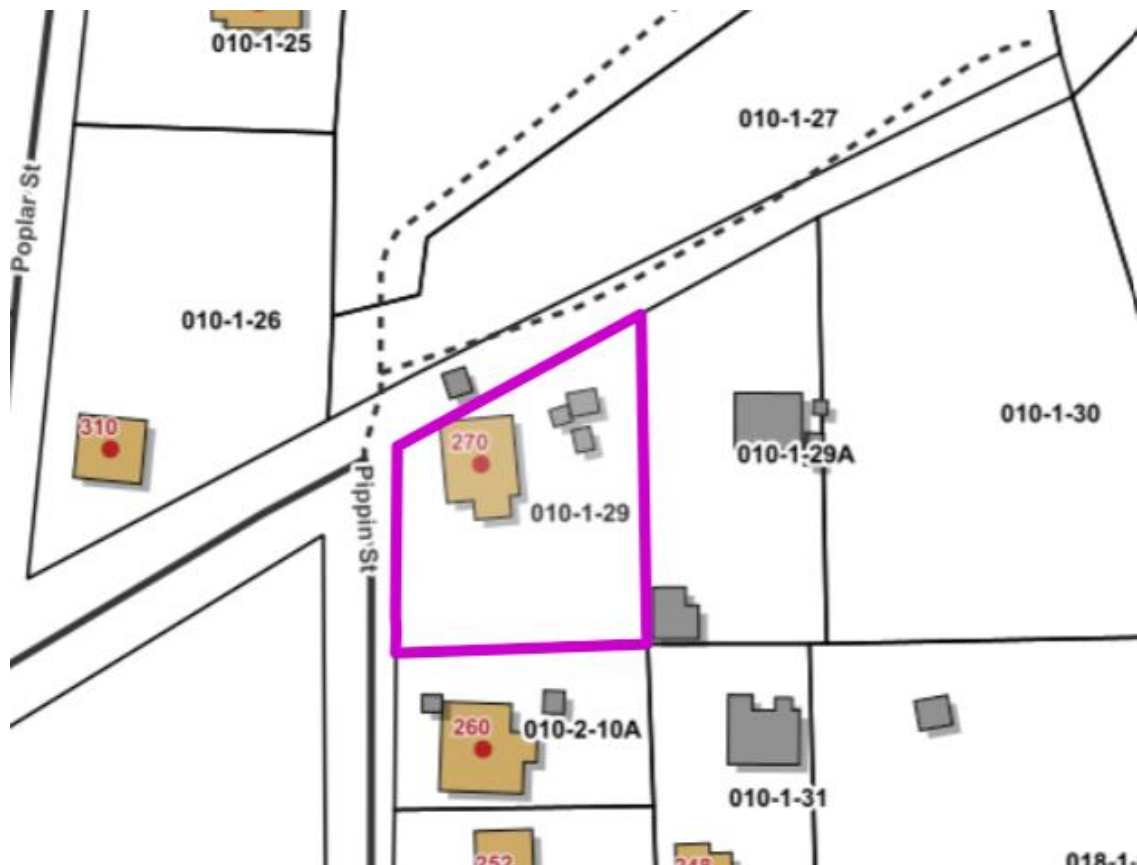
Current Land Value: \$30,000

Current Improvement Value: \$16,800

Current Total Value: \$46,800

Zoning: ABINGDON

E911 Address: 270 PIPPIN ST



J7: Samuel P. & David Lee Hughes

Parcel No: 010-1-29A

Account Number: 20285

Acreage: 0.53

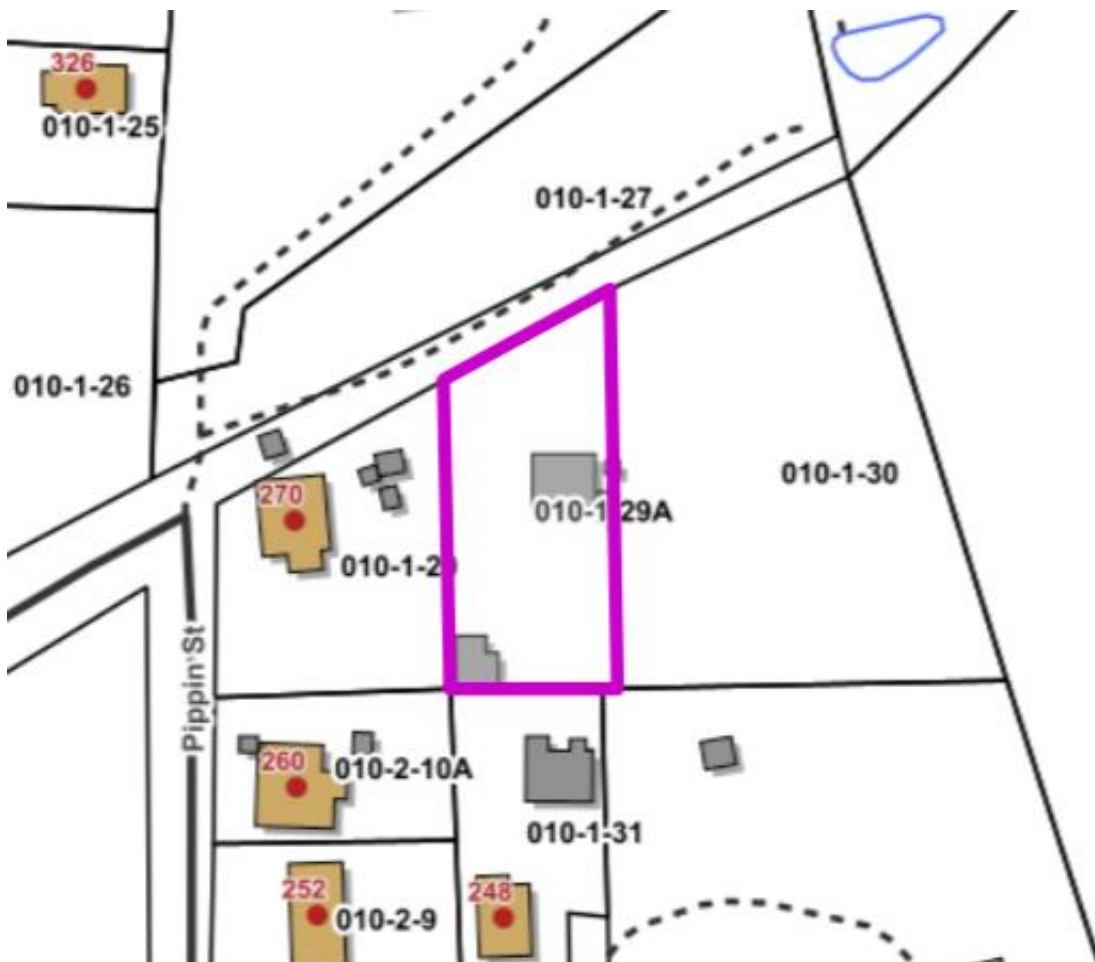
Legal Desc.: PT 2 TRS PALMER LD

Current Land Value: \$3,200

Current Improvement Value: \$0

Current Total Value: \$3,200

Zoning: ABINGDON



J8: Mary Jane Arnold Jordan

Parcel No: 063-A-16

Account Number: 5261

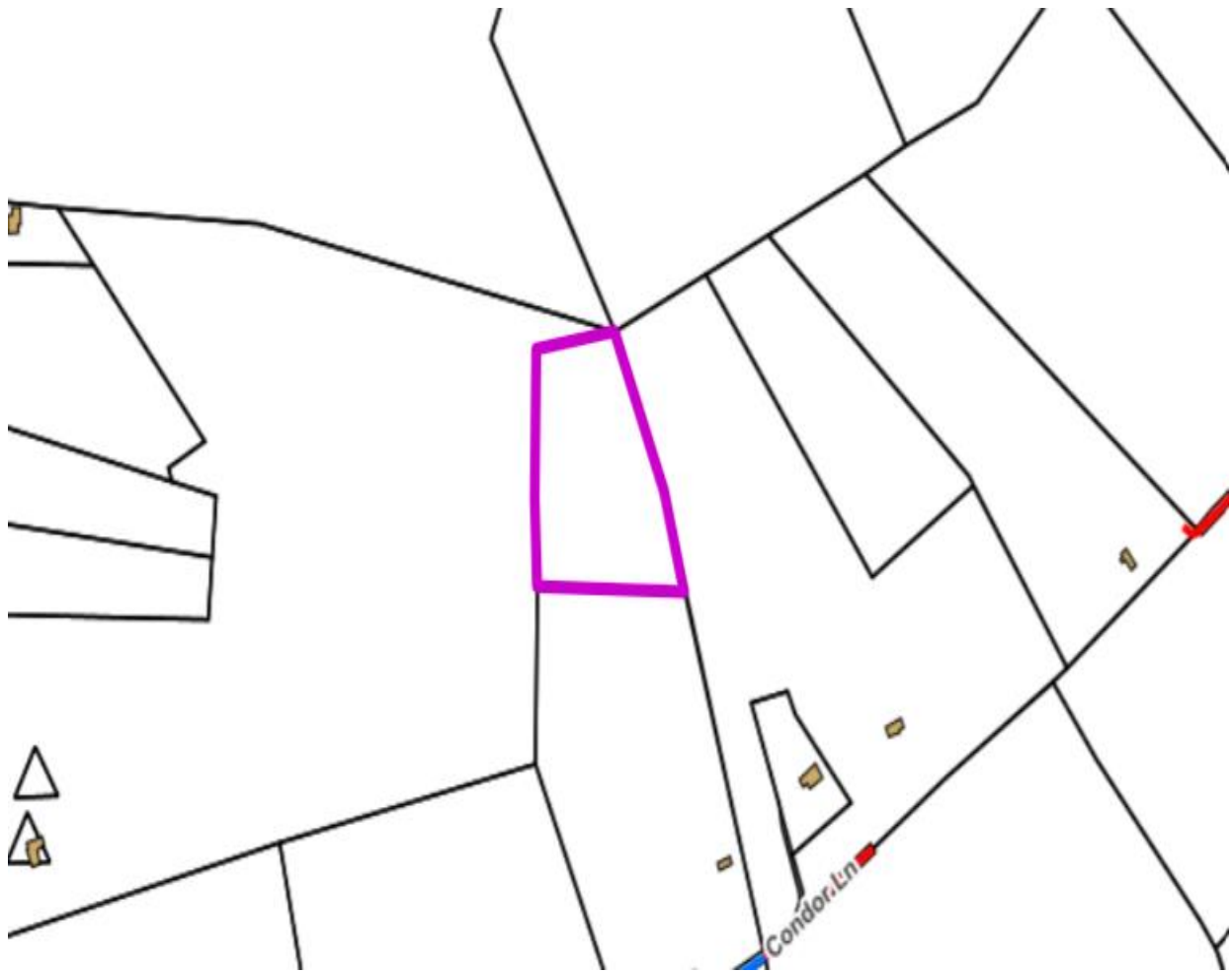
Acreage: 8.1

Legal Desc.: W C ARNOLD EST

Current Land Value: \$16,200

Current Improvement Value: \$0

Current Total Value: \$16,200



J9: Don S. Bailey Estate

Parcel No: 045-A-2C

Account Number: 30614

Acreage: 48.2

Legal Desc.: PT TR 5 WHITE LD

Current Land Value: \$120,500

Current Improvement Value: \$0

Current Total Value: \$120,500

