

**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 the County of Washington, the undersigned Special Commissioner will offer for sale at public auction the following described real estate in the Board of Supervisors Meeting Room for Washington County, located at 1 Government Center Place, Abingdon, Virginia 24210, on **Friday, June 29, 2018, at 2:00 pm**, or as soon thereafter as may be effected. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
1 Roger Gobble	Tax Map No. 013-8-15A Acct No. 19718 TACS No. 434672	Vacant Lot, 297 Stone Street, Half Lot 15, King Mountain
2 Green Tree Financial Services	Tax Map No. 112-6-2 Acct No. 39916 TACS No. 434660	Vacant Lot, 17499 Dreamers Lane, Lot 2, 1.79 acres±
3 Lonnie R. Jordan, et al	Tax Map No. 012-1-115 Acct No. 20848 TACS No. 434685	101 Railroad Street, Park Street on backside of lot, South Church Street on the right side
4 Victoria Arden, et al.	Tax Map No. 033-A-9 Acct No. 7390 TACS No. 434658	Vacant Land, near Hayters Gap Road, Route 80 & Route 661, River Hills 8.044 acres ±
5 Verna Holdaway, et al.	Tax Map No. 175-A-3 Acct No. 1441 TACS No. 434644	Vacant Land, near Creeper Trail Road, creek runs through small part, 7.563 acres ±, Hassinger
6 Montgomery Contractors, LLC	Tax Map No. 052A515-6 Acct No. 33513 TACS No. 434727	119 Highlands Avenue, Lot 6, Ratcliff Estate, 0.94 acres±
	Tax Map No. 052A515-5 Acct No. 33512 TACS No. 434727	111 Highlands Avenue, Lot 5, Ratcliff Estate, 0.26 acres±
7 Carolyn B. Goodman	Tax Map No. 100-4-4 Acct No. 35135 TACS No. 434673	Vacant Land, Pine Hill Road, Route 625, Lot 4 Pine Hill & Parcel behind Lot 4, 2.00 acres±
8 Kihichie W. Pennington	Tax Map No. 184-A-47 Acct No. 23163 TACS No. 434708	24409 Bethesda Road, Lot 3, mountainous, 5.51 acres±
9 Martin Andrew Dixon, et al.	Tax Map No. 057-A-21 Acct No. 11223 TACS No. 154498	Vacant Land, near Mendota Road, Route 802, Poor Valley, 15 acres±
10 Sandra R. Campbell, et al.	Tax Map No. 142B2-5-8D Acct No. 25121 TACS No. 434680	15686 Monticello Drive, Lowry Hills, Unit 4
11 Leighton Adams, et al	Tax Map No. 126-A-35 Acct No. 13923 TACS No. 434694	Vacant Land, near Green Spring Road, Route 75, Knobs 17 acres ±, mountainous

12	State Line Coon Hunters Association, et al.	Tax Map No. 125-A-42 Acct No. 17407 TACS No. 434696	Vacant Land, near Woodby Lane, Knobs 20 acres ±, undeveloped, mountainous
13	Danny Boggs, et al.	Tax Map No. 074-A-16B Acct No. 35932 TACS No. 434665	3233 Mendota Road, 10.19 acres±, Poor Valley

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of the County of Washington. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, at the time of the auction. 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 (\$20,000.00). Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. All deposits must be made in the form of personal check, traveler's check, cashier's check or money order. No cash will be accepted. The balance of the purchase price shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. 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. **There will be a 10% buyer's premium added to the final bid to determine final contract price.** Recording costs for deed recordation will be the responsibility of the successful bidder and will be due with the balance of the purchase price within fifteen (15) days of confirmation of sale by the Court.

Properties are offered for sale as-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 prior to bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence prior to the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to the County of Washington and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, or by phone to (804) 548-4419.

John A. Rife, Esq.
Jeffrey A. Scharf, Esq.
Andrew M. Neville, Esq.
Paul L. LaBarr, Esq.
Phillip E. Lecky, Esq.
Special Commissioner
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

**PURCHASER'S ACKNOWLEDGEMENT AND
CONTRACT OF SALE**

At that certain Special Commissioner's sale held on Friday, June 29, 2018 in the cause styled City of Bristol v. _____ (Case No. _____), the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____, and a buyer's premium of \$_____.

Tax Map No. _____

Account No. _____

I understand that a deposit of \$_____ (25% of the purchase price or \$1,000.00, whichever is more, or the entire purchase price if less than \$1,000.00, or \$20,000.00 if purchase price is more than \$80,000.00) is required to be deposited today with the Special Commissioner and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the City of Bristol, Virginia. Further, I understand that a buyer's premium is required in this auction and have agreed to pay \$_____ as a buyer's premium.

I understand that this property is being sold subject to any covenants, easements, agreements, restrictions, reservations, conditions of record, and any claims of persons in possession. I understand that this property may not have a right-of-way to a public road, and I hereby accept this limitation. I understand that I will be notified at the address below of the date the Court intends to confirm this sale, and that this Court hearing will be my last opportunity to raise any questions concerning this sale. I understand that this property is offered for sale as-is, with all faults and without any warranty, either expressed or implied, and I confirm that I have satisfied myself as to the property's existence and location prior to the execution of this contract.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (auction date). I further understand that in the event I owe delinquent taxes to the City of Bristol or if I am named as a Defendant in any delinquent tax suit filed by the City of Bristol, Virginia, that this contract may be made null and void and I agree to forfeit any right, title or interest that I may have in the real estate to the next highest bidder as listed in the auction documents.

If the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit the deposit and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount. I further understand that if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, that this real estate may be resold and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

I understand that the former owner(s) of this property may for good cause shown, within ninety (90) days from the entry of the Decree of Confirmation in this matter, petition the Court to have the matter reheard. I understand that title to the property described herein will be taken in the name(s) indicated below and I represent that I have the authority to purchase and title the property in the name(s) shown below.

Signature

Print Name:

Address:

Phone:

Email:

Title will be taken in the name of:

Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

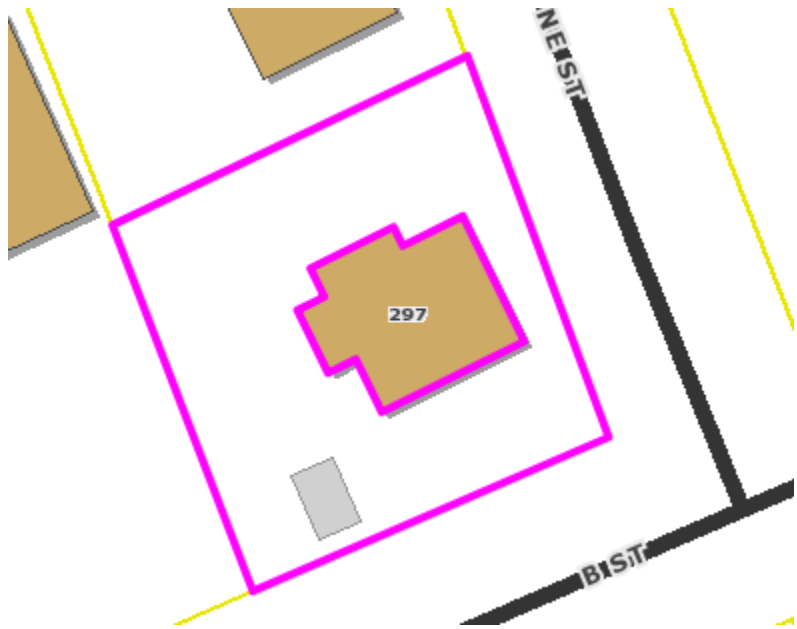
CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 29th day of June, 2018, acknowledged and executed the foregoing Purchaser's Acknowledgment and Contract of Sale. I further certify that the contact information and signature shown above belong to the aforementioned purchaser and are true and correct to the best of my knowledge.


Taxing Authority Consulting Services, PC

Parcel #1 Washington County v. Roger Gobble CL18-786
Tax Map Number 013-8-15A
Account Number 19718
297 Stone Street, Vacant Half Lot.

Legal Information	
Deed Book:	0
Deed Page:	0
Plat Book:	0
Plat Page:	0
Instr. Type:	D
Instr. Year:	2005
Instr. Number:	3528
Consideration	\$0
Magisterial Dist.	AB
Legal Description:	
PT LOT 15 KING MTN	
Lot Information	
Click to open Land Card:	
Zoning Class:	ABINGDON
Assessment Information:	
Land Assessment	\$20,000
Building Assessment	\$0
Total Value	\$20,000




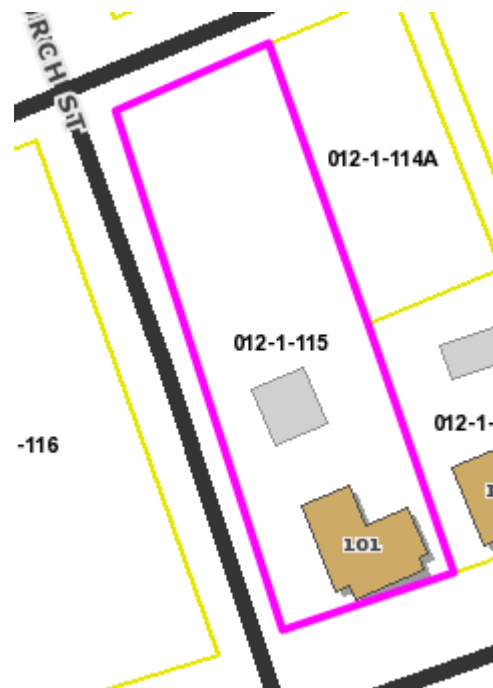
Parcel #2 County of Washington v. Green Tree Financial Services Corporation CL17-2313
 Tax Map Number 112-6-2
 Account Number 39916
 17499 Dreamers Lane, Vacant Lot 2, 1.79 acres±

Legal Information	
Deed Book:	1010
Deed Page:	28
Plat Book:	32
Plat Page:	36
Instr. Type:	
Instr. Year:	0
Instr. Number:	0
Consideration	\$48,976
Magisterial Dist.	TA
Legal Description:	
DREAMERS LANE LOT 2 ACR 1.79	
Lot Information	
Click to open Land Card:	
Zoning Class:	A1
Assessment Information:	
Land Assessment	\$29,700
Building Assessment	\$0
Total Value	\$29,700




Parcel #3 County of Washington v. Lonnie R Jordan, et al CL17-2112
Tax Map Number 012-1-115
Account Number 20848
101 Railroad Street, Park Street on backside of lot, South Church Street on right side of lot

Legal Information	
Deed Book:	0
Deed Page:	0
Plat Book:	0
Plat Page:	0
Instr. Type:	
Instr. Year:	0
Instr. Number:	0
Consideration	\$0
Magisterial Dist.	AB
Legal Description:	PARK ST
Lot Information	
Click to open Land Card:	
Zoning Class:	ABINGDON
Assessment Information:	
Land Assessment	\$20,000
Building Assessment	\$3,000
Total Value	\$23,000

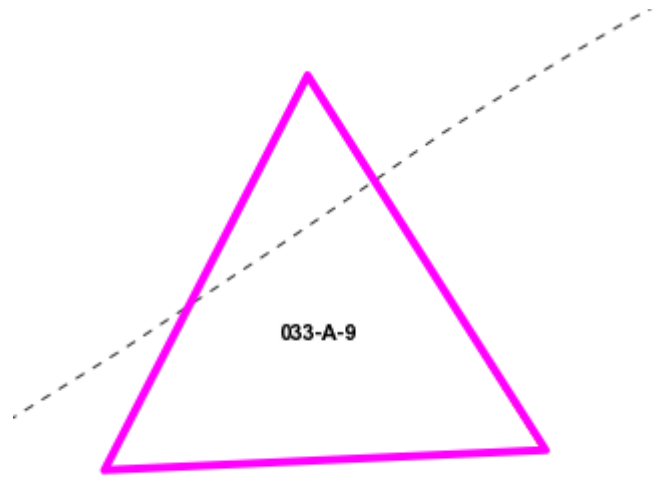


Parcel #4 County of Washington v. Victoria Arden CL 18-664
Tax Map Number 033-A-9
Account Number 7390
Vacant Land, near Hayters Gap Road, Route 80 & Route 661, River Hills, 8.044 acres ±

Legal Information	
Deed Book:	59
Deed Page:	48
Plat Book:	0
Plat Page:	0
Instr. Type:	
Instr. Year:	0
Instr. Number:	0
Consideration	\$0
Magisterial Dist.	JE
Legal Description: RIVER HILLS ACR 8.044	


Lot Information	
Click to open Land Card:	
Zoning Class:	A1

Assessment Information:	
Land Assessment	\$24,100
Building Assessment	\$0
Total Value	\$24,100

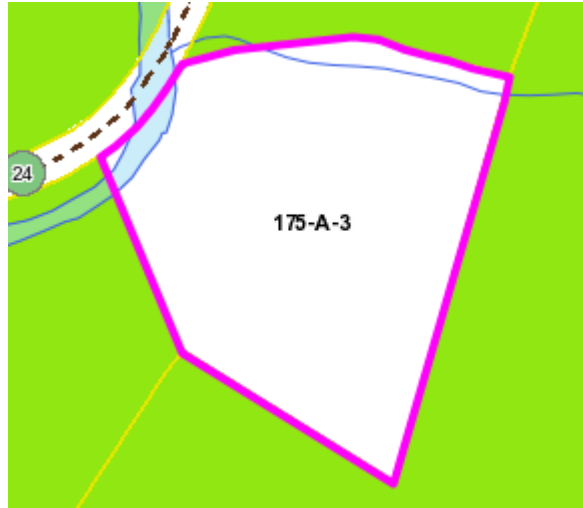


Parcel #5 County of Washington v. Verna Holdaway, et al. CL17-2105
Tax Map Number 175-A-3
Account Number 1441
Vacant Land, near Creeper Trail Road, creek runs through small part, 7.563 acres±

Legal Information	
Deed Book:	237
Deed Page:	271
Plat Book:	0
Plat Page:	0
Instr. Type:	
Instr. Year:	0
Instr. Number:	0
Consideration	\$0
Magisterial Dist.	TA
Legal Description:	HASSINGER LD ACR 7.563

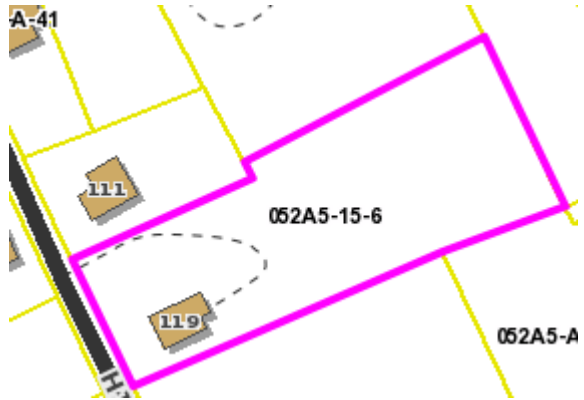
Lot Information	
Click to open Land Card:	
Zoning Class:	HR

Assessment Information:	
Land Assessment	\$30,200
Building Assessment	\$0
Total Value	\$30,200



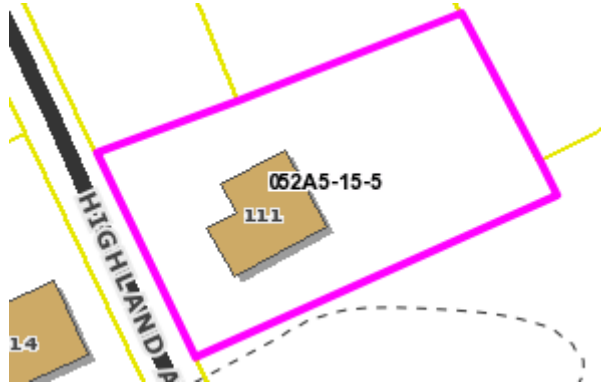
Parcel #6 County of Washington v. Montgomery Contractors, LLC, et al. CL17-1922
 Tax Map Number 052A515-6
 Account Number 33513
 119 Highlands Avenue, Lot 6, Ratcliff Estate, 0.94 acres±

Legal Information	
Deed Book:	751
Deed Page:	373
Plat Book:	0
Plat Page:	0
Instr. Type:	D
Instr. Year:	2009
Instr. Number:	7280
Consideration	\$28,000
Magisterial Dist.	GS
Legal Description:	
LOT 6 CARRIE RATLIFF EST ACR .94	
Lot Information	
Click to open Land Card:	
Zoning Class:	GLADE SPRING
Assessment Information:	
Land Assessment	\$25,000
Building Assessment	\$6,900
Total Value	\$31,900




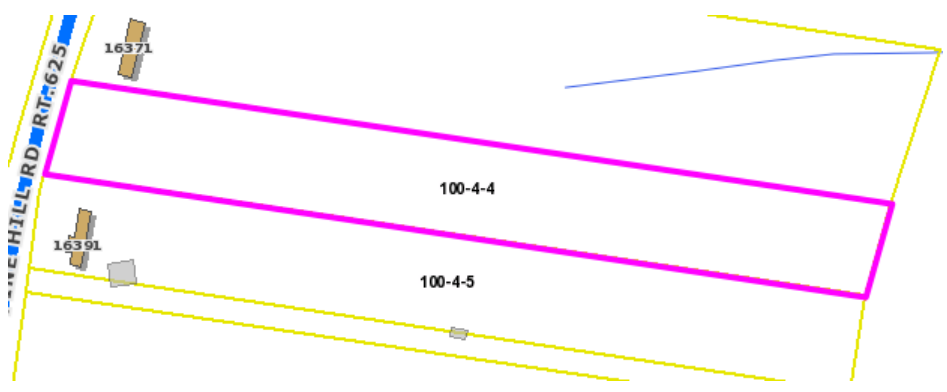
Parcel #7 County of Washington v. Montgomery Contractors, LLC, et al. CL17-1922
 Tax Map Number 052A515-5
 Account Number 33512
 111 Highlands Avenue, Lot 5, Ratcliff Estate, 0.26 acres±

Legal Information	
Deed Book:	0
Deed Page:	0
Plat Book:	0
Plat Page:	0
Instr. Type:	D
Instr. Year:	2011
Instr. Number:	892
Consideration	\$0
Magisterial Dist.	GS
Legal Description: LOT 5 CARRIE RATLIFF EST ACR .26	
Lot Information	
Click to open Land Card:	
Zoning Class:	GLADE SPRING
Assessment Information:	
Land Assessment	\$20,000
Building Assessment	\$20,700
Total Value	\$40,700




Parcel #8 County of Washington v. Carolyn B. Goodman, et al. CL17-2107
 Tax Map Number 100-4-4
 Account Number 35135
 Vacant Land, Pine Hill Road, Route 625, Lot 4 Pine Hill and parcel behind Lot 4, 2.00 acres ±

Legal Information	
Deed Book:	1056
Deed Page:	740
Plat Book:	750
Plat Page:	139
Instr. Type:	
Instr. Year:	0
Instr. Number:	0
Consideration	\$7,500
Magisterial Dist.	TY
Legal Description:	
LOT 4 PINE HILL & PARCEL BEHIND LOT 4 ACR 2.00	
Lot Information	
Click to open Land Card:	
Zoning Class:	A1
Assessment Information:	
Land Assessment	\$24,000
Building Assessment	\$0
Total Value	\$24,000




Parcel #9 County of Washington v. Kihichie W. Pennington, et al. CL17-2206
 Tax Map Number 184-A-47
 Account Number 23163
 24409 Bethesda Road, Lot 3, Mountainous, 5.51 acres±

Legal Information	
Deed Book:	0
Deed Page:	0
Plat Book:	31
Plat Page:	40
Instr. Type:	D
Instr. Year:	2003
Instr. Number:	39470
Consideration	\$0
Magisterial Dist.	WI
Legal Description:	
LOT 3 W A PENNINGTON PROP ACR 5.51	
Lot Information	
Click to open Land Card:	
Zoning Class:	A1
Assessment Information:	
Land Assessment	\$36,800
Building Assessment	\$1,000
Total Value	\$37,800

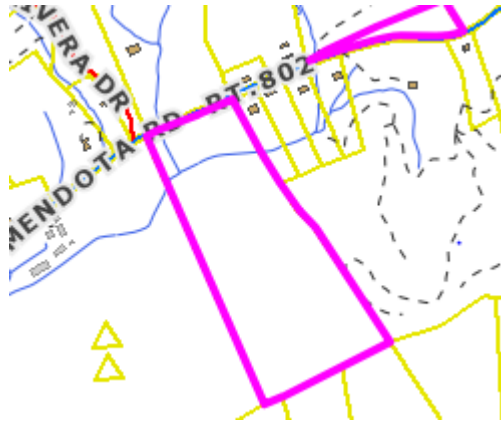


Parcel #10 County of Washington v. Martin Andrew Dixon, et al. CL17-2318
Tax Map Number 057-A-21
Account Number 11223
Vacant Land near Mendota Road, Route 802, Poor Valley, 15 acres±

Legal Information	
Deed Book:	1096
Deed Page:	591
Plat Book:	0
Plat Page:	0
Instr. Type:	
Instr. Year:	0
Instr. Number:	0
Consideration	\$0
Magisterial Dist.	TY
Legal Description:	
POOR VALLEY ACR 15	


Lot Information	
Click to open Land Card:	
Zoning Class:	CR

Assessment Information:	
Land Assessment	\$37,500
Building Assessment	\$0
Total Value	\$37,500

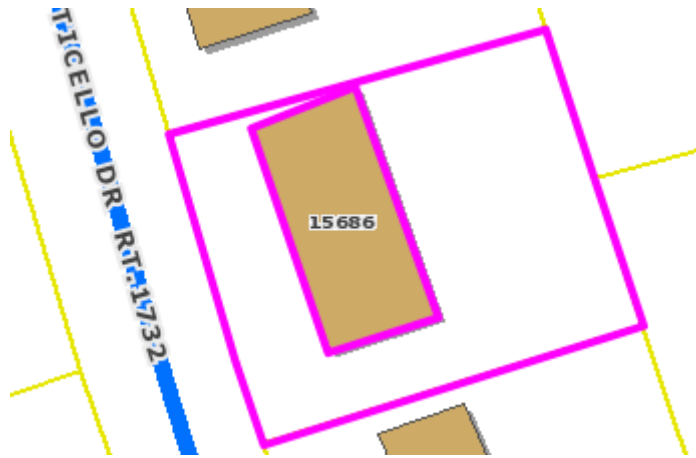


Parcel #11 County of Washington v. Sandra R. Campbell, et al. CL18-277
Tax Map Number 142B2-5-8D
Account Number 25121
15686 Monticello Drive, Lowry Hills, Unit 4

Legal Information	
Deed Book:	1089
Deed Page:	382
Plat Book:	17
Plat Page:	46
Instr. Type:	
Instr. Year:	0
Instr. Number:	0
Consideration	\$84,000
Magisterial Dist.	WI
Legal Description:	
LOT 8D LOWRY HILLS UNIT 4	


Lot Information	
Click to open Land Card:	
Zoning Class:	R1

Assessment Information:	
Land Assessment	\$30,000
Building Assessment	\$160,400
Total Value	\$190,400

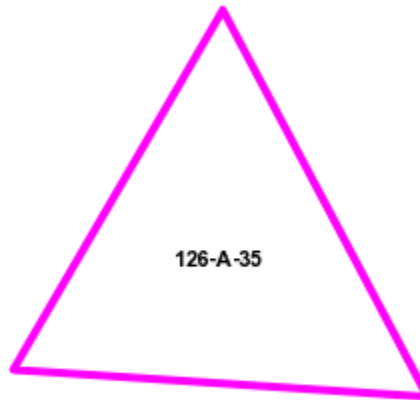


Parcel #12 County of Washington v. Leighton Adams, et al. CL17-1259
Tax Map Number 126-A-35
Account Number 13923
Vacant Land, near Green Spring Road, Route 75, Knobs 17 acres±, Mountainous

Legal Information	
Deed Book:	529
Deed Page:	585
Plat Book:	0
Plat Page:	0
Instr. Type:	
Instr. Year:	0
Instr. Number:	0
Consideration	\$25,000
Magisterial Dist.	MA
Legal Description:	KNOBS ACR 17


Lot Information	
Click to open Land Card:	
Zoning Class:	A2

Assessment Information:	
Land Assessment	\$34,000
Building Assessment	\$0
Total Value	\$34,000

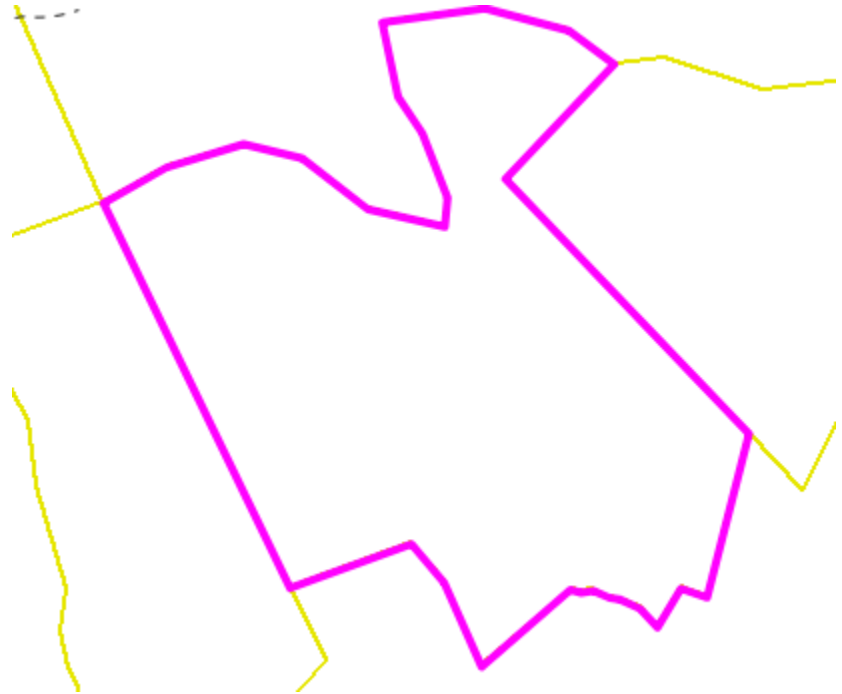


Parcel #13 County of Washington v. State Line Coon Hunters Association, et al. CL17-1259
Tax Map Number 125-A-42
Account Number 17407
Vacant Land, near Woodby Lane, Knobs 20 acres±, undeveloped, Mountainous


Legal Information	
Deed Book:	640
Deed Page:	146
Plat Book:	0
Plat Page:	0
Instr. Type:	
Instr. Year:	0
Instr. Number:	0
Consideration	\$5,000
Magisterial Dist.	MA
Legal Description:	KNOBS ACR 20

Lot Information	
Click to open Land Card:	
Zoning Class:	A2

Assessment Information:	
Land Assessment	\$40,000
Building Assessment	\$0
Total Value	\$40,000



Parcel #14 County of Washington v. Jimmy Lee Boggs Estate, et al. CL17-1294
Tax Map Number 074-A-16B
Account Number 35932
3233 Mendota Road, 10.19 acres±, Poor Valley

Legal Information	
Deed Book:	0
Deed Page:	0
Plat Book:	0
Plat Page:	0
Instr. Type:	LH
Instr. Year:	2000
Instr. Number:	237
Consideration	\$0
Magisterial Dist.	TY
Legal Description: POOR VALLEY ACR 10.19	
Lot Information	
Click to open Land Card:	
Zoning Class:	CR
Assessment Information:	
Land Assessment	\$43,000
Building Assessment	\$6,700
Total Value	\$49,700

