

**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 County Fairgrounds, Main Building A, 17046 Fairgrounds Drive, Abingdon, Virginia 24210, on October 18, 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 No.	TACS No.	Property Description
1	Randon Dale Dotson	105E-1-1C	804606	100 Wonderland Drive, Unit 1-C, Abingdon, Southwind Condo
2	Steve Miskin	140D-1-77	830476	Lot 77 behind 10507 Redwood Drive, Bristol
3	Jerry D. & Brenda K. Kennedy	013-A-44	830622	5181 and 5185 Tumbling Creek Road, Saltville, 12.32 acres
4	Ben Johnson Jr.	159C-8-2	830465	0.25 acre lot Cunningham Road, Bristol
5	Kennedy Dean Otey	129B-1-44	830489	0.5 acre lot on Morrison Road, Meadowview
6	Johnny Holmes & Ray Holmes, Jr.	022-A-28	830471	27499 Poor Valley Road, Saltville "Henderson School Property"
7	Alan R. & Rebekah Bordwine	022-2-6A	830459	26412 North Fork Rive Road, Saltville, 10 acres
8	Quantum Products, Inc.	067A3-A-68	830512	29074 Hillman Highway, Meadowview, 0.22 acre
9	Dennis A. & Carol D. Ramey	167D-2-8	830480	REDEEMED
10	Steven Isiah Kennedy	165-11-34	830496	18211 Amish Drive, Abingdon, 2.43 acres
11	Teresa M. McKenzie & Robert L. Campbell	172B2-1-A-9	830472	619 Cemetery Ridge Road, Damascus, Lots 9-12
12	Teresa M. McKenzie & Robert L. Campbell	172B2-A-262	830472	3 acres, near Rebel Circle, Damascus (floating parcel)

13	Don S. Bailey Estate	045-A-2C	830520	48.2 acres +/- part Tract 5 White Land, North Fork River 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 \$150.00, 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 **countsauktion.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 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 October 25, 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 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 countsauktion.com, by email to counts@countsauktion.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
Attn: Tax Sales
P.O. Box 31800
Henrico, Virginia 23294-1800

Property 1

Parcel No: 105E-1-1C

Account Number: 34919

Owner: DOTSON, RANDON DALE

Legal Desc.: UNIT 1-C SOUTHWIND CONDO

Current Land Value: \$20,000

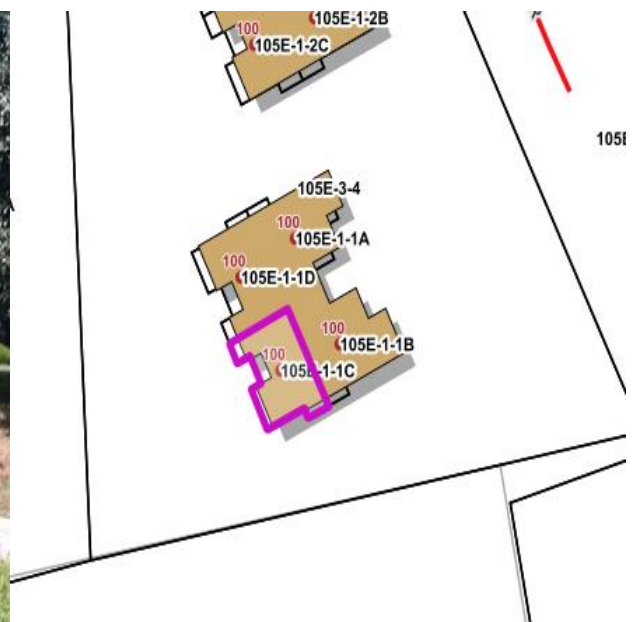
Current Improvement Value: \$62,300

Current Total Value: \$82,300

Magisterial District: AB

Zoning: ABINGDON

E911 Address: 100 WONDERLAND DRIVE 1C, ABINGDON



Property 2

Parcel No: 140D-1-77

Account Number: 25097

Owner: MISKIN, STEVE

Legal Desc.: REDWOOD ADD SUBD PT LOT 77

Current Land Value: \$20,000

Current Improvement Value: \$0

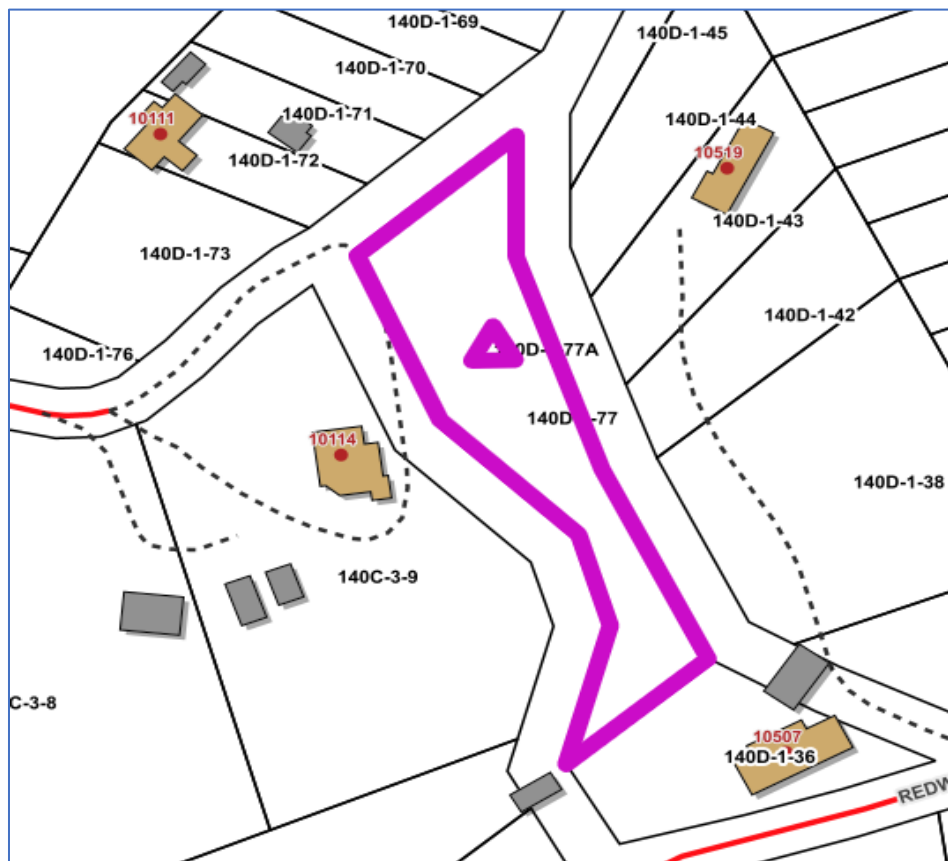
Current Total Value: \$20,000

Magisterial District: WI

Zoning: R2

No E911 Address

***Floating parcel within this lot; not included in sale**



Property 3

Parcel No: 013-A-44

Account Number: 8423

Owner: KENNEDY, JERRY D & BRENDA K

Acreage: 12.32

Legal Desc.: NORTH FORK ACR 12.32

Current Land Value: \$49,000

Current Improvement Value: \$5,200

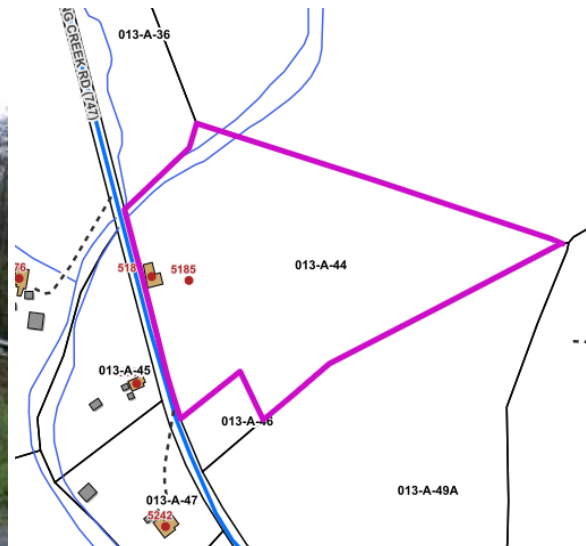
Current Total Value: \$54,200

Magisterial District: JE

Zoning: CR

E911 Addresses: 5181 TUMBLING CREEK RD

5185 TUMBLING CREEK RD



Property 4

Parcel No: 159C-8-2

Account Number: 12009

Owner: JOHNSON, BEN JR

Acreage: 0.25

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

Current Land Value: \$20,000

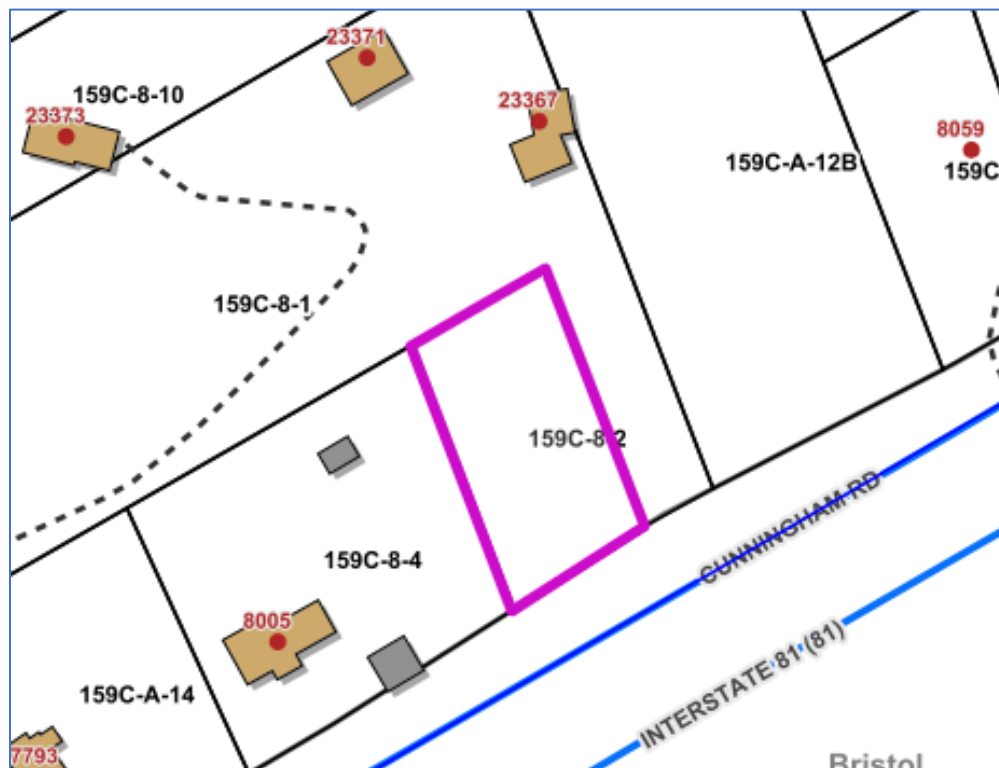
Current Improvement Value: \$0

Current Total Value: \$20,000

Magisterial District: TY

Zoning: R2

No E911 Address



Property 5

Parcel No: 129B-1-44

Account Number: 2067

Owner: OTEY, KENNEDY DEAN & KENDRA LYNN

Acreage: 0.5

Legal Desc.: TR 44 J M LEWIS FARM ACR .5

Current Land Value: \$25,000

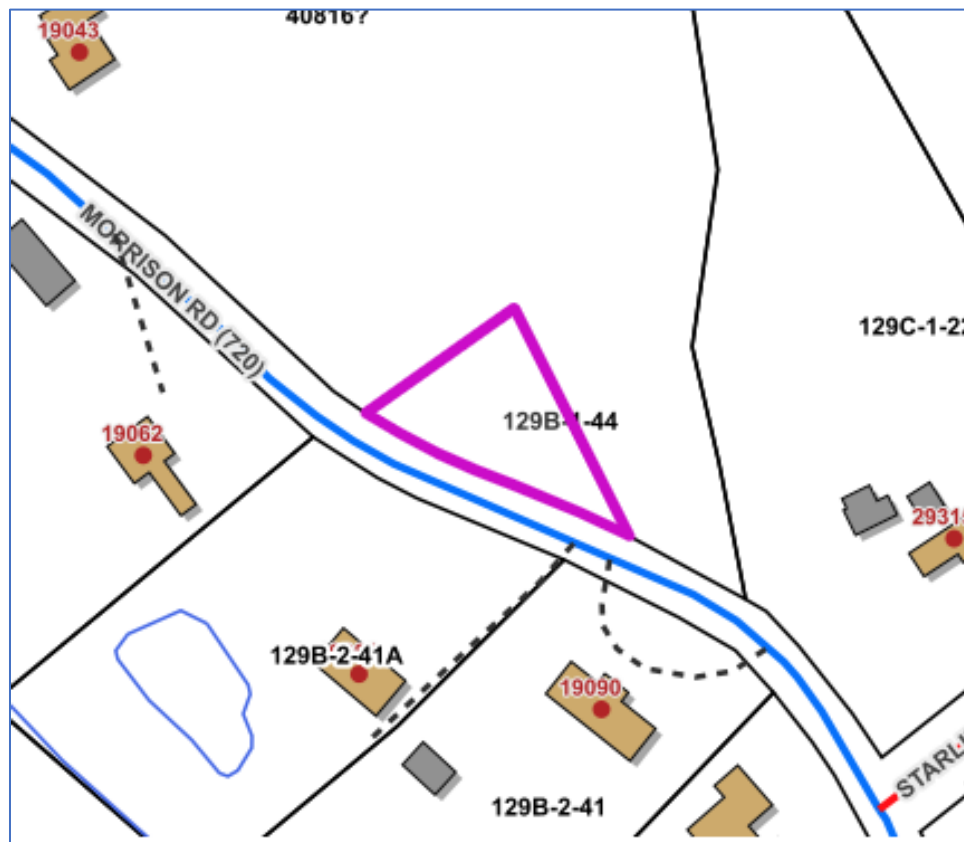
Current Improvement Value: \$0

Current Total Value: \$25,000

Magisterial District: TA

Zoning: A1

No E911 Address



Property 6

Parcel No: 022-A-28

Account Number: 8501

Owner: HOLMES, JOHNNY & RAY JR

Legal Desc.: HENDERSON SCHOOL PROPERTY

Current Land Value: \$20,000

Current Improvement Value: \$1,400

Current Total Value: \$21,400

Magisterial District: JE

Zoning: CR

E911 Address: 27490 POOR VALLEY ROAD



Property 7

Parcel No: 022-2-6A

Account Number: 45940

Owner: BORDWINE, ALAN R & REBEKAH

Acreage: 10

Legal Desc.: LOT A & B PT MITCHELL ESTATE

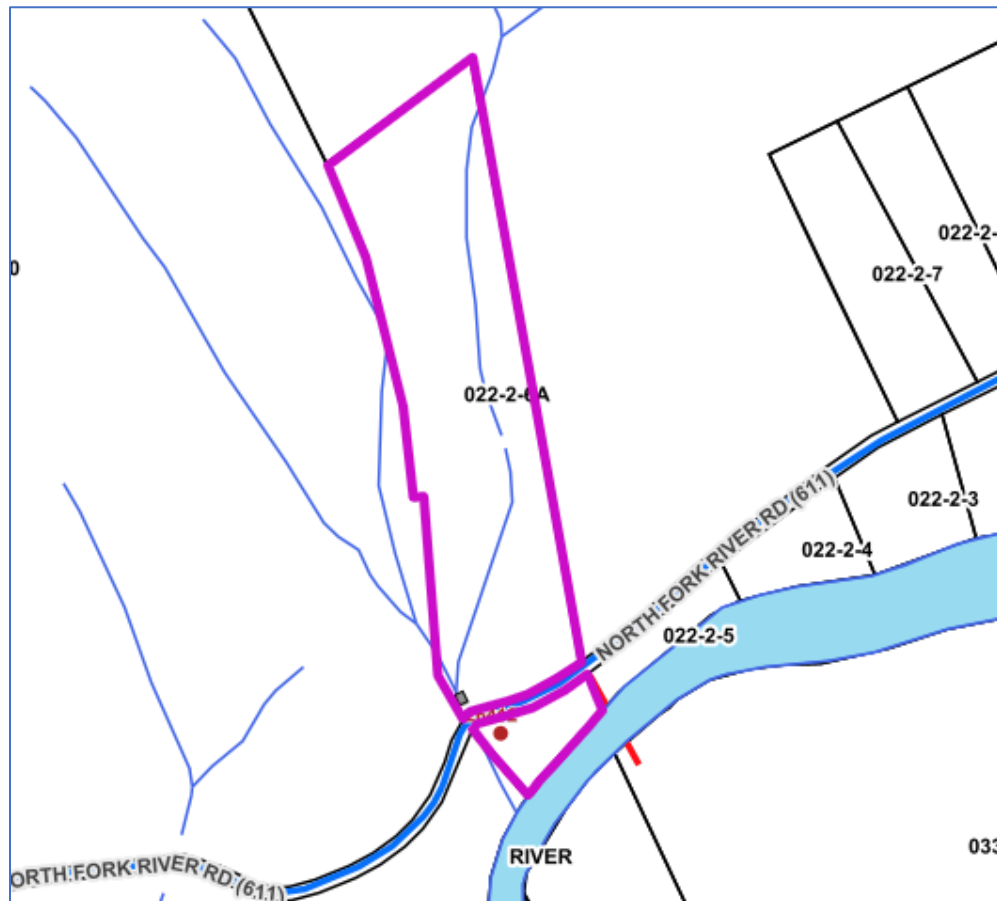
Current Land Value: \$28,000

Current Improvement Value: \$400

Current Total Value: \$28,400

Magisterial District: JE

E911 Address: 26412 NORTH FORK RIVER ROAD



Property 8

Parcel No: 067A3-A-68

Account Number: 26435

Owner: QUANTUM PRODUCTS INC

Acreage: 0.22

Legal Desc.: OGDEN LOT ACR .224

Current Land Value: \$20,000

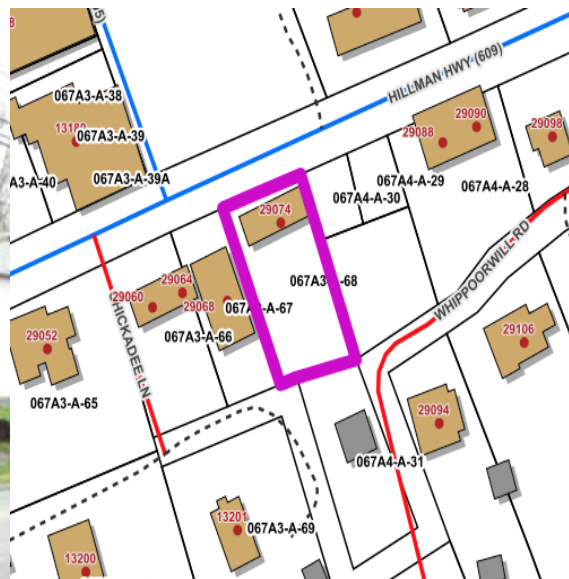
Current Improvement Value: \$42,500

Current Total Value: \$62,500

Magisterial District: MO

Zoning: V

E911 Address: 29074 HILLMAN HIGHWAY



Property 9

Parcel No: 167D-2-8

Account Number: 16915

Owner: RAMEY, DENNIS A & CAROL D

REDEEMED

Property 10

Parcel No: 165-11-34

Account Number: 31571

Owner: KENNEDY, STEVEN ISIAH

Acreage: 2.43

Legal Desc.: TR 34 LEVISA LAND CO ACR 2.43

Current Land Value: \$37,000

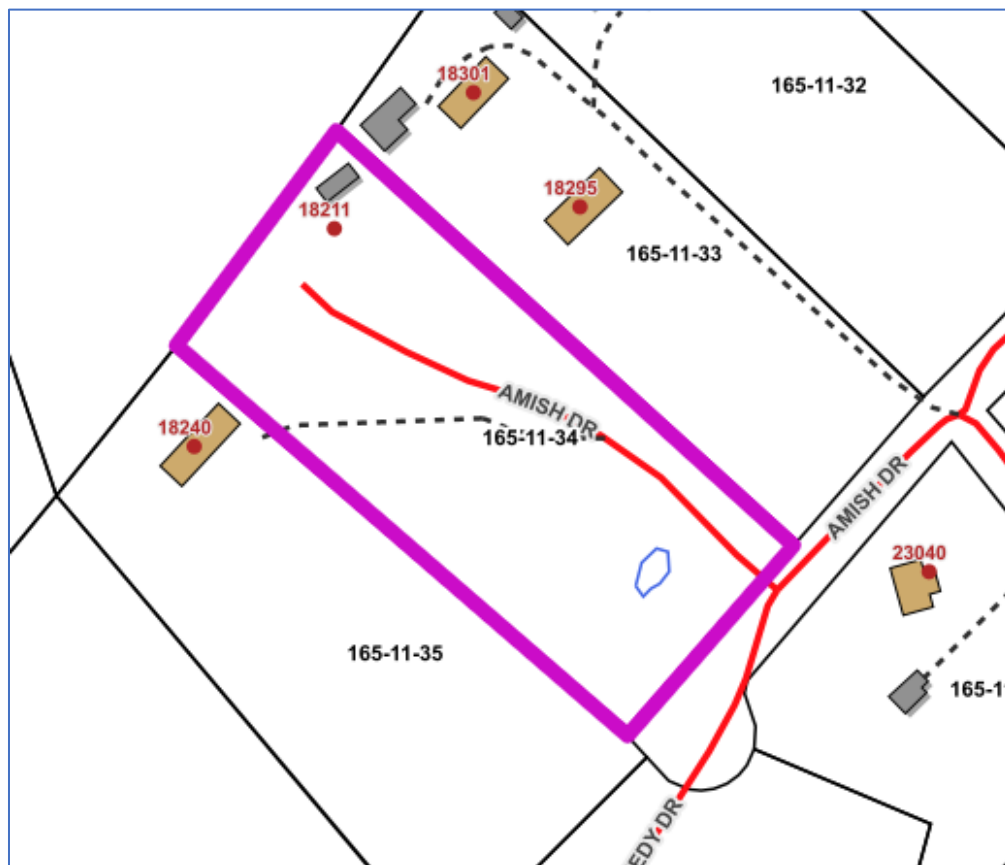
Current Improvement Value: \$100

Current Total Value: \$37,100

Magisterial District: MA

Zoning: A1

E911 Address: 18211 AMISH DRIVE



Property 11

Parcel No: 172B2-1-A-9

Account Number: 19206

Owner: MCKENZIE, TERESA M & ROBERT L CAMPBELL

Legal Desc.: LTS 9 TO 12 INC LAUREL HTS

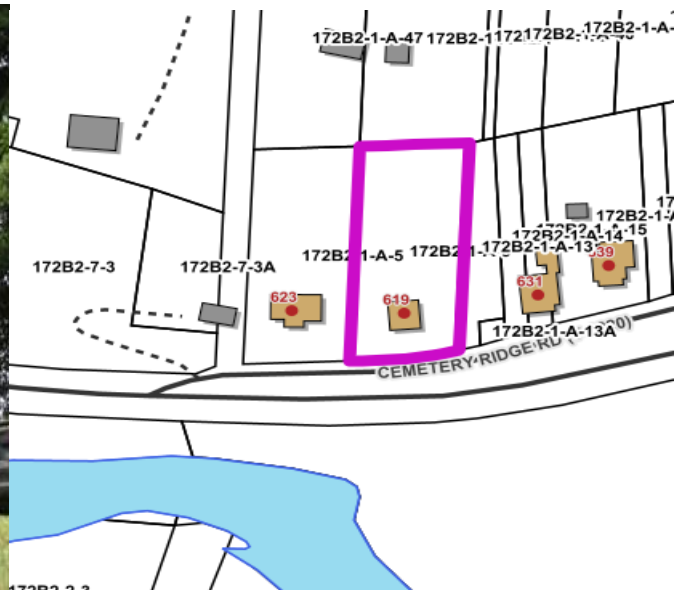
Current Land Value: \$20,000

Current Improvement Value: \$10,000

Current Total Value: \$30,000

Magisterial District: DA

E911 Address: 619 CEMETERY RIDGE ROAD



Property 12

Parcel No: 172B2-A-262

Account Number: 444

Owner: MCKENZIE, TERESA M & ROBERT L CAMPBELL

Acreage: 3

Legal Desc.: RUSSELL LD ACR 3

Current Land Value: \$9,000

Current Improvement Value: \$0

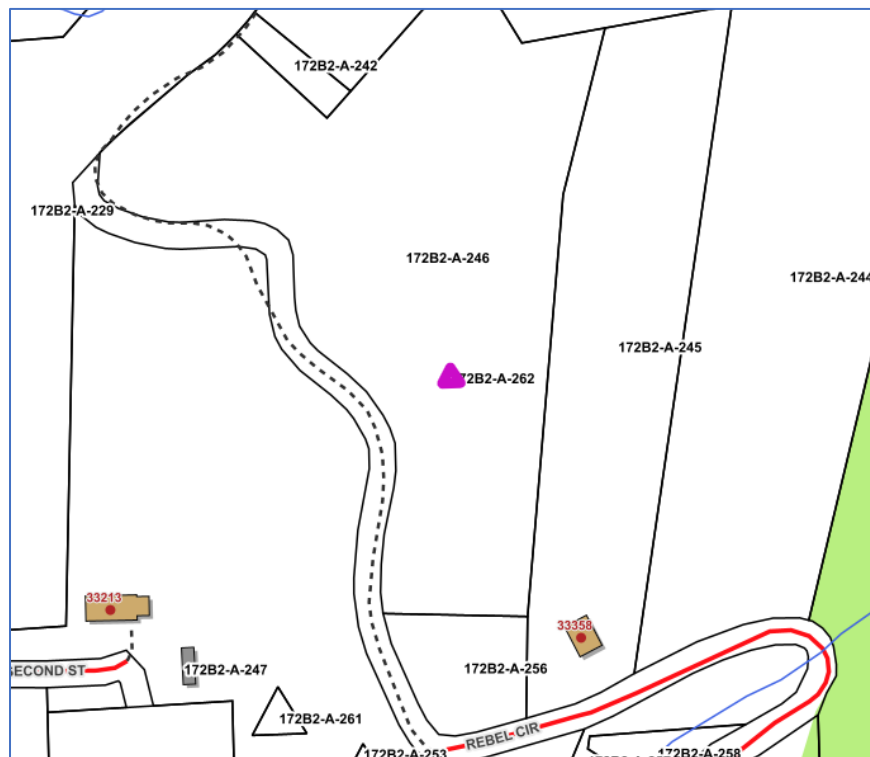
Current Total Value: \$9,000

Magisterial District: TA

Zoning: A1

No E911 Address Found

***Floating parcel; exact location not mapped**



Property 13

Parcel No: 045-A-2C

Account Number: 30614

Owner: DON S BAILEY ESTATE

Acreage: 48.2

Legal Desc.: PT TR 5 WHITE LD ACR 48.2

Current Land Value: \$120,500

Current Improvement Value: \$0

Current Total Value: \$120,500

Magisterial District: JE

Zoning: CR

No E911 Address Found

***Floating parcel within this lot; not included in sale**

