

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
WASHINGTON COUNTY, 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 front of the Government Center Building located at 1 Government Center Place, Abingdon, Virginia 24210, on September 14, 2020 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 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	Sterling V. Ellison	Tax Map No. 021-1-7 Account No. 20333 TACS No. 601251	172 Highland Street, Abingdon 0.25 acre +/-
2	Ellen G. Brown Estate	Tax Map No. 018-12-15 Account No. 20590 TACS No. 434721	507 Butt Street, Abingdon Lots 15-20
3	W. B. Mumpower	Tax Map No. 045-A-23A Account No. 9160 TACS No. 457716	19.1 acres +/- near Toole Creek Road
4	Lois A. Hughes Estate	Tax Map No. 005-3-16 Account No. 20751 TACS No. 452804	426 Arnold Street, Abingdon, 0.34 acre +/- Lots 16-19
5	Betty J. Neal Estate	Tax Map No. 067-A-41 Account No. 29302 TACS No. 435809	29533 Hillman Highway, Meadowview 0.63 acre +/-
6	Betty J. Neal Estate	Tax Map No. 067-A-41A Account No. 28236 TACS No. 435809	30009 Hillman Highway, Meadowview 0.33 acre +/-
7	Russell Dale Worley and Carolyn Cook.	Tax Map No. 188-A-64 Account No. 40424 TACS No. 434692	4.9 acres +/- near Twin Oaks Road
8	Catherine Hayes Estate	Tax Map No. 156-A-14 Account No. 1342 TACS No. 434716	21269 Silver Mountain Road, Damascus 18 acres +/-
9	William T. Anderson and Gregory E. Anderson Estate	Tax Map No. 172B2-3-5-18A Account No. 19415 TACS No. 435814	454 Brook Street, Damascus, 0.25 acre +/- ½ of lot 18, lots 19-20, Block 5 R. S. Park
10	Charles Clifton Taylor, III	Tax Map No. 172B1-A-88 Account No. 19572 TACS No. 434705	0.12 acre +/-, lot on Dosia Street, Damascus
11	Charles Clifton Taylor, III	Tax Map No. 172B1-A-89 Account No. 19571 TACS No. 434705	0.03 acre +/- lot on Dosia Street, Damascus

12	Charles Clifton Taylor, III	Tax Map No. 172B1-A-98 Account No. 19573 TACS No. 434705	551 Clifton Street, Damascus, 0.25 acre +/-
13	Frank Jefferson	Tax Map No. 104A-A-7 Account No. 5191 TACS No. 434668	0.25 acre +/- Abington District
14	Teena Blevins	Tax Map No. 168-A-25B Account No. 35457 TACS No. 601254	22355, 22387, & 22400 Deep Woods Road, Abingdon, 11.61 acres +/-
15	Carl David Johnson	Tax Map No. 178-A-15A Account No. 12012 TACS No. 601260	24219 Johnson Chapel Road, Bristol 4.7 acre +/-
16	Carl David Johnson	Tax Map No. 178-A-15B Account No. 12013 TACS No. 601260	6.45 acres +/- on Johnson Chapel Road, Bristol
17	James Daniel Olinger	Tax Map No. 133-A-16A Account No. 1188 TACS No. 601252	36066 Widener Valley Road, Glade Spring, 9.08 acres +/-
18	Alex Kevin Osbourne and Sherry Osborne	Tax Map No 119-A-56 Account No. 12244 TACS No. 434651	19231 Benhams Road, Bristol 0.43 acre +/- Tyler District, Brogan Ld- Minnick
19	Barry Wayne Kaalund	Tax Map No. 052A2-A-153 Account No. 18677 TACS No. 434697	608 Shenandoah Drive, Glade Spring 1.50 acres +/- Clarksville
20	Mark Alan Blaylock	Tax Map No. 116-A-23 Account No. 11782 TACS No. 434655	3043 Jericho Road, Bristol 52.00 acres +/- Tyler District
21	Mark Alan Blaylock	Tax Map No. 116-A-24 Account No. 12232 TACS No. 434655	10.00 acres +/- along Jericho Road, Bristol Tyler District
22	Samuel P. Hughes and David Lee Hughes	Tax Map No. 010-1-29 Account No. 20283 TACS No. 601212	270 Pippin Street, Abingdon 0.40 acre +/-
23	Samuel P. Hughes and David Lee Hughes	Tax Map No. 010-1-27 Account No. 20282 TACS No. 601212	0.06 acre +/- off of Pippin Street, Abingdon
24	Samuel P. Hughes and David Lee Hughes	Tax Map No. 010-1-29A Account No. 20285 TACS No. 601212	0.53 acre +/- off of Pippin Street, Abingdon
25	Ethel Tignor Estate	Tax Map No. 027-A-27A Account No. 36394 TACS No.601256	8751 Hidden Valley Road, Abingdon 0.88 acre +/- Jefferson District
26	Robert E. Barrett and Sophie B. Barrett	Tax Map No. 015A-1-62 Account No. 18977 TACS No. 601263	121 King Avenue, Saltville 0.56 acre +/- Lot 62
27	Matt R. Moore and G. L. Moore	Tax Map No. 034-A-79 Account No. 9106 TACS No. 601241	7.30 acres +/- on Moore Creek Road, Meadowview, Jefferson District

28	India Bentley Estate	Tax Map No. 15A-1-24 Account No. 18877 TACS No. 601249	924 West Main Street, Saltville 0.152 acre +/- Lot 24
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TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of the County of Washington. 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. 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. There will be a 10% buyer's premium added to the final bid to determine final contract price.** The buyer's premium is due at the time of the auction.

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. **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 conveyed by Special Warranty Deed, subject to any easements, covenants, agreements, restrictions, reservations, and all rights of record which may affect the property.

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) 893-5176

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