

**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 Washington County, the undersigned Special Commissioner will offer for sale at public auction (**with online simulcast**) the following described real estate at **The County Fairgrounds, Main Building A, located at 17046 Fairgrounds Drive, Abingdon, Virginia 24210, on June 18, 2021 at 1:00pm.** or as soon thereafter as may be effected. ****PLEASE NOTE THE NEW LOCATION****

The sale of such property is subject to the terms and conditions below, any conditions which may be subsequently posted by Counts Realty & Auction Group ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS"), 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	Paul L. Curry	Tax Map No. 136-A-46 Account No. 23263 Tax Map No. 136-A-47 Account No. 23264 TACS No.601237	15 acres, more or less, on Cove Creek Road, Bristol, Tyler Magisterial District, Tract 2 60 acres, more or less, on Cove Creek Road, Bristol, Tyler Magisterial District
2	Ella Ruth Rash, Life Tenant Christopher Ellis Thomas	Tax Map No. 112-A-45B Account No. 31903 TACS No. 601269	REMOVED
3	Evelyn Stewart Estate	Tax Map No. 086A1-1-105A Account No. 28116 TACS No. 601238	15101 Leisure Lane, Abingdon, 2.00 acres, more or less, Monroe Magisterial District
4	Regina F. Blevins Estate	Tax Map No. 037-A-65 Account No. 25769 Tax Map No. 037-A-66 Account No. 25768 TACS No.601244	7.00 acre and 34.79 acres, more or less, off Crescent Road, Glade Spring, Monroe Magisterial District
5	George E. & Gail V. Howard	Tax Map No. 172B3-A-28 Account No. 19273 TACS No. 181937	Lot 68 Haney Add., Town of Damascus
6	George E. & Gail V. Howard	Tax Map No. 172B4-A-33 Account No. 3456 TACS No. 181937	2.00 acres, more or less, on Orchard Hall Road, Damascus, Taylor Magisterial District
7	The Harold A. Wash Living Trust Dated June 3, 2000	Tax Map No. 044-A-76D Account No. 44217 TACS No.624401	5.154 acres, more or less, on North Fork River Road, Abingdon, Lot 14 Pt Final Plat River Bend Phase I at Cloverdale Farm
8	Russell Dale Worley and Carolyn Cook	Tax Map No. 188-A-64 Account No. 40424 TACS No. 434692	4.9 acres, more or less, near Twin Oaks Road

9	Thomas V. Morgan	Tax Map No. 025-A-38 Account No. 9146 TACS No.	6510 Old Mill Road, Glade Spring 0.50 acre, more or less
10	Robert R. Cook Estate	Tax Map No. 109-A-32A Account No. 42834 TACS No. 601247	17498 Morrison Road, Meadowview 1.00 acre, more or less
11	Nat T. Wills, Et Al.	Tax Map No. 174-A-32 Account No. 3376 TACS No. 601247	0.5 acre, more or less, along Taylor Valley Road, Damascus
12	John W. & Gwendolyn Robbins	Tax Map No. 172D-1-7 Account No. 1414 TACS No. 601221	32072 Government Road, Damascus 2.09 acres, more or less
13	Dallas F. Thomas Estate	Tax Map No. 086-A-61 Account No. 28199 TACS No. 601248	14442 Stonybrook Road, Meadowview 3.40 acres, more or less
14	Laura Taylor Estate	Tax Map No. 059-4-6 Account No. 29848 TACS No. 434657	12446 Freedom Hollow Road, Bristol 2.01 acres, more or less
15	Sarah Price	Tax Map No. 112-A-65 Account No. 2353 TACS No. 434701	REMOVED
16	Mollie Cloud	Tax Map No. 011-1-67 Account No. 20101 TACS No. 434698	0.25 acre, more or less, on Rickard Street, Abingdon
17	Anita Stone	Tax Map No. 037-A-19 Account No. 27447 TACS No. 601228	9180 Crescent Road, Glade Spring 0.06 acre, more or less
18	Ronnie R. Taylor Estate	Tax Map No. 015A-1-7 Account No. 18890 TACS No. 601229	Lot 7 on West Main Street in the Town of Saltville
19	Robert M. & Bertha M. Hammond	Tax Map No. 052A2-A-26 Account No. 18345 Tax Map No. 052A2-A-27 Account No. 18341 Tax Map No. 052A2-A-33 Account No. 18340 TACS No. 601236	Old jail property, Town of Glade Spring Rhudy lot, Town of Glade Spring Barber shop lot, Town of Glade Spring

GENERAL 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. All properties are sold in gross and not by the acre. Properties are offered for sale as-is, with all faults and without any warranty, either expressed or implied. 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. Subsequent taxes will be prorated from the auction date of May 24, 2021, and the highest bidder will be responsible for taxes from that date forward. Any unsold property will be offered for sale again at the next auction, whenever that may be. 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. It is not guaranteed that the property has a right-of-way or that it is not landlocked. The information shown, including maps, is derived from public records that are constantly undergoing change and do not replace a site survey or inspection. There is no warranty as to the accuracy of the visual maps, nor is the information contained therein a legal representation of any of the features of the property which it depicts.

There will be a **10% buyer's premium added to the final bid** to determine the "final contract price". The **buyer's premium is due upon the close of the auction and will be in addition to the required deposit amount.** Please consider the buyer's premium when placing bids.

Terms applicable to In-Person Bidders ONLY: 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 on the day of the auction, along with their buyer's premium payment. 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 George McDaniel, 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 **bid deposit (25% or \$1,000, whichever is greater) and the 10% buyer's premium** must be **received** in full within five (5) business days following the auction closing (**no later than June 25, at 12:00pm EST**). Time is of the essence. All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cash and personal checks **will not** be accepted. Checks and money orders shall be made payable to Washington County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS OF SALE: Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00). Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full at the time of the auction. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale.

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.

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.

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 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.

John A. Rife, Esq.
Re: Washington County Auction
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 Thursday, December 5, 2019 in the cause styled County of Washington 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. _____

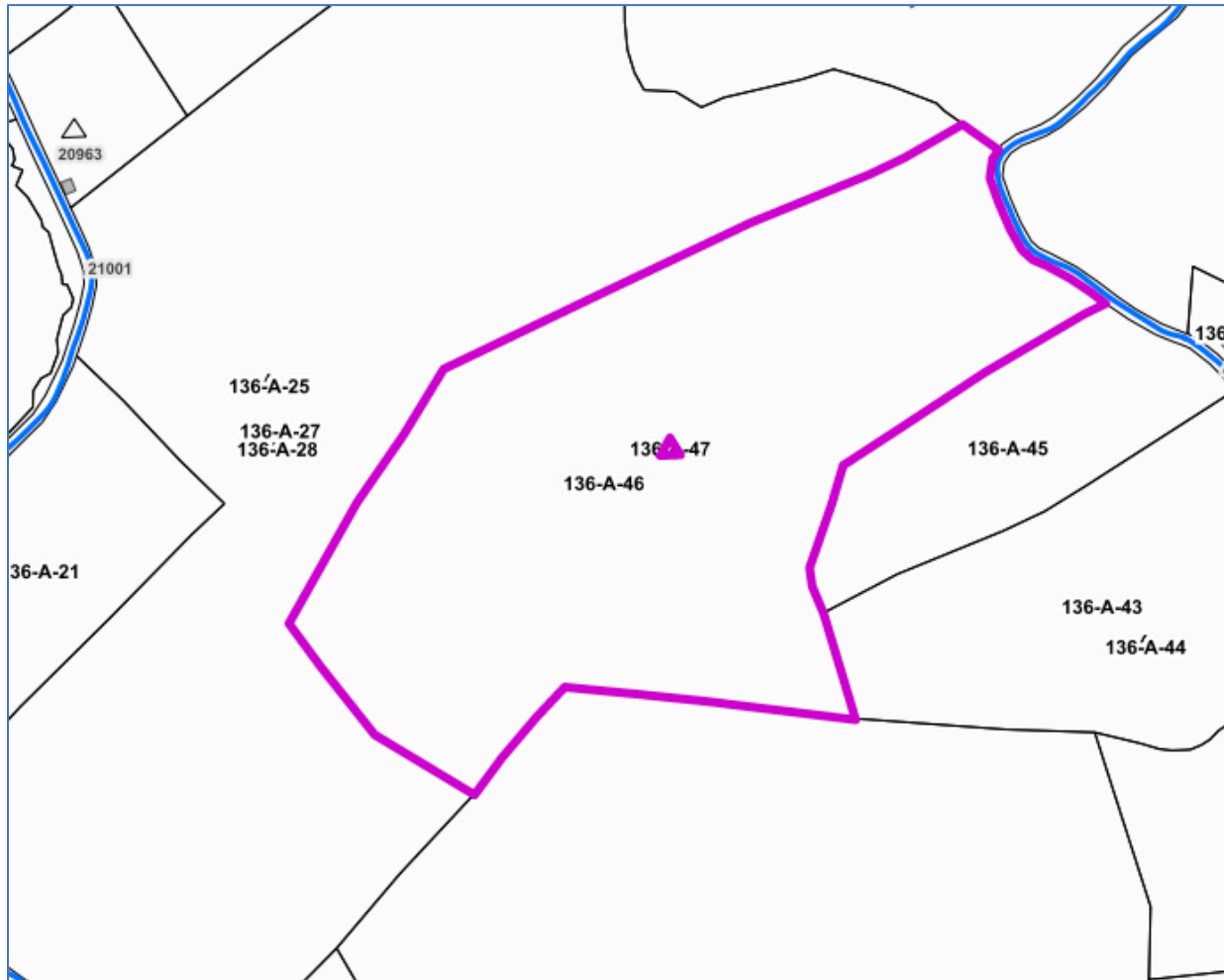
I understand that a deposit of \$ _____ (25% of the purchase price or \$1,000.00, whichever is more, or the entire purchase price if less than \$1,000.00, or \$20,000.00 if purchase price is more than \$80,000.00) is required to be deposited today with the Special Commissioner and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Washington, 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 County of Washington or if I am named as a Defendant in any delinquent tax suit filed by the County of Washington, 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.

Property 1: Paul L. Curry (2 parcels)

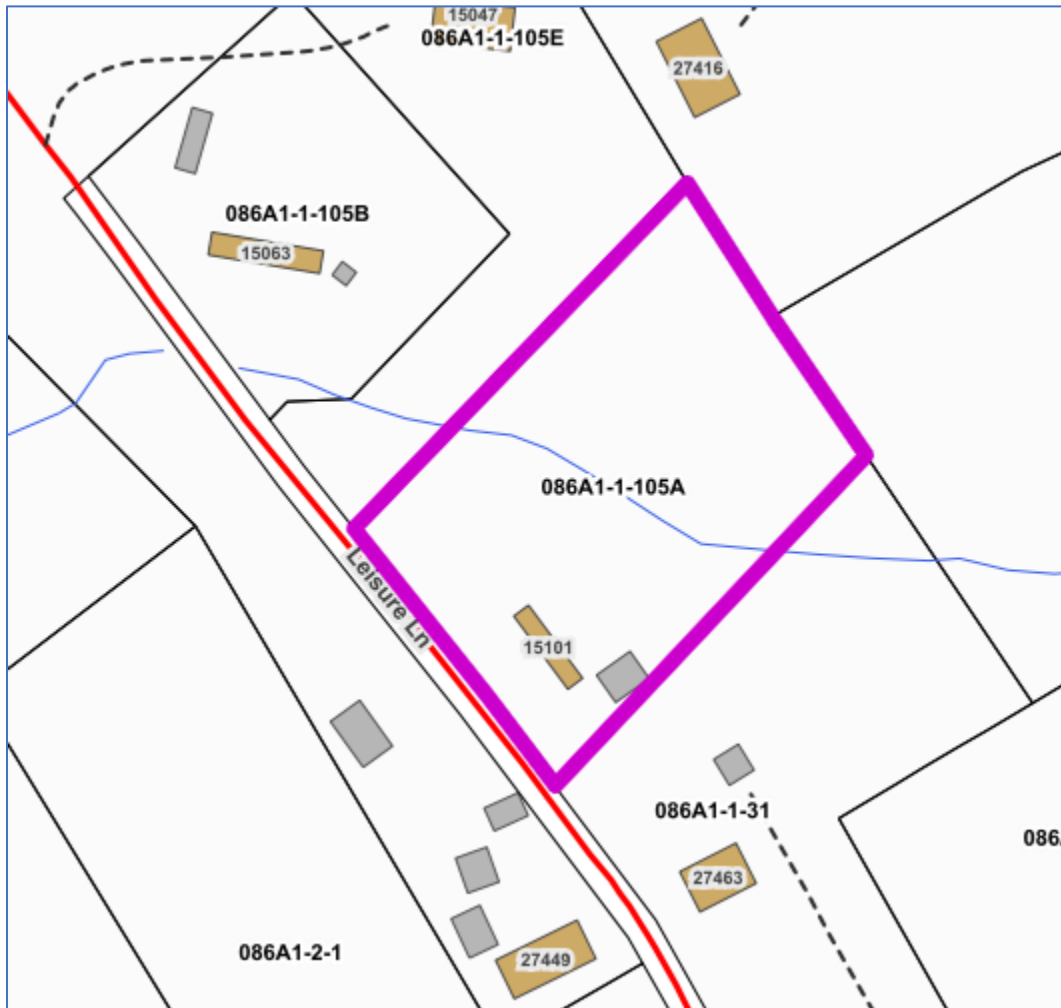


Parcel Nos:	136-A-46 and 136-A-47
Account Nos:	13049 and 13050
Acreage:	15.00 and 60.00 acres
Legal Desc.:	COVE CREEK
Total Current Land Value:	\$112,500
Total Improvement Value:	\$0
Total Current Total Value:	\$112,500

Property 2: Ella Rush Rash & Christopher Ellis Thomas

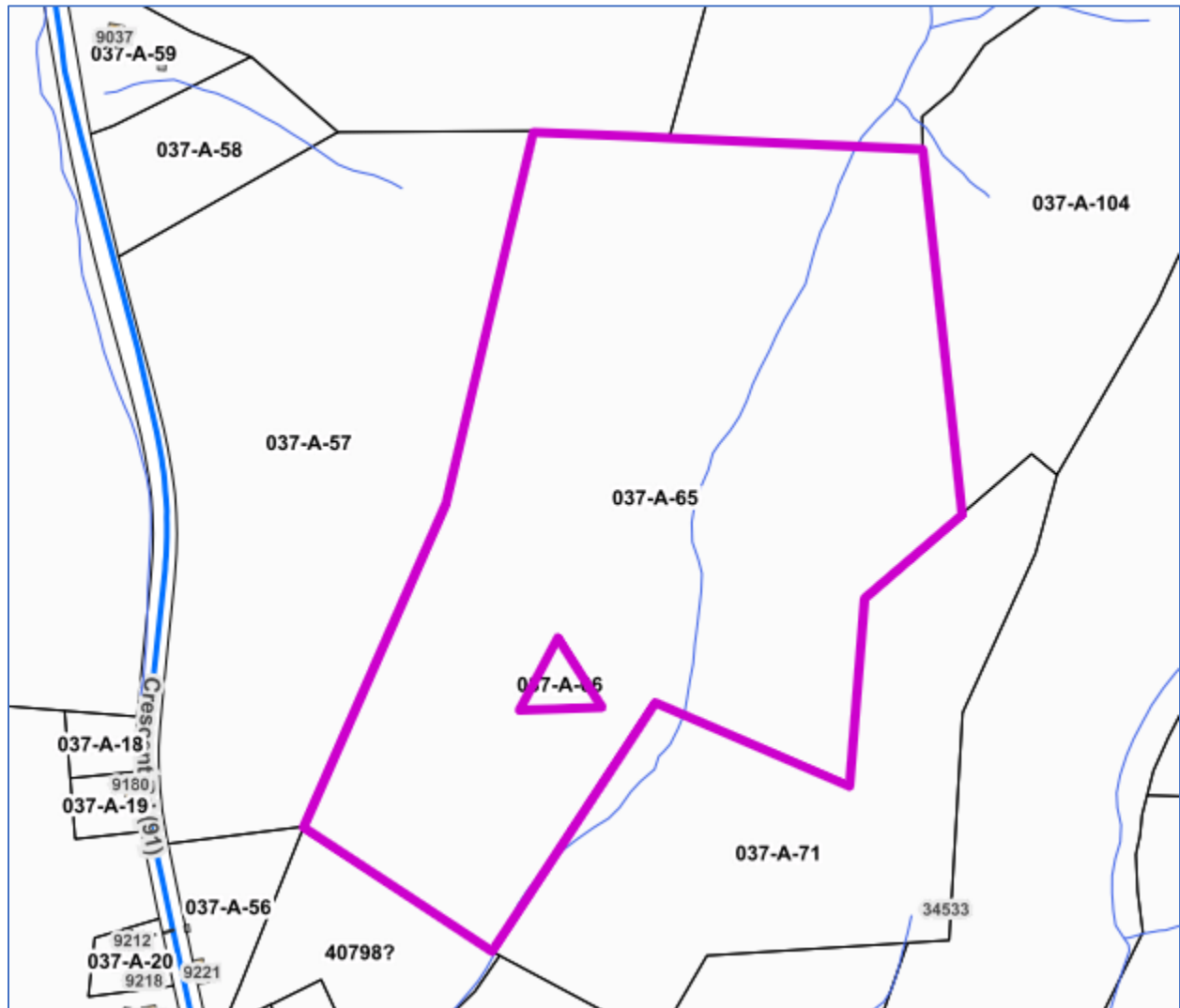
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Property 3: Evelyn Stewart Estate



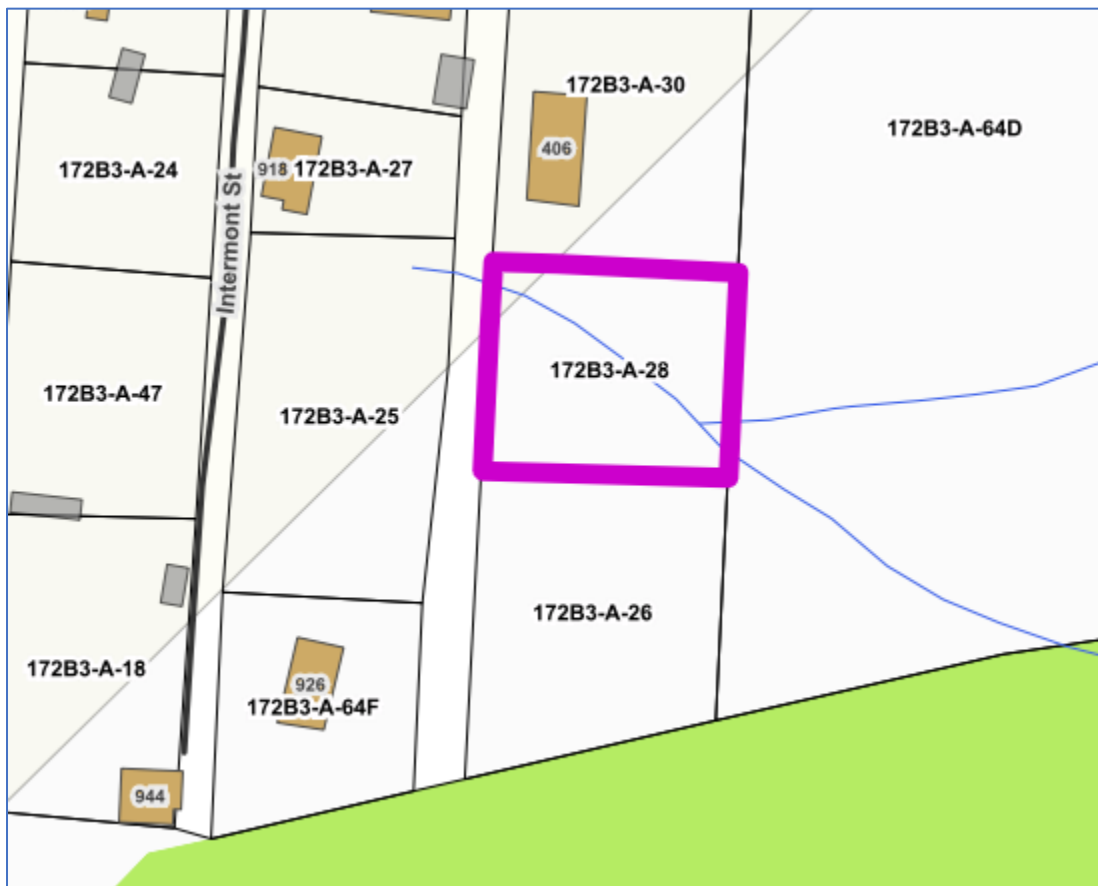
Parcel No:	086A1-1-105A
Account Number:	28116
Acreage:	2.00
Legal Desc.:	TR 2 CARTER PROPERTY
Land Value:	\$26,000
Improvement Value:	\$200
Total Value:	\$26,200
E911 Address:	15101 LEISURE LN

Property 4: Regina F. Blevins Estate (2 parcels)



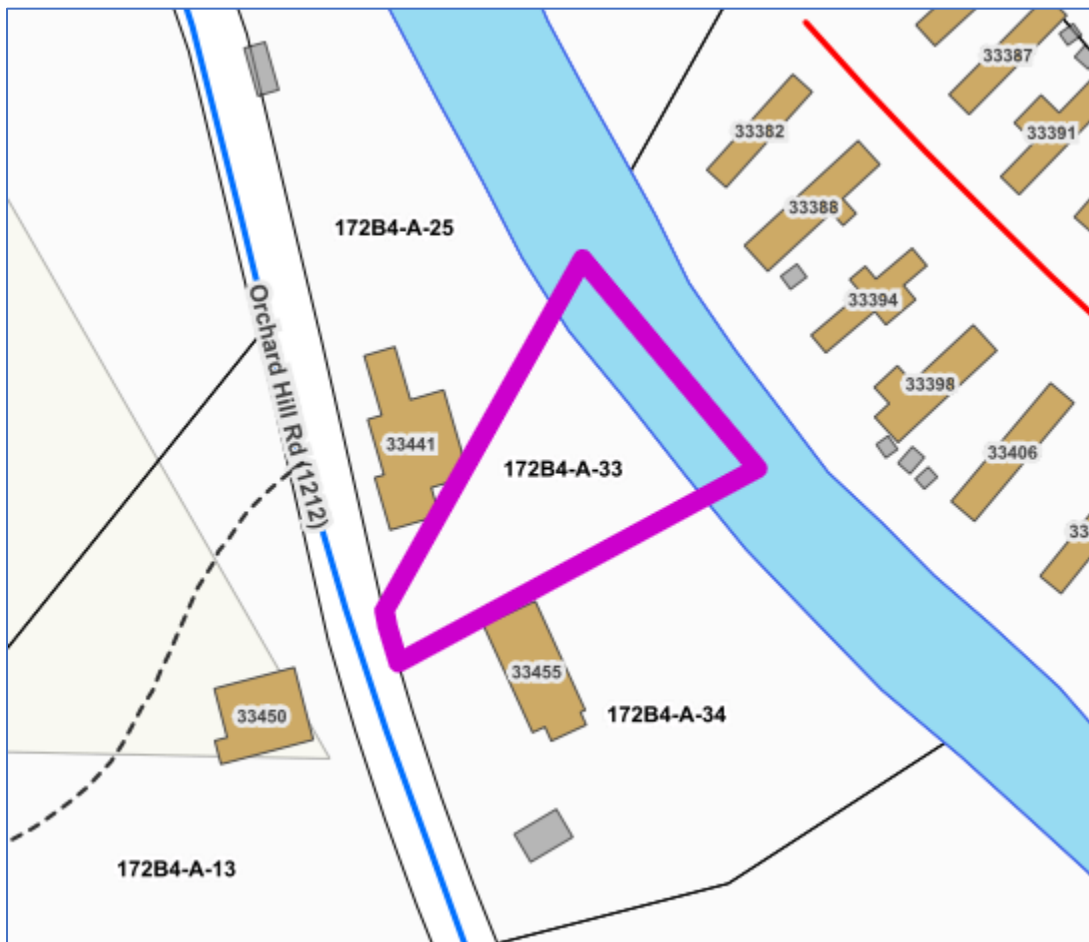
Parcel Nos:	037-A-65 and 037-A-66
Account Nos:	25769 and 25768
Total Acreage:	41.79
Legal Desc.:	MCCALLS GAP
Total Land Value:	\$132,400
Total Improvement Value:	\$0
Total Value:	\$132,400

Property 5: George E. & Gail V. Howard



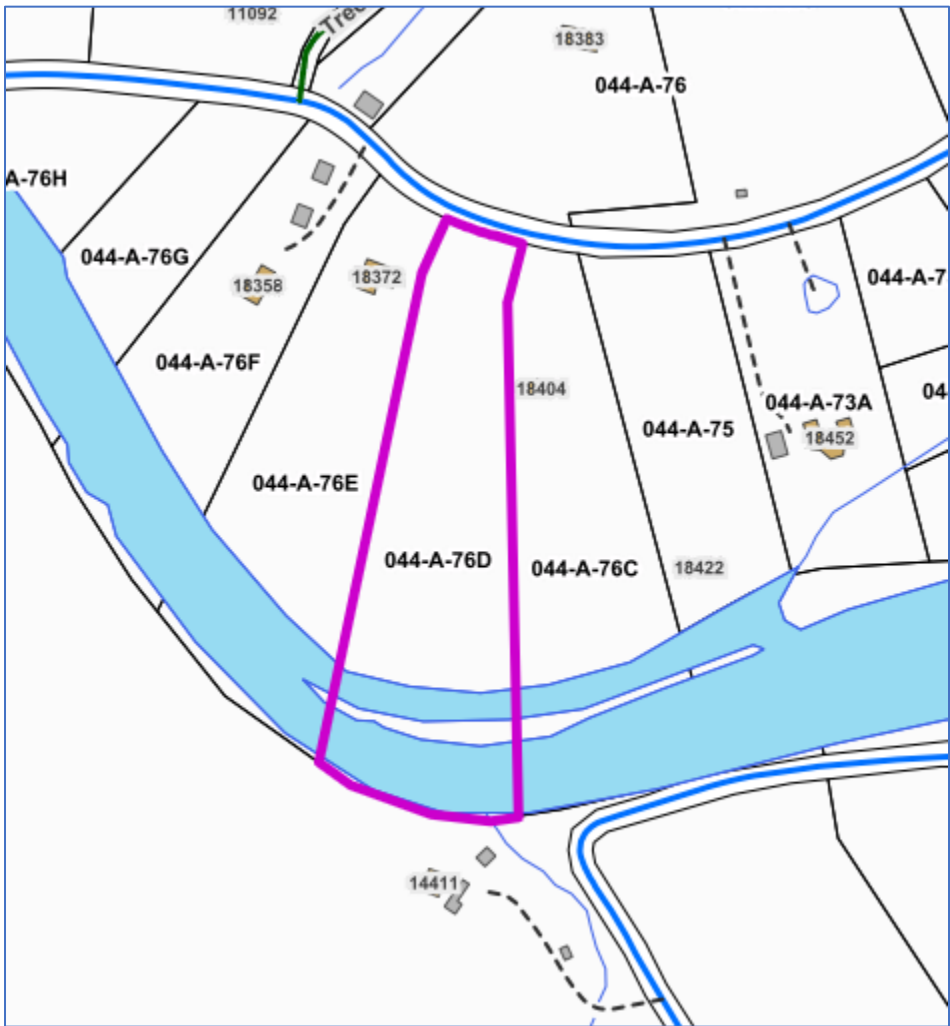
Parcel No:	172B3-A-28
Account Number:	19273
Legal Desc.:	LOT 68 HANEY ADD
Land Value:	\$10,000
Improvement Value:	\$0
Total Value:	\$10,000

Property 6. George E. & Gail V. Howard



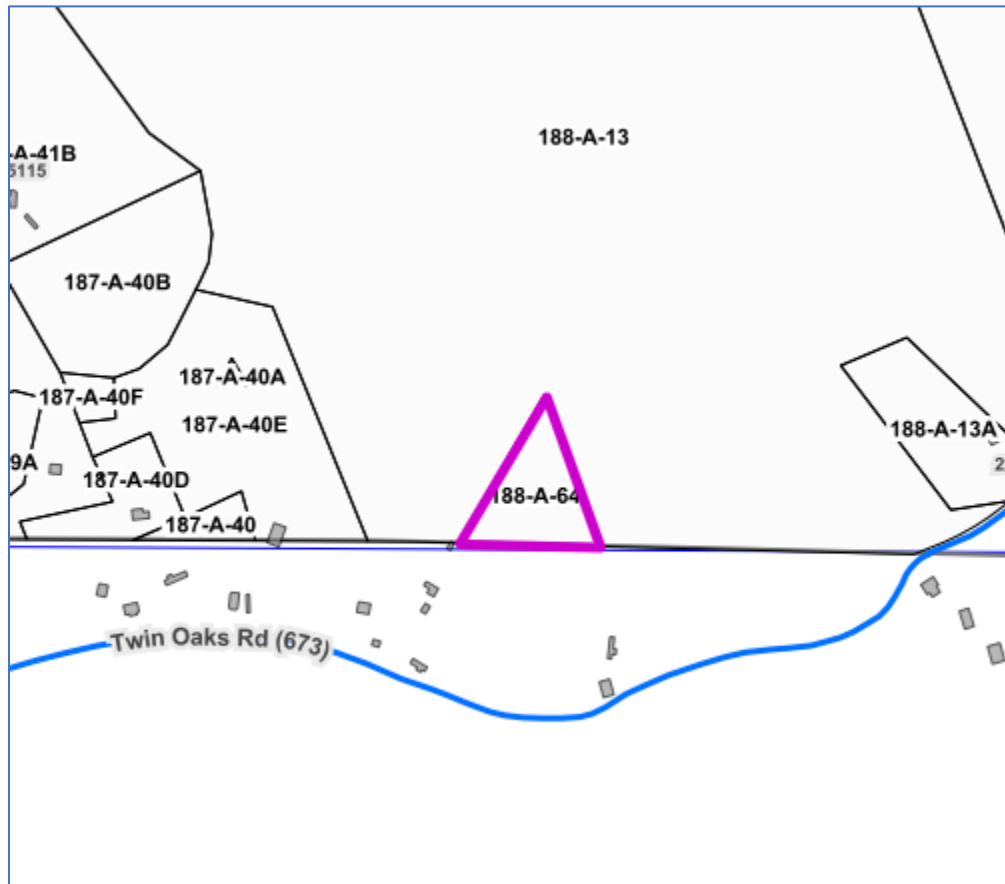
Parcel No:	172B4-A-33
Account Number:	3456
Acreage:	2.00
Legal Desc.:	LAURELDALE
Land Value:	\$36,000
Improvement Value:	\$0
Total Value:	\$36,000

Property 7: The Harold A. Walsh Living Trust



Parcel No:	044-A-76D
Account Number:	44217
Acreage:	5.154
Legal Desc.:	LOT 14 PT FINAL PLAT RIVER BEND PHASE I AT CLOVERDALE FARM
Land Value:	\$20,600
Improvement Value:	\$0
Total Value:	\$20,600

Property 8: Russell Dale Worley & Carolyn Cook



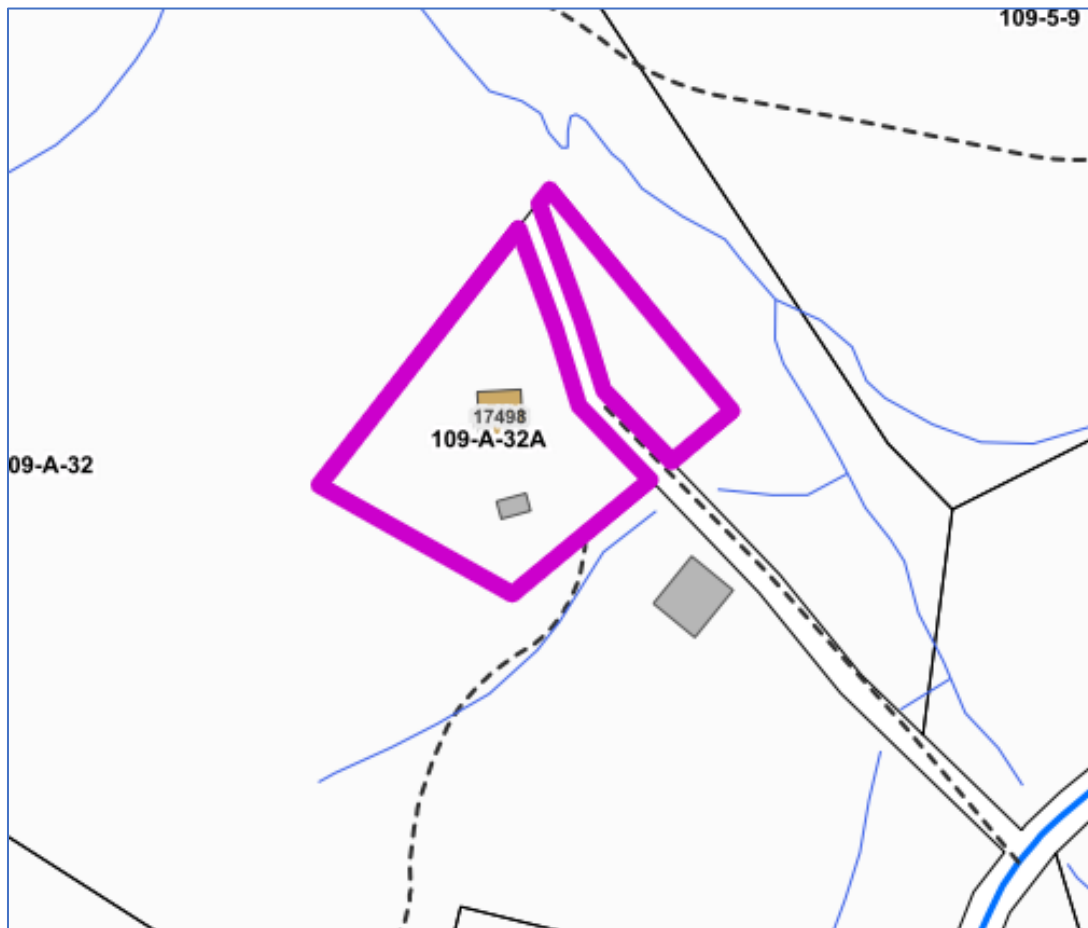
Parcel No:	188-A-64
Account Number:	40424
Acreage:	4.90
Legal Desc.:	WORLEY PROP
Land Value:	\$35,600
Improvement Value:	\$0
Total Value:	\$35,600

Property 9: Thomas V. Morgan



Parcel No:	025-A-38
Account Number:	9146
Acreage:	0.50
Legal Desc.:	TIN BRIDGE
Land Value:	\$12,000
Improvement Value:	\$0
Total Value:	\$12,000
E911 Address:	6510 OLD MILL RD

Property 10: Robert R. Cook Estate



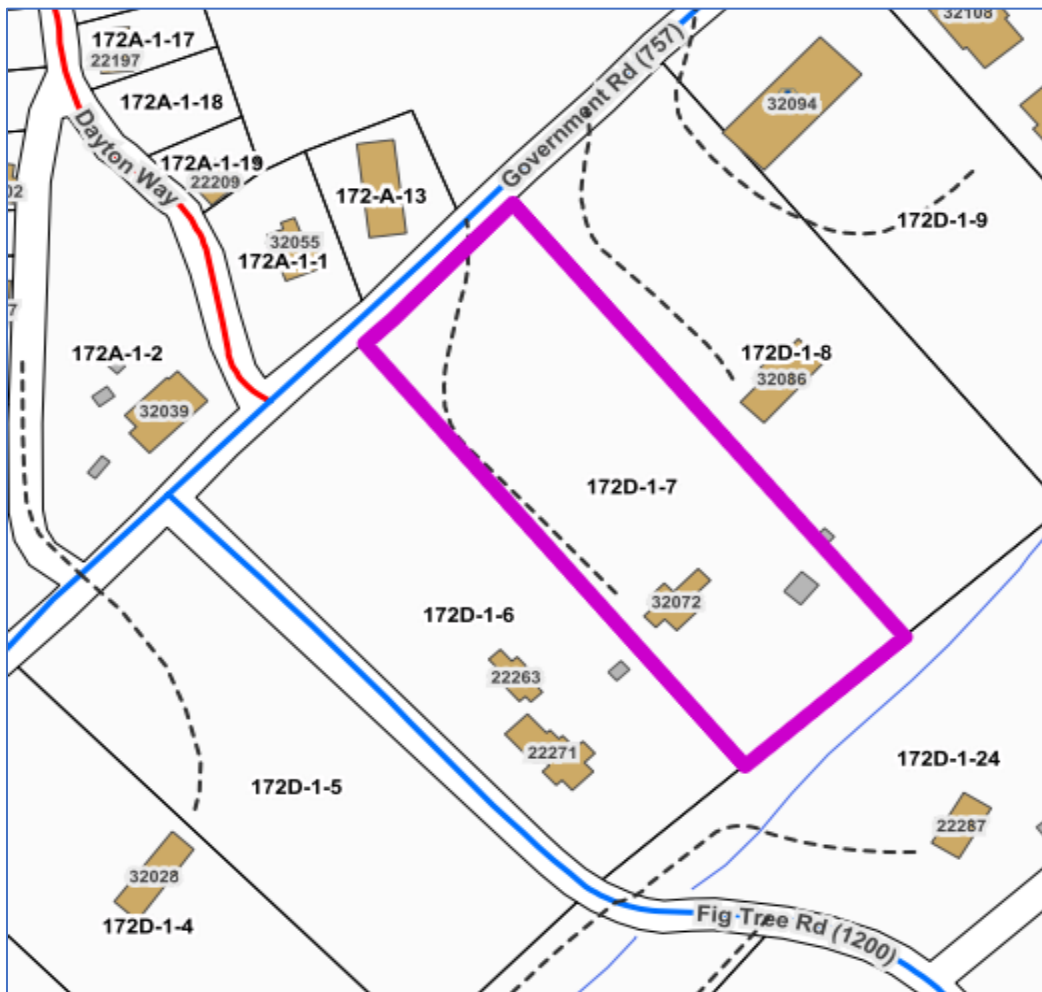
Parcel No:	109-A-32A
Account Number:	42834
Acreage:	1.00
Legal Desc.:	PT SAMUEL LEVI & JEFFREY EDWARD MUSSER LANDS
Land Value:	\$30,000
Improvement Value:	\$3,000
Total Value:	\$33,000
E911 Address:	17498 MORRISON RD

Property 11: Nat T. Wills, Et Al.

NO GIS MAP PROVIDED

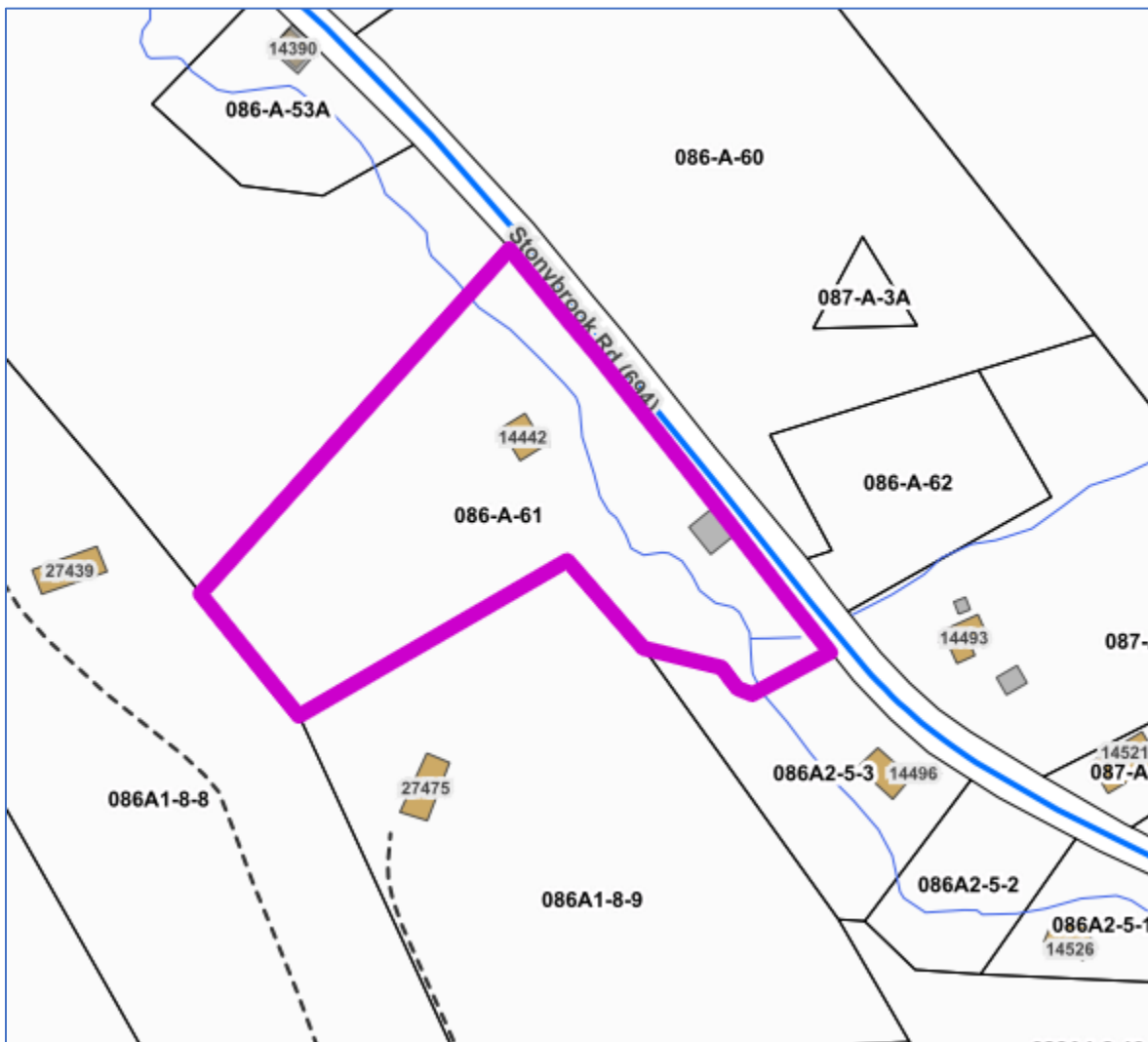
Parcel No:	174-A-32
Account Number:	3376
Legal Desc.:	TAYLORS VALLEY
Land Value:	\$20,000
Improvement Value:	\$0
Total Value:	\$20,000

Property 12: John W. & Gwendolyn Robbins



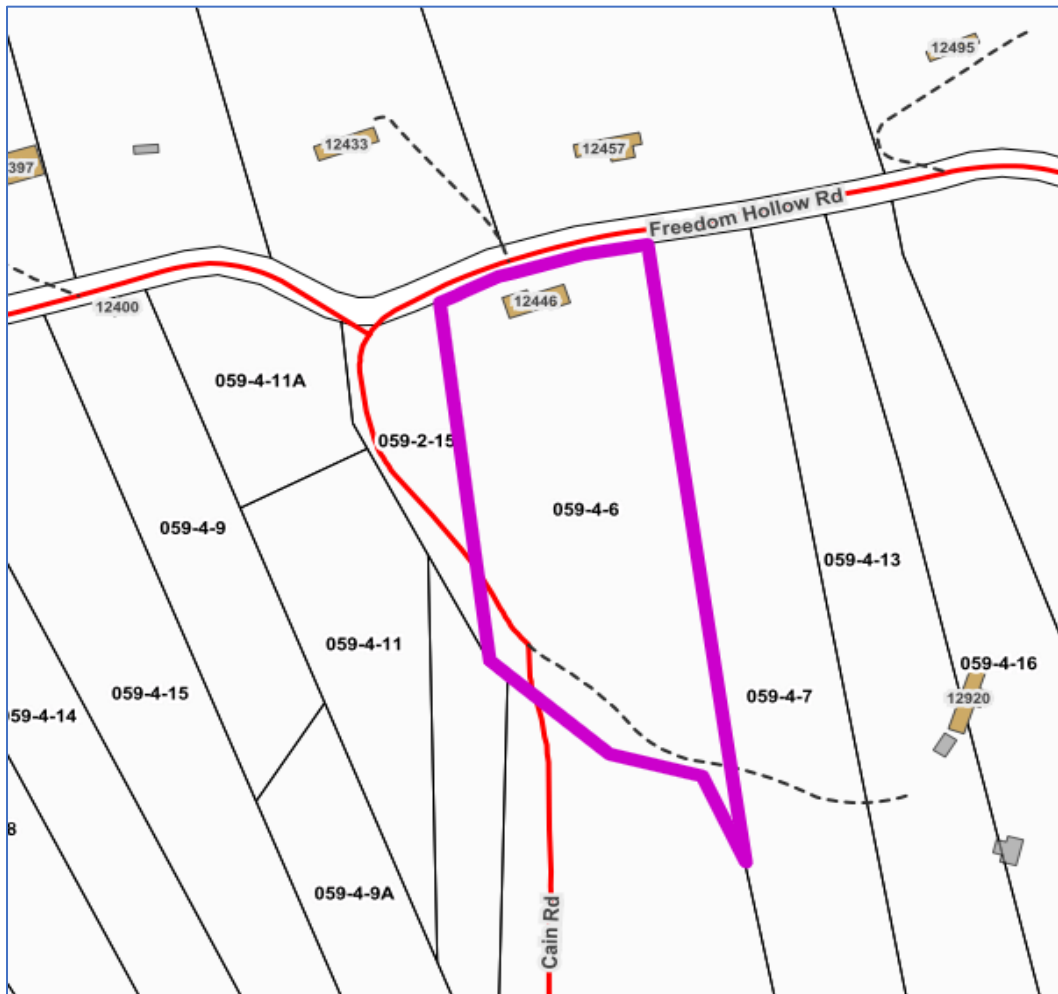
Parcel No:	172D-1-7
Account Number:	1414
Acreage:	2.09
Legal Desc.:	TR 7 FLORENCE RAMBO EST
Land Value:	\$30,500
Improvement Value:	\$2,000
Total Value:	\$32,500
E911 Address:	32072 GOVERNMENT RD

Property 13: Dallas F. Thomas Estate



Parcel No:	086-A-61
Account Number:	28199
Acreage:	3.40
Legal Desc.:	GREENWAY CREEK
Land Value:	\$39,400
Improvement Value:	\$2,000
Total Value:	\$41,400
E911 Address:	14442 STONYBROOK RD

Property 14: Laura Taylor Estate

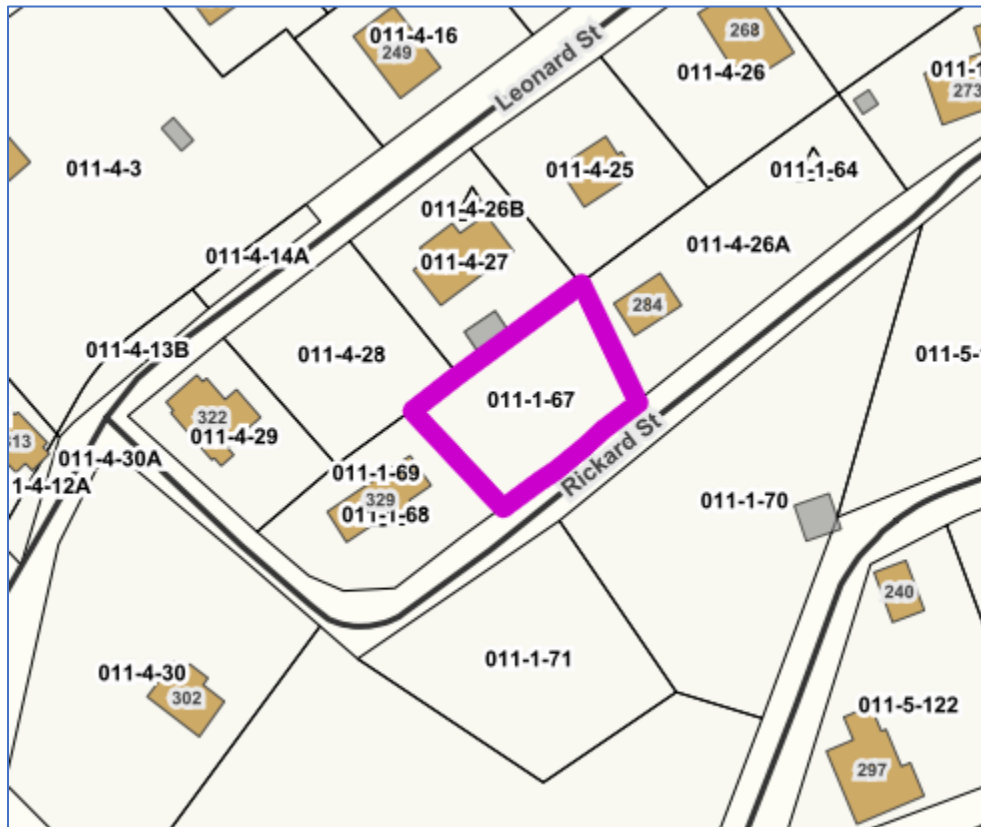


Parcel No:	059-4-6
Account Number:	29848
Acreage:	2.01
Legal Desc.:	PT TR 2 CIBOLA CORP
Land Value:	\$17,000
Improvement Value:	\$500
Total Value:	\$17,500
E911 Address:	12446 FREEDOM HOLLOW RD

Property 15: Sarah Price

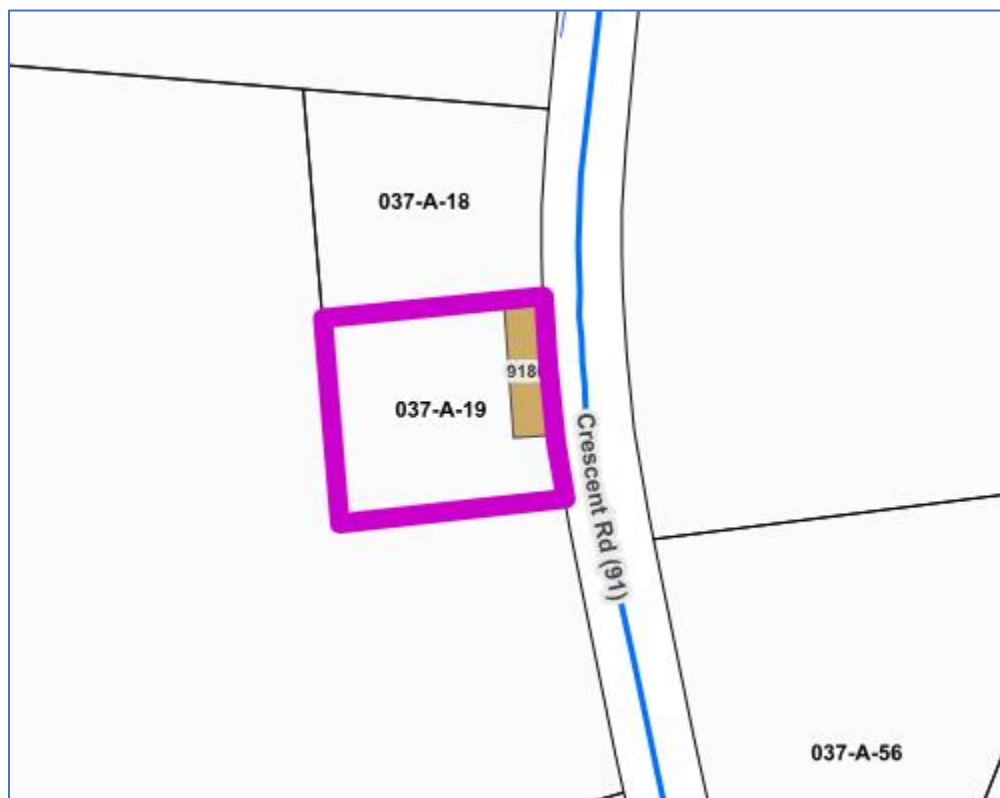
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Property 16: Mollie Cloud



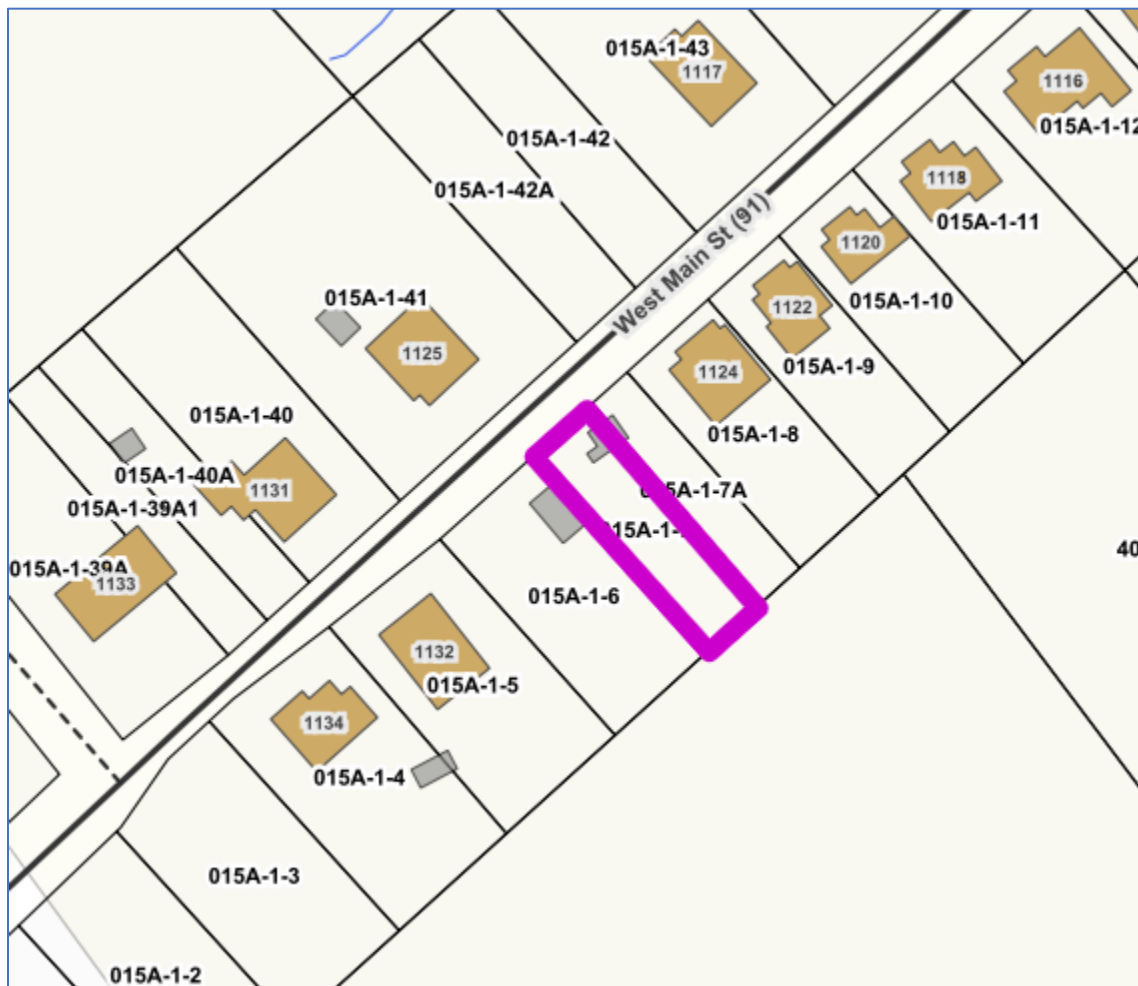
Parcel No:	011-1-67
Account Number:	20101
Acreage:	0.25
Legal Desc.:	GLEBE LD
Land Value:	\$15,000
Improvement Value:	\$0
Total Value:	\$15,000

Property 17: Anita Stone



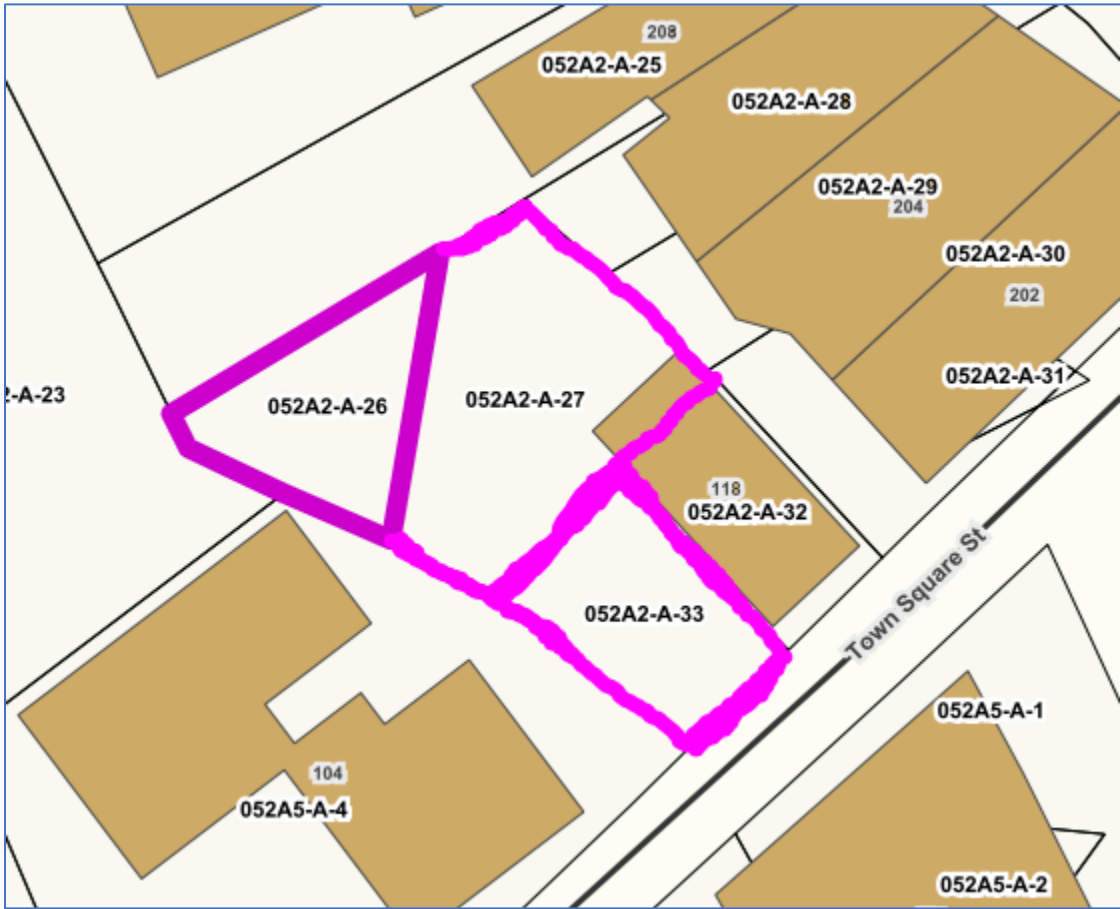
Parcel No:	037-A-19
Account Number:	27447
Acreage:	0.06
Legal Desc.:	MCCALLS GAP
Land Value:	\$15,000
Improvement Value:	\$4,000
Total Value:	\$19,000
E911 Address:	9180 CRESCENT RD

Property 18: Ronnie R. Taylor Estate



Parcel No:	015A-1-7
Account Number:	18890
Acreage:	0.10
Legal Desc.:	PT LOT 7 OLIN MATH
Land Value:	\$12,000
Improvement Value:	\$0
Total Value:	\$12,000

Property 19: Robert M. & Bertha M. Hammond (3 parcels)



Parcel Nos:	052A2-A-26, 052A2-A-27, and 052A2-A-33
Account Nos:	18345, 18341, 18340
Legal Desc.:	OLD JAIL PROPERTY, RHUDY LT, BARBER SHOP LT
Total Land Value:	\$60,000
Total Improvement Value:	\$0
Total Value:	\$60,000