

**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 April 21, 2022 at 1:00pm**

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. 172B2-6-4 Account No. 31157 TACS No. 434690	718 E. 5 th Street, Town of Damascus, Tract 4, 0.07 acre +/-
N3	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
N4	Rick L. Denmark	Parcel No. 025B-1-1-13 Account No. 7956 TACS No. 434702	32324 Santa Cruz Drive, Meadowview 0.34 acre +/-, Lots 13, 14, Section 1 Stony Point Acres
N5	Uriah Lester Estate	Parcel No. 025B-A-13 Account No. 8799 TACS No. 434682	0.4 acre +/- on Old Saltworks Road, Meadowview
N6	Korena Odum Sanders	Parcel No. 067-12-3A Account No. 27962 TACS No. 601214	0.187 acre +/- Part Lot 3 on Glenbrook Avenue, Meadowview

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.

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: 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 (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 April 28, 2022)** 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.

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.

Re: Washington County NJS Auction
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

N1 Mildred Heath Taylor

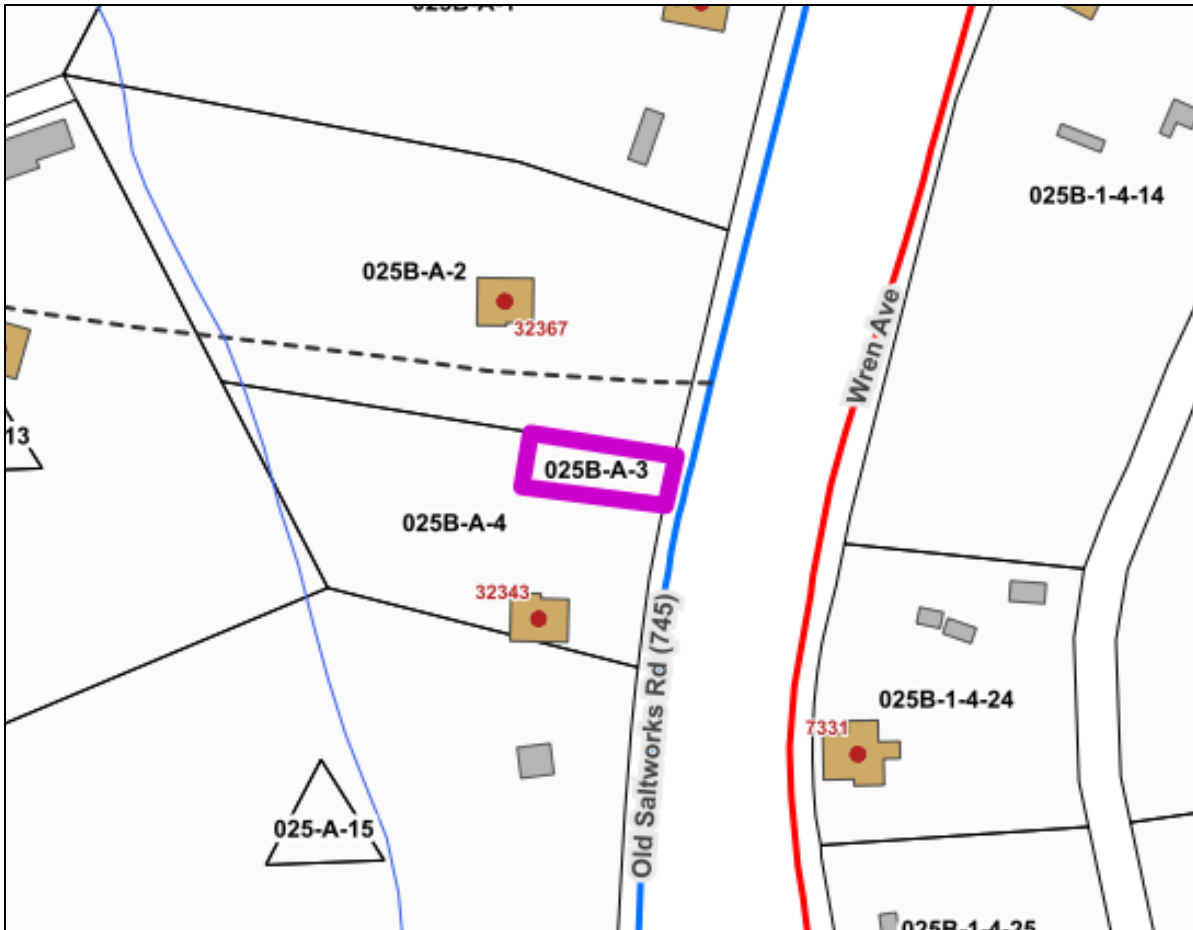
Parcel No: 025B-A-3

Acreage: 0.08

Current Land Value: \$8,000

Current Improvement Value: \$0

Current Total Value: \$8,000



N2 Option Springs

Parcel No: 172B2-6-4

Legal Desc.: LOT 4 WINGLER ADDN

Current Land Value: \$15,000

Current Improvement Value: \$100

Current Total Value: \$15,100

E911 Address: 718 E FIFTH ST, DAMASCUS



N3 Wroker E. and Myrtle E. Hawkins

Parcel No: 052A2-12-K

Acreage: 0.07

Legal Desc.: PT TR 8 KEYS

Current Land Value: \$500

Current Improvement Value: \$0

Current Total Value: \$500



N4 Rick L. Denmark

Parcel No: 025B-1-1-13

Acreage: 0.34

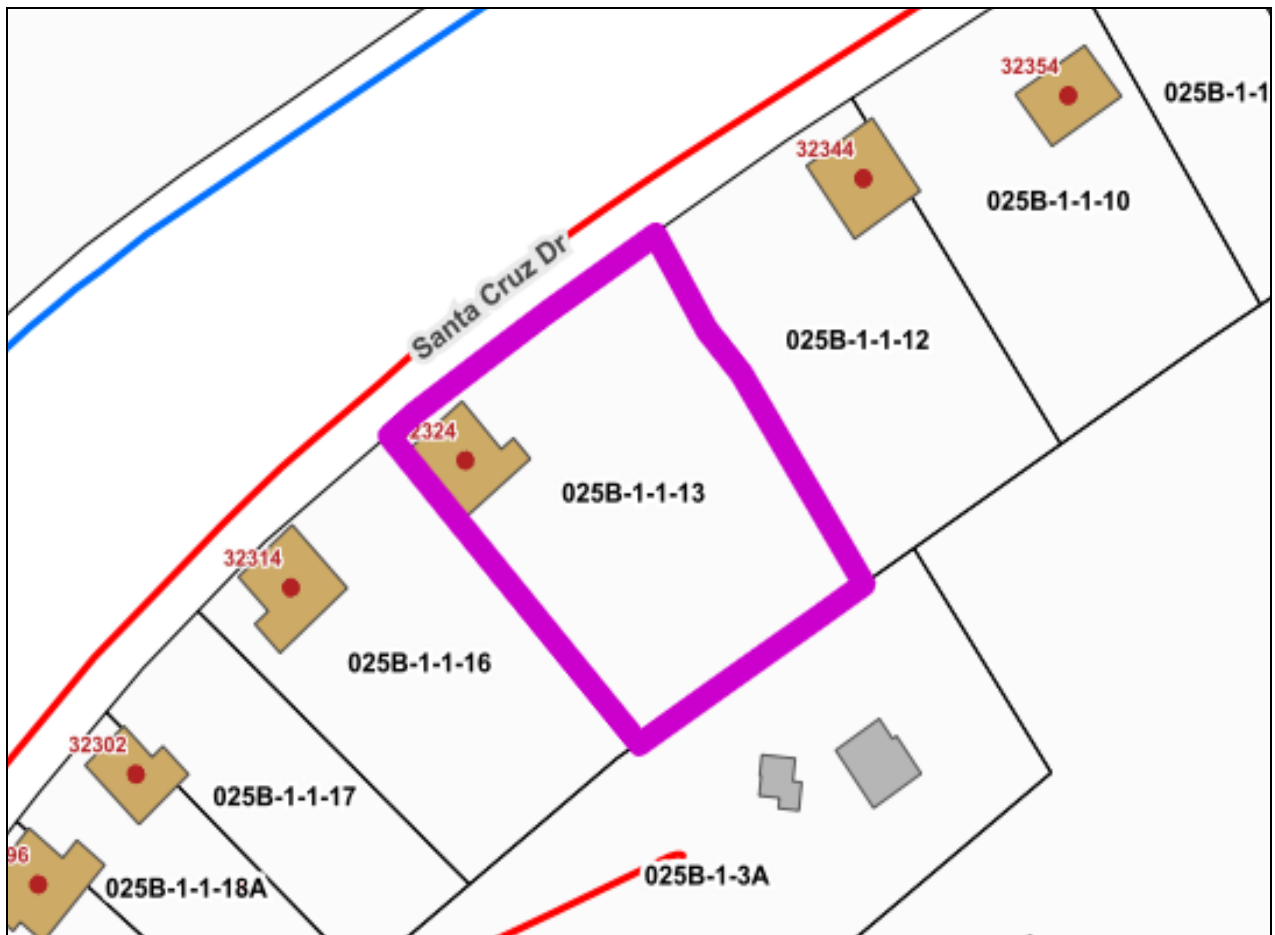
Legal Desc.: 13 & 14 SEC 1 STONY POINT

Current Land Value: \$1,700

Current Improvement Value: \$0

Current Total Value: \$1,700

E911 Address: 32324 SANTA CRUZ DR



N5 Uriah Lester Estate

Parcel No: 025B-A-13

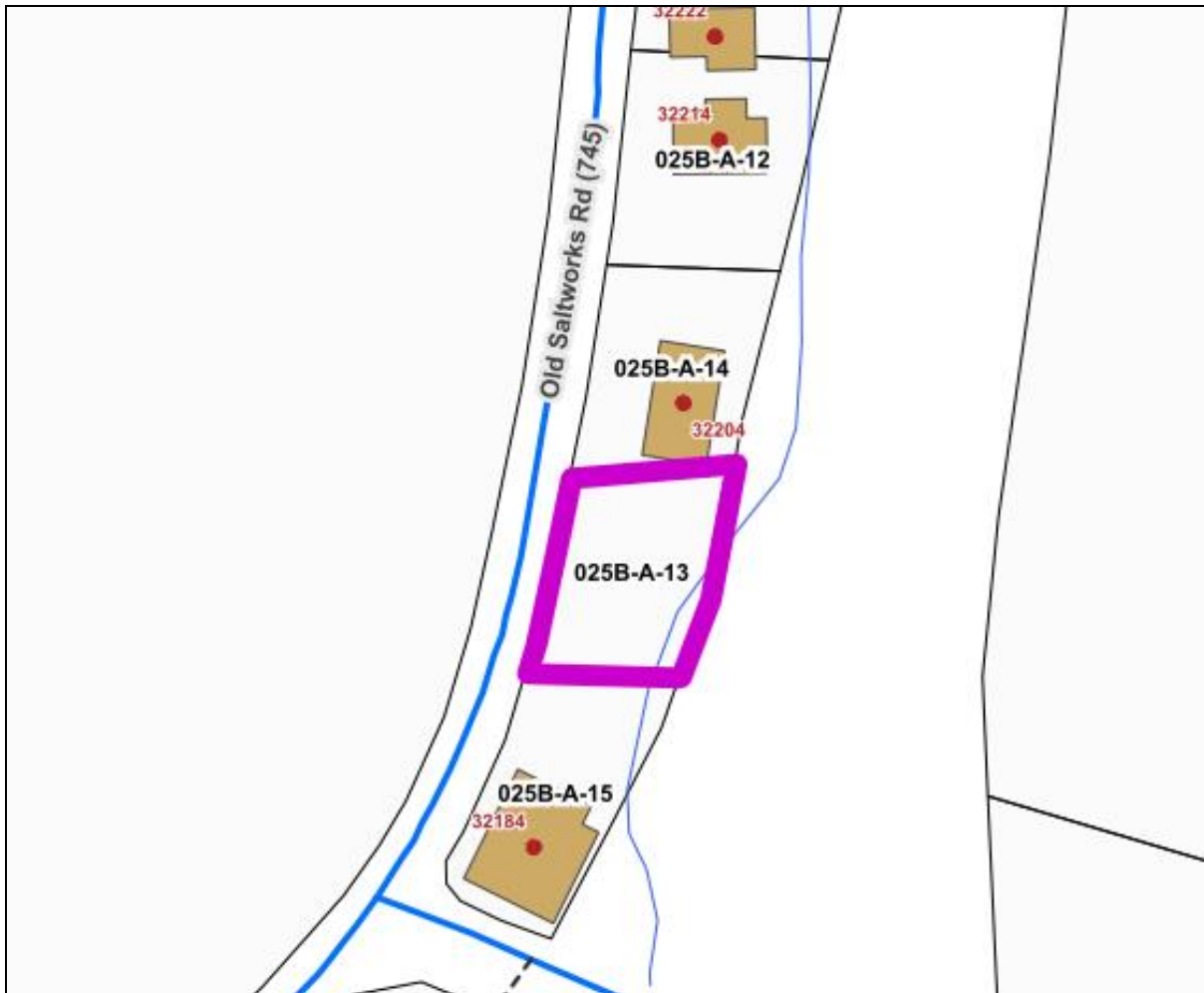
Acreage: 0.40

Legal Desc.: FARRIS LD

Current Land Value: \$2,000

Current Improvement Value: \$0

Current Total Value: \$2,000



N6 Korena Odum Sanders

Parcel No: 067-12-3A

Acreage: 0.187

Legal Desc.: PT LOT 3 STUART LD

Current Land Value: \$1,100

Current Improvement Value: \$0

Current Total Value: \$1,100

