

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
WASHINGTON COUNTY, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at public auction (**with online simulcast**) at **The County Fairgrounds, Main Building A, located at 17046 Fairgrounds Drive, Abingdon, Virginia 24210, on June 18, 2021 at 1:00pm. **PLEASE NOTE THE NEW LOCATION****

The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be subsequently posted by Counts Realty & Auction Group (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”).

<u>No.</u>	<u>Property Owner(s)</u>	<u>Account Nos.</u>	<u>Description</u>
N1	Mildred Heath Taylor	Parcel No. 025B-A-3 Account No. 9906 TACS No. 434676	0.08 acre +/- part Tract 2 on Old Saltworks Road in Meadowview
N2	Option Springs	Parcel No. 172B2-6-3 Account No. 31156 TACS No. 434690	724 E. 5 th Street, Town of Damascus, Tract 3, 0.07 acre +/-
N3	Evelyn A. Buskell Estate	Parcel No. 172B2-6-2 Account No. 31155 TACS No. 601231	722 E. 5 th Street, Town of Damascus, Lot 2, 0.07 acre +/-
N4	W. C. Waters	Parcel No. 172B3-A-26 Account No. 19607 TACS No. 601217	Lots 69 and 70, off of Haney Street and Intermont Street, Damascus
N5	R. E. Vestal	Parcel No. 172B3-A-51 Account No. 19604 TACS No. 434677	0.11 acre +/- between South Shady Avenue and Extract Street, Town of Damascus
N6	James Potter Jennie Potter	Parcel No. 172B2-1-C-1 Account No. 19484 TACS No. 434737	Lot 1, Block C, Laurel Heights, corner of Cemetery Ridge and Damascus Drive, Town of Damascus
N7	Wroker E. Hawkins Myrtle E. Hawkins	Parcel No. 052A2-12-K Account No. 18360 TACS No.434656	0.07 acre +/- part Tract 8 on Crescent Drive in the Town of Glade Spring
N8	James Branch Estate Sally Beverly Estate	Parcel No. 052A2-A-222 Account No. 46246 TACS No. 434729	1.08 acre +/- off Crescent Drive in the Town of Glade Spring
N9	Bessie Helbert	Parcel No. 139-A-95A Account No. 23328 TACS No. 601213	0.12 acre +/- part Tract B on Neyland Drive in Bristol
N10	Brown Thomas and children	Parcel No. 112-A-67 Account No. 2933 TACS No. 601220	1.00 acre +/- south side of the Holston River near Rafferty Road in Chilhowie

TERMS OF SALE: Please be advised that in order to qualify as a purchaser at this auction, you may not owe delinquent taxes to Washington County and you may not be a Defendant in any delinquent tax suit. **Washington County 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 offered for sale as-is, where 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 and the highest bidder will be responsible for taxes from that date forward.

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. Property is sold in gross and not by the acre. The information shown on the GIS system, 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 GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts.

There will be a buyer's premium of 10% of the highest bid or \$100.00, whichever is greater, added to the winning bid. The deed recordation costs, as determined by the Washington County Circuit Court, will also be added to the winning bid to determine the final contract price. Please consider the buyer's premium and recordation costs when placing bids.

TERMS APPLICABLE TO IN-PERSON BIDDERS, ONLY: The highest bidder shall make payment in full of the final contract price on the day of the auction. 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 is free of charge and done through the Auctioneer's website at www.countsauction.com. If any interested bidders wish to bid on property, but are unable to do so online, 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 final contract price must be received in full within five (5) business days following the auction closing (no later than June 25, 2021 at 1:00pm 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: 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.

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 (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 NJS Auction
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

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

At that certain real estate tax sale held on Friday, June 18, 2021, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Property Owner: _____

Tax Map Number: _____

I understand that payment in full for my bid, stated above, a 10% buyer's premium in the amount of \$_____ (10% or \$100, whichever is greater), and recordation costs in the amount of \$_____ are to be paid today. I understand that in the event my payment is returned or is otherwise not made within twenty (20) days, the contract of sale may be voided and the next highest bidder will be contacted to purchase the property.

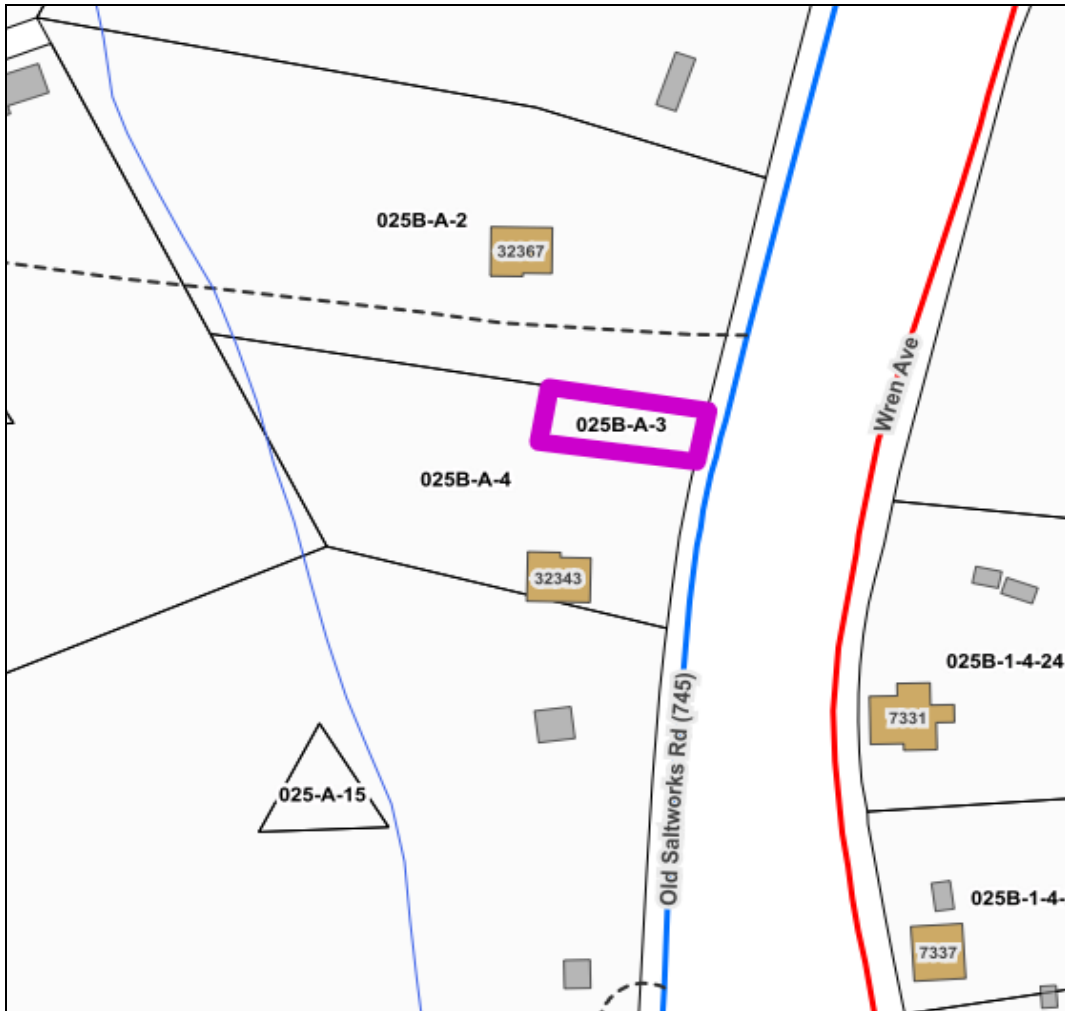
I understand that this property is being sold without specific guarantee of covenants of title and is subject to any covenants, easements, agreements, restrictions, reservations, conditions of record, and any claims of persons in possession. I understand that this property may not have a right-of-way to a public road, and I hereby accept these limitations. 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 a Special Commissioner's Deed will be prepared within fifteen (15) days of payment clearance and that the same will be forwarded to the County of Washington Circuit Court Clerk's Office for recordation. I understand that I will receive the entered Deed as soon as the same is made available and that I have no right of entry upon the property until such time as the deed is recorded as anticipated herein.

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 County of Washington, including being named as a Defendant in any delinquent tax suit filed by County of Washington, Virginia, that this contract will 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.

I understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, that the bid amount and buyer's premium paid hereunder will be forfeited, and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

Property N1: Mildred Heath Taylor



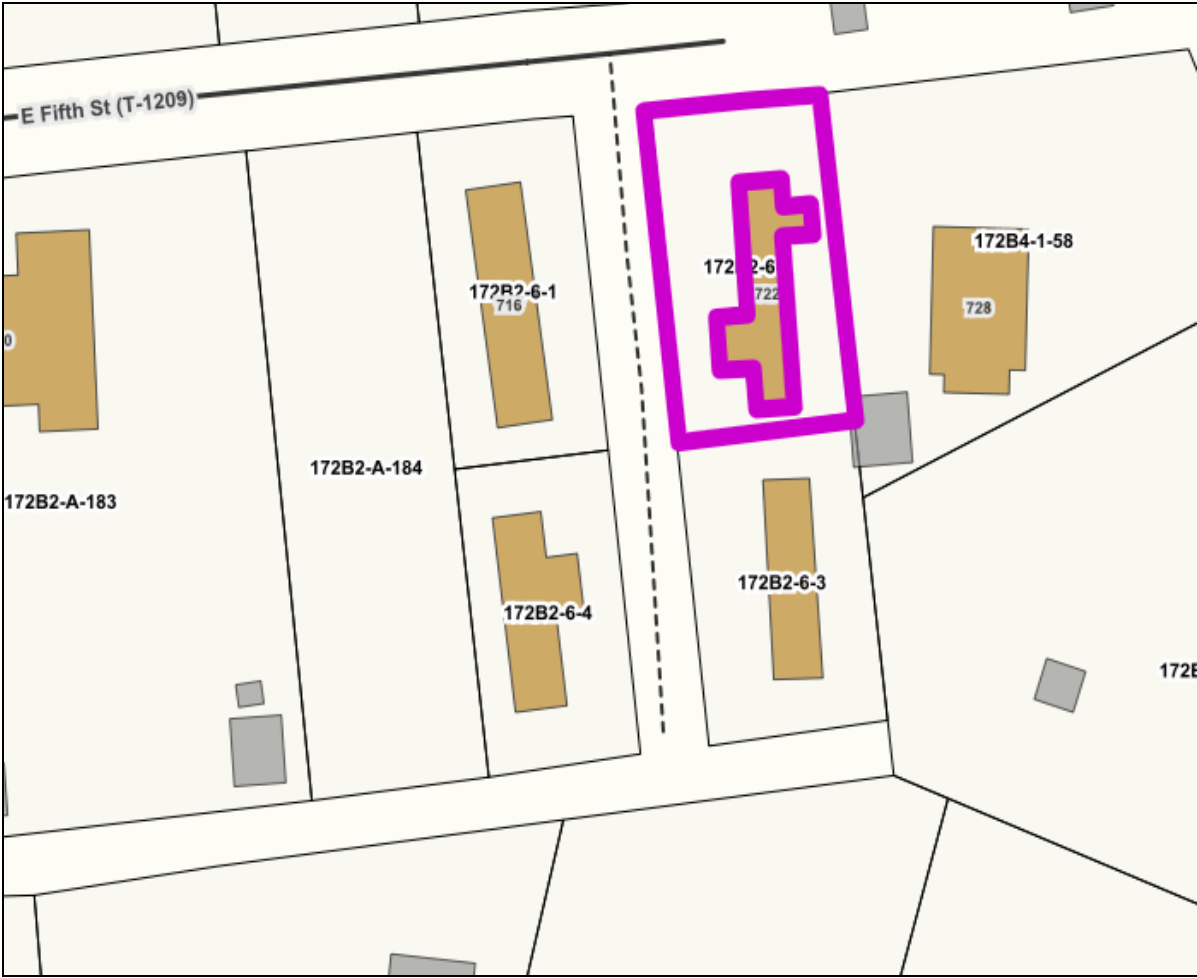
Parcel No:	025B-A-3
Account Number:	9906
Acreage:	0.08
Legal Desc.:	PT TR 2 MAW LD
Land Value:	\$8,000
Improvement Value:	\$0
Total Value:	\$8,000

Property N2: Option Springs



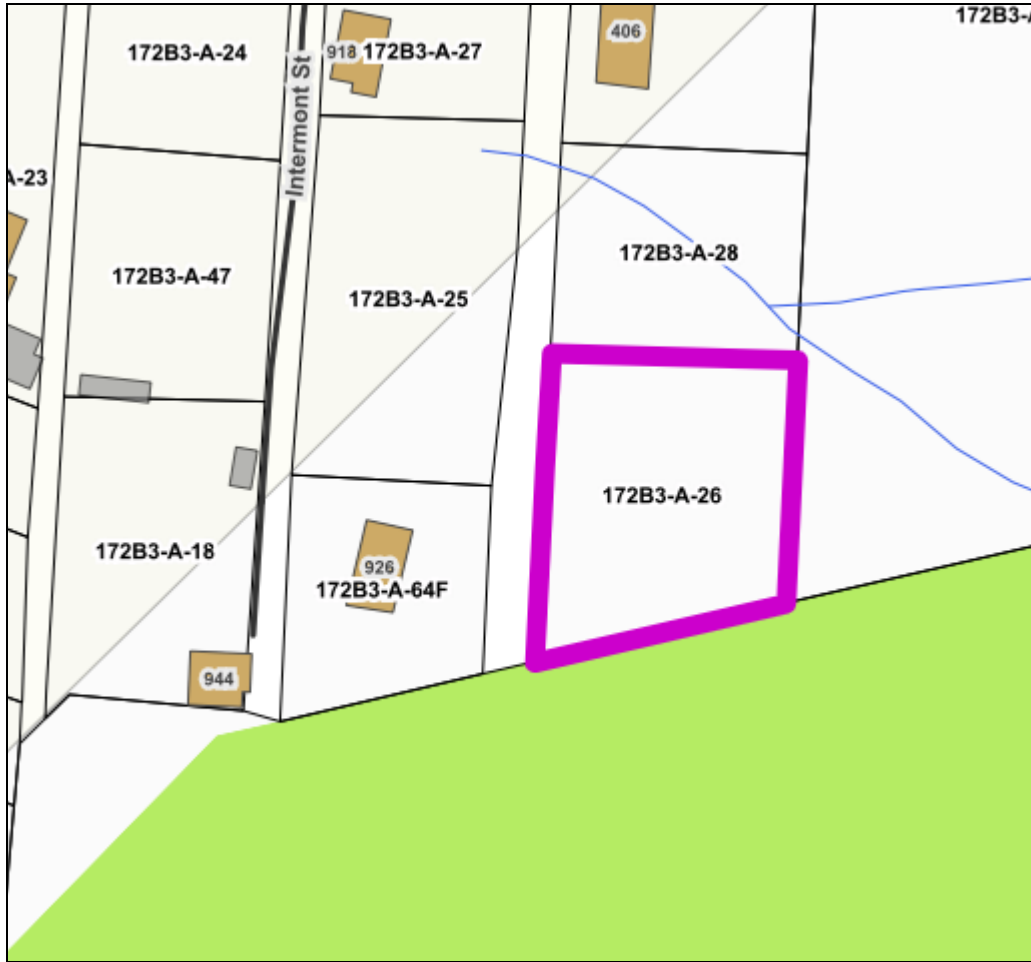
Parcel No:	172B2-6-3
Account Number:	31156
Acreage:	0.07
Legal Desc.:	TR 3 WINGLER ADDN
Land Value:	\$15,000
Improvement Value:	\$0
Total Value:	\$15,000

Property N3: Evelyn A. Buskell Estate



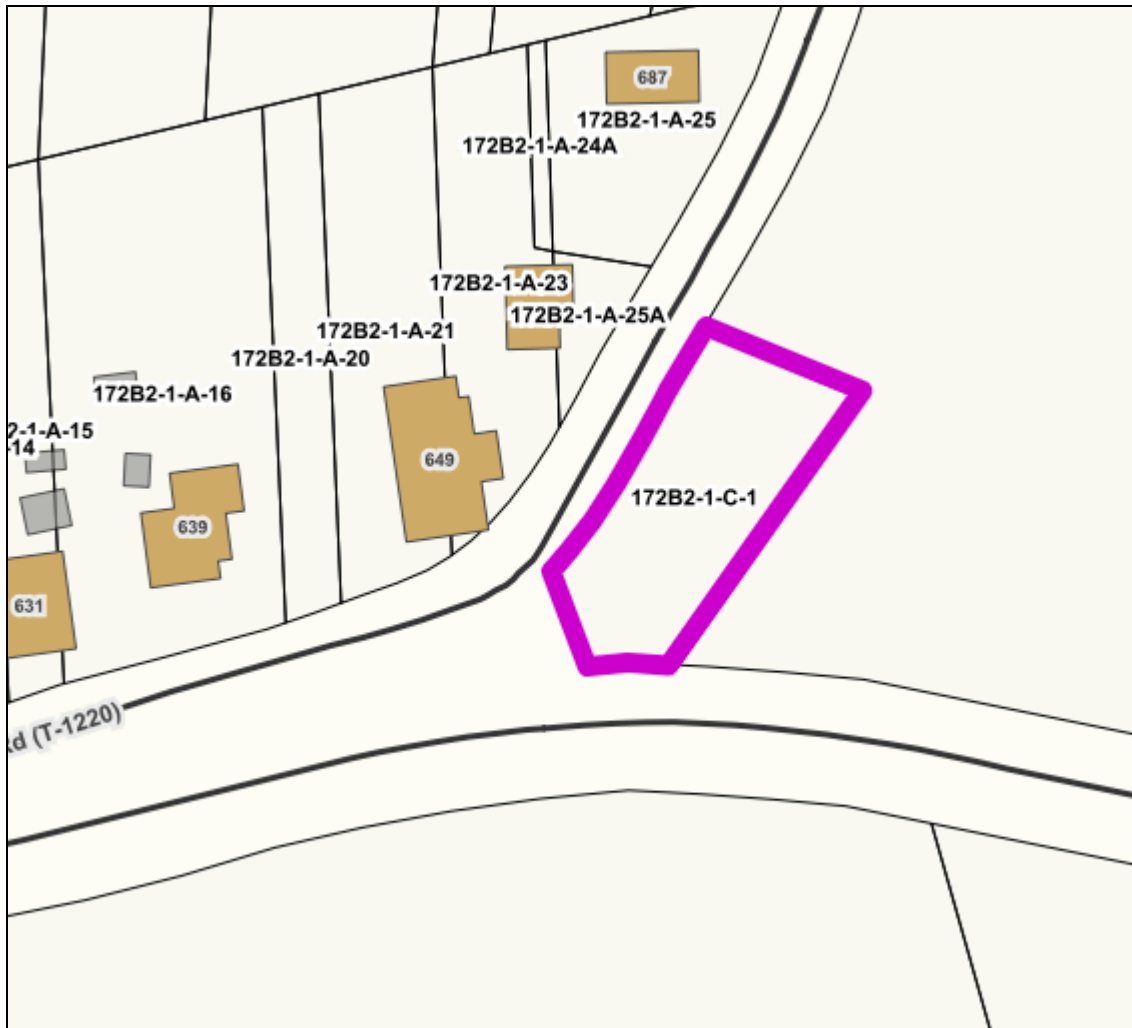
Parcel No:	172B2-6-2
Account Number:	31155
Acreage:	0.07
Legal Desc.:	LOT 2 WINGLER ADDN
Land Value:	\$15,000
Improvement Value:	\$0
Total Value:	\$15,000

Property N4: W. C. Waters



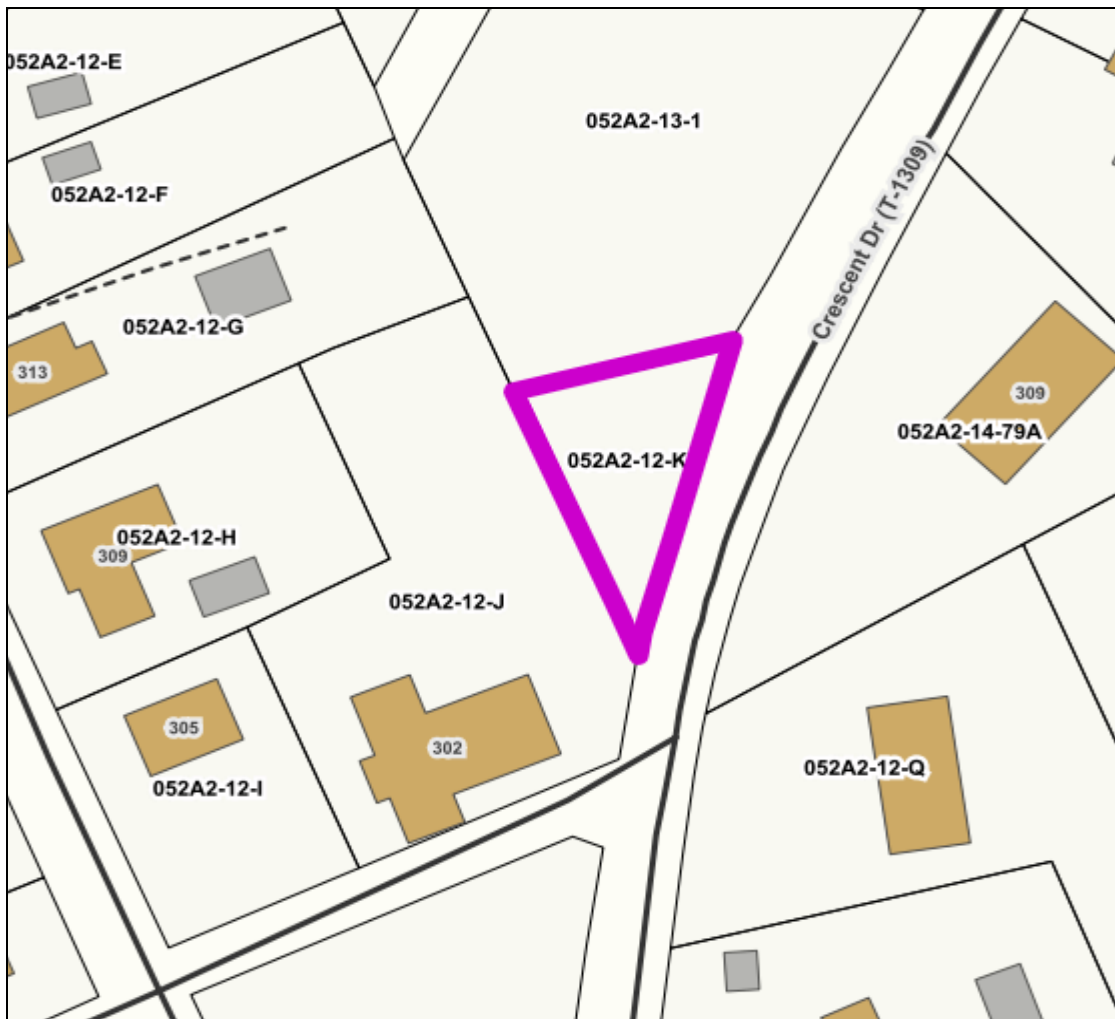
Parcel No:	172B3-A-26
Account Number:	19607
Legal Desc.:	LOTS 69 & 70 HANEY AVE
Land Value:	\$2,500
Improvement Value:	\$0
Total Value:	\$2,500

Property N6: James & Jennie Potter



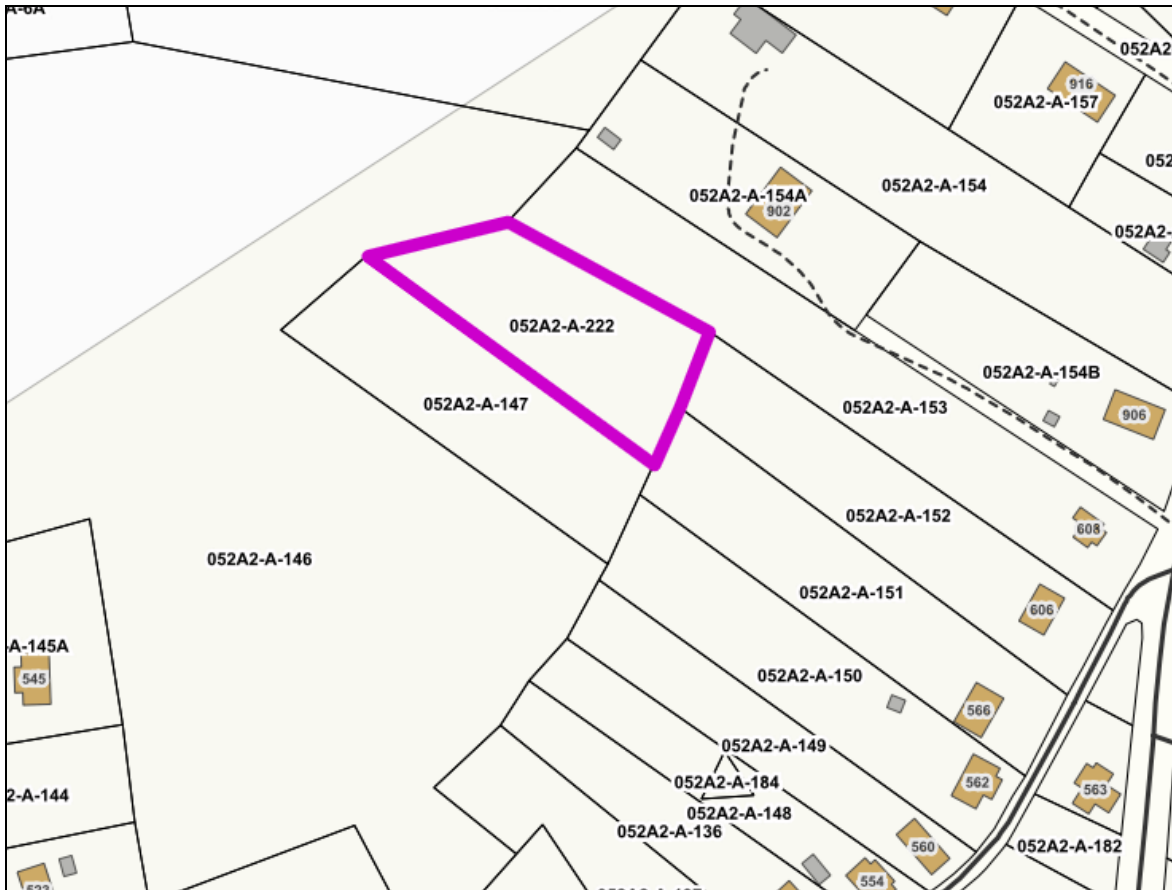
Parcel No:	172B2-1-C-1
Account Number:	19484
Legal Desc.:	LOT 1 BLK C LAUREL HTS
Land Value:	\$2,500
Improvement Value:	\$0
Total Value:	\$2,500

Property N7: Wroker E. & Myrtle E. Hawkins



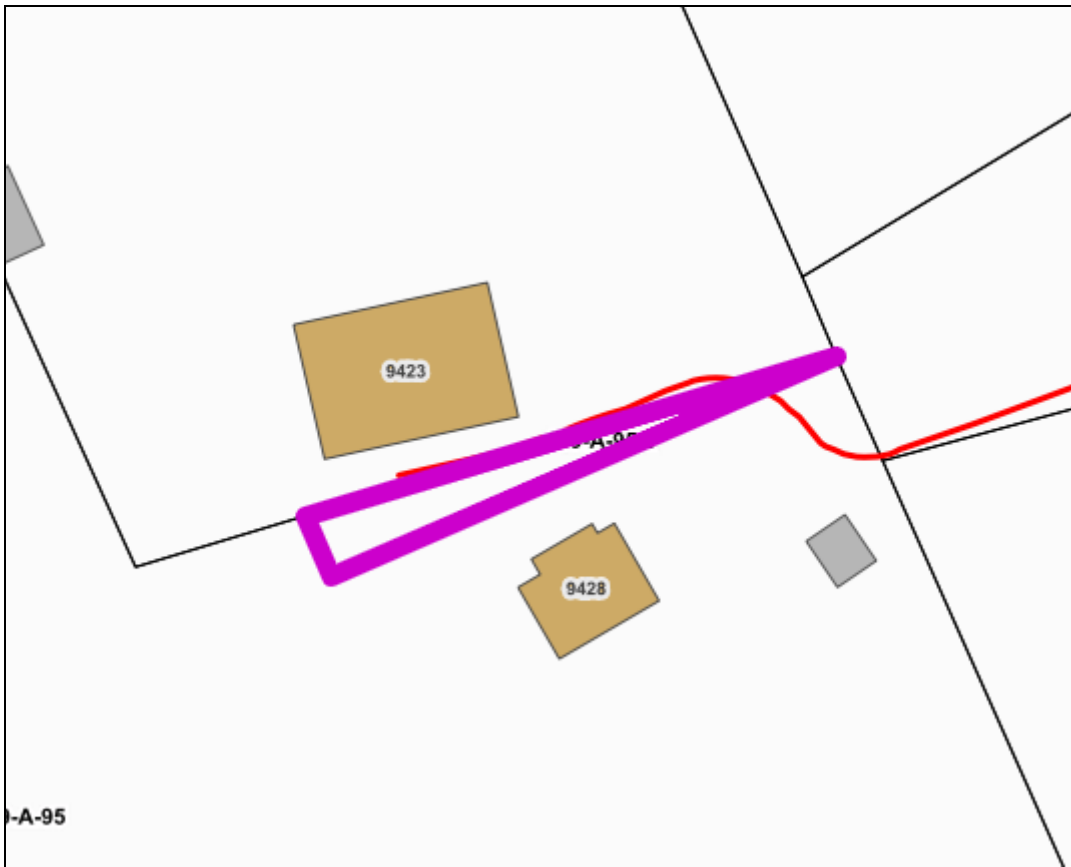
Parcel No:	052A2-12-K
Account Number:	18360
Acreage:	0.07
Legal Desc.:	PT TR 8 KEYS ADD
Land Value:	\$500
Improvement Value:	\$0
Total Value:	\$500

Property N8: James Branch & Sally Beverly Estates



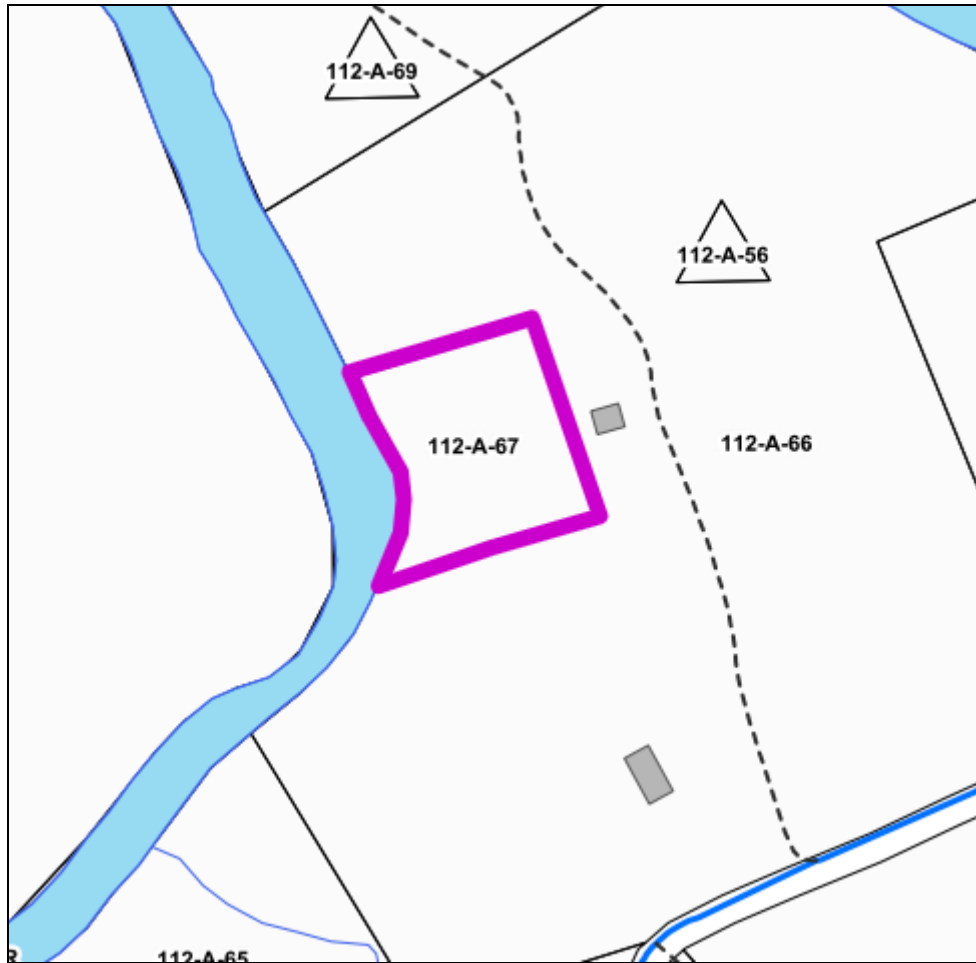
Parcel No:	052A2-A-222
Account Number:	46246
Acreage:	1.08
Land Value:	\$5,400
Improvement Value:	\$0
Total Value:	\$5,400

Property N9: Bessie Helbert



Parcel No:	139-A-95A
Account Number:	23328
Acreage:	0.12
Legal Desc.:	TR B HAROLD BAYS
Land Value:	\$600
Improvement Value:	\$0
Total Value:	\$600

Property N10: Brown Thomas & Children



Parcel No:	112-A-67
Account Number:	2933
Acreage:	1.00
Legal Desc.:	THOMAS LD ACR 1
Land Value:	\$6,000
Improvement Value:	\$0
Total Value:	\$6,000