

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

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a simulcast (with online and in person bidding) public auction to be held at **The County Fairgrounds, Main Building A, located at 17046 Fairgrounds Drive, Abingdon, Virginia 24210, June 13, 2023 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 terms or conditions which may be posted or announced The Counts Realty & Auction Group (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
N1	Maggie Campbell	TACS # 804592 Map # 104A-A-4	0.25 acre +/- off of Wolf Creek Trail in Abingdon
N2	Gustava Necessary Estate	TACS # 830463 Map # 137-A-60	1.70 acres +/- on Rich Valley Road in Bristol
N3	Gustava Necessary Estate	TACS # 830463 Map # 137-A-63	1.22 acres +/- on Rich Valley Road in Bristol
N4	Gustava Necessary Estate	TACS # 830463 Map # 137-A-65	1.00 acre +/- on Rich Valley Road in Bristol
N5	Shadow Valley, Inc.	TACS # 830474 Map # 142B2-2-110	Part Lot 110, Unit 3, Lowry Hill Subdivision on Old Dominion Road
N6	Mary Julia Sunderlin	TACS # 830481 Map # 146-5-30	0.60 acre +/- Lot 30 and part Lot 313, Parks Mill Road in Abingdon
N7	A. J. Harmon	TACS # 830482 Map # 164-A-14C	0.04 acre +/- off of Mock Knob Road in Bristol
N8	Ann Brown Estate	TACS # 830516 Map # 119-A-32D	0.03 acre +/- off Haskell Station Road, Bristol
N9	Wilma Martin Estate	TACS # 830528 Map # 025B-1-3-5	0.34 acre +/- on Hawke Road, Lot 4 & 5 Stony Point Section 3
N10	James D. Montgomery, III	TACS # 830484 Map # 172B2-A-277	0.18 acre +/- on Rebel Circle, Damascus
N11	Charles D. & Linda J. Tolbert	TACS # 830594 Map # 025B-A-8	0.14 acre +/- on Old Saltworks Road, Meadowview

N12	Barbara Neaves	TACS # 830611 Map # 172B2-A-280	33276 Rebel Circle, Damascus, 0.11 acre +/-
N13	Margaret T. Snavelly Estate	TACS # 830492 Map # 143A4-2-I-13	Lot 13 Block 1, Evergreen Hills Subdivision, off of Baytree Road
N14	Cornelia Otis Skinner	TACS # 830517 Map # 038-A-21	1.00 acre +/- off of Plum Creek Road, Glade Spring
N15	Kimberly Dawn Thomas	TACS # 830511 Map # 045-A-30C	11506 Toole Creek Road, Abingdon, 0.50 acre +/-
N16	John W. Kestner	TACS # 830602 Map # 052A2-A-180	0.25 acre +/- on or near Sandalwood Street, Glade Spring <b>*not specifically mapped*</b>

**GENERAL TERMS OF SALE:** The Treasurer has the right to reject any bids determined to be unreasonable in relation to estimated value of the Property. Any unsold property will be offered for sale again at the next auction, whenever that may be.

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. Properties are offered for sale as-is, where-is, and if-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, at their own expense, prior to bidding on any of the properties to determine the suitability of the property for their purposes. 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. 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:** The highest bidder shall pay the high bid in full, along with the buyer's premium and deed recording costs, following the close of the auction. **There will be a 10% buyer's premium , subject to a minimum of \$150, added to the winning bid.**

**Terms applicable to In-Person Bidders ONLY:** The highest bidder shall make payment in full 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 are free of charge and are done through the Auctioneer's website . 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 Counts Realty and Auction Group, 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 full balance due must be received within seven (7) days following the auction closing (no later than June 20, 2023).** 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 County of Washington and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

To qualify as a purchaser at this auction you may not owe delinquent taxes to the Town of Abingdon or County of Washington. Questions concerning the registration and bidding process should be directed to [gmcDaniel@countsauktion.com](mailto:gmcDaniel@countsauktion.com) or by phone to (434) 525-2991. Questions concerning the property subject to sale should be directed to TACS at [www.taxva.com](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), by phone to 804-893-5176, or by writing to the address below.

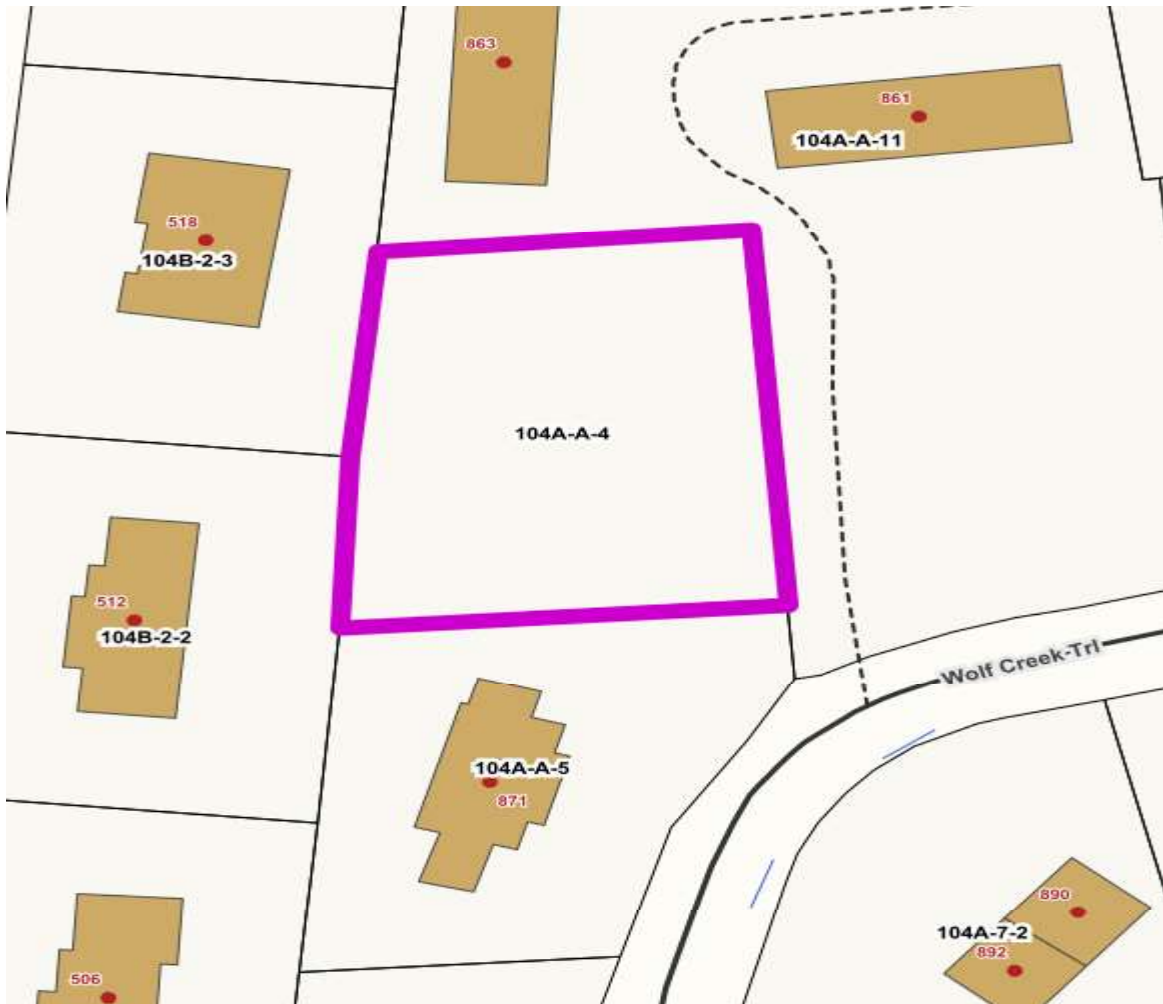
Re: Washington & Abingdon Non-Judicial Sale  
Taxing Authority Consulting Services, PC  
P.O. Box 31800  
Henrico, Virginia 23294-1800

**N1 Maggie Campbell**

**TACS # 804592**

**Map # 104A-A-4**

Acreage: .25  
Legal Desc.: FRACTIONSVILLE  
Current Land Value: \$1,000  
Current Improvement Value: \$0  
Current Total Value: \$1,000  
Magisterial District: AB  
Zoning: ABINGDON



**N2 Gustava Necessary Estate TACS # 830463 Map # 137-A-60**

Acreage: 1.70  
Legal Desc.: RICH VALLEY  
Current Land Value: \$3,400  
Current Improvement Value: \$0  
Current Total Value: \$3,400  
Magisterial District: TY  
Zoning: A1



**N3 Gustava Necessary Estate TACS # 830463 Map # 137-A-63**

Acreage: 1.22  
Legal Desc.: RICH VALLEY  
Current Land Value: \$2,400  
Current Improvement Value: \$0  
Current Total Value: \$2,400  
Magisterial District: TY  
Zoning: A1



**N4 Gustava Necessary Estate TACS # 830463 Map # 137-A-65**

Acreage: 1.00  
Legal Desc.: RICH VALLEY  
Current Land Value: \$2,000  
Current Improvement Value: \$0  
Current Total Value: \$2,000  
Magisterial District: TY  
Zoning: A1



**N5 Shadow Valley, Inc. TACS # 830474 Map # 142B2-2-110**

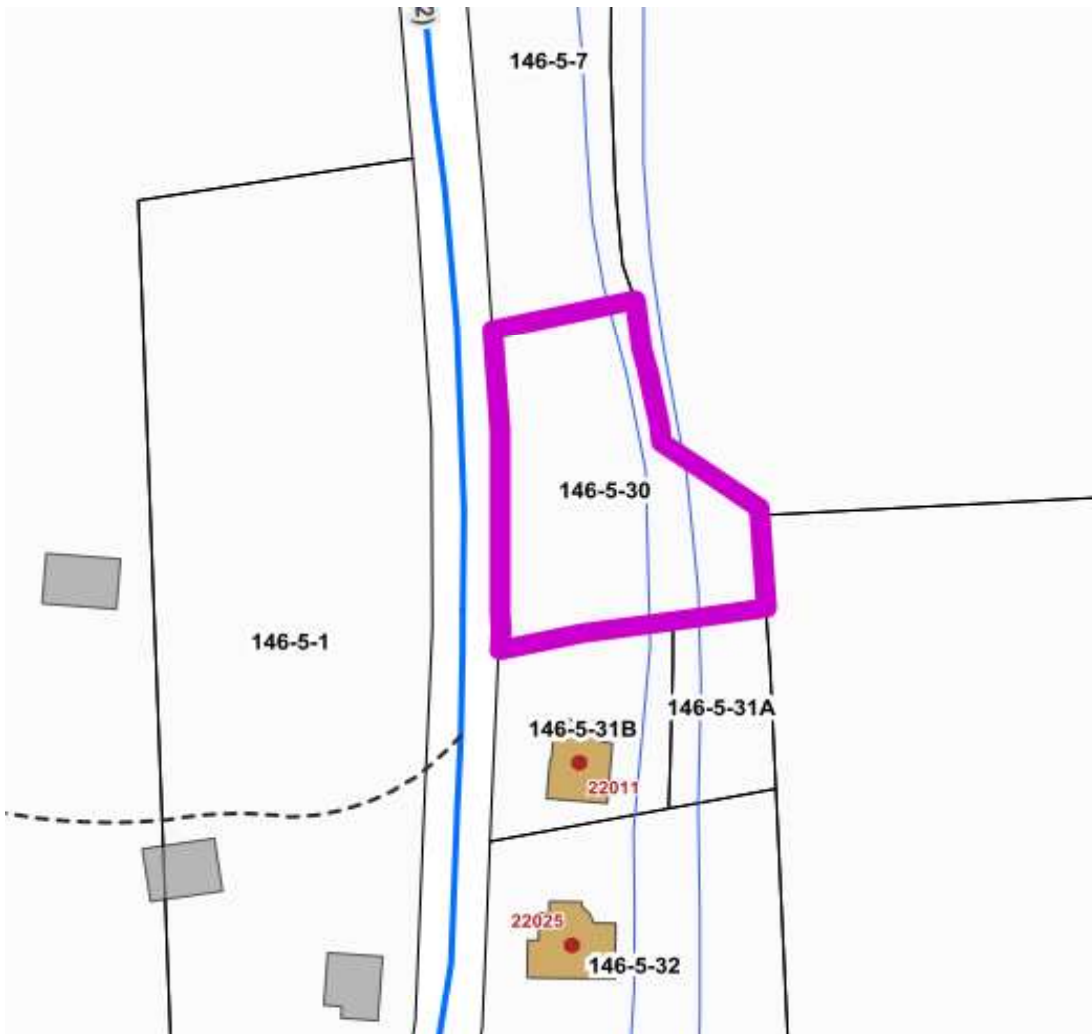
Legal Desc.:LOWRY HILL SUBD PT LOT 110 UNIT 3  
Current Land Value:\$5,000  
Current Improvement Value:\$0  
Current Total Value:\$5,000  
Magisterial District:WI  
Zoning:RI





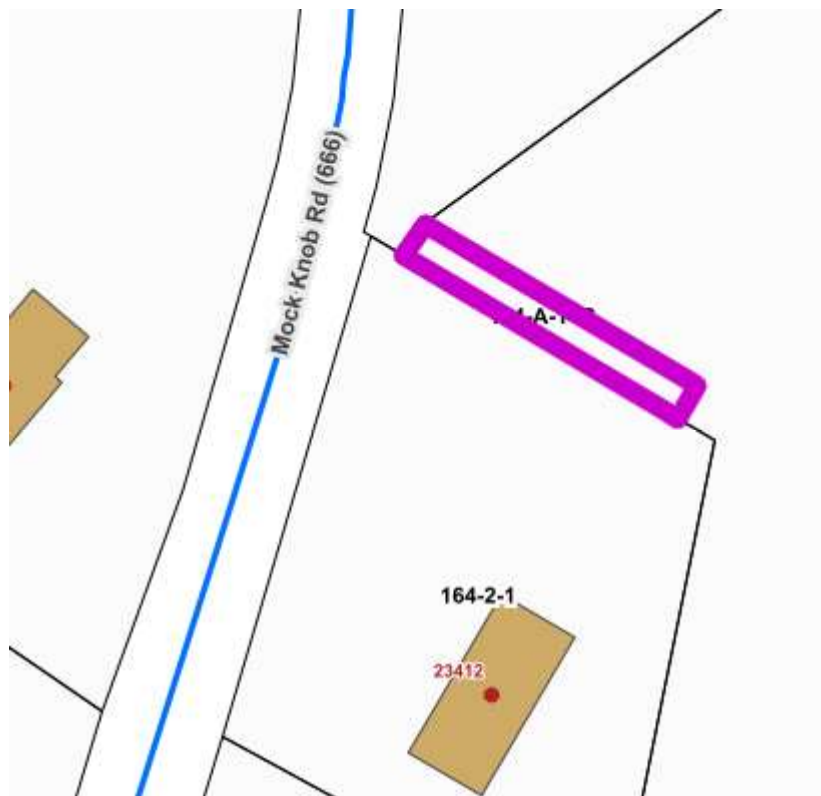
**N6 Mary Julia Sunderlin TACS # 830481 Map # 146-5-30**

Acreage: .60  
Legal Desc.: LT 30 & PT 31 G G PRESTON FARM  
Current Land Value: \$4,200  
Current Improvement Value: \$0  
Current Total Value: \$4,200  
Magisterial District: MA  
Zoning: A2



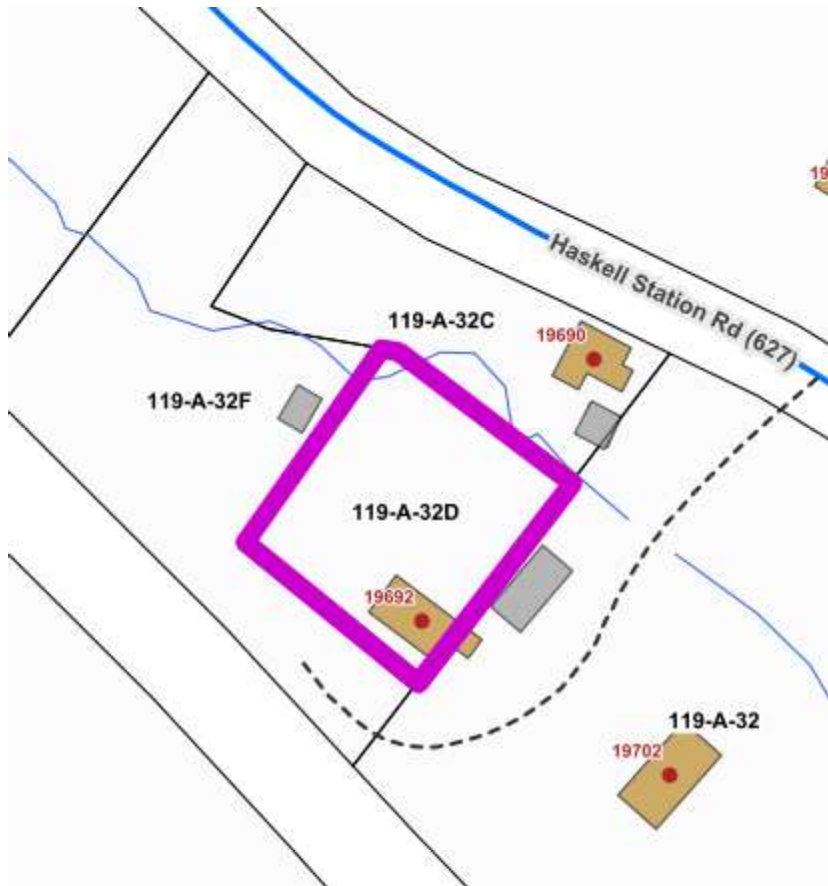
**N7 A. J. Harmon TACS # 830482 Map # 164-A-14C**

Acreage:.04  
Legal Desc.: BUSH LAND  
Current Land Value:\$100  
Current Improvement Value:\$0  
Current Total Value:\$100  
Magisterial District: WI  
Zoning: A2



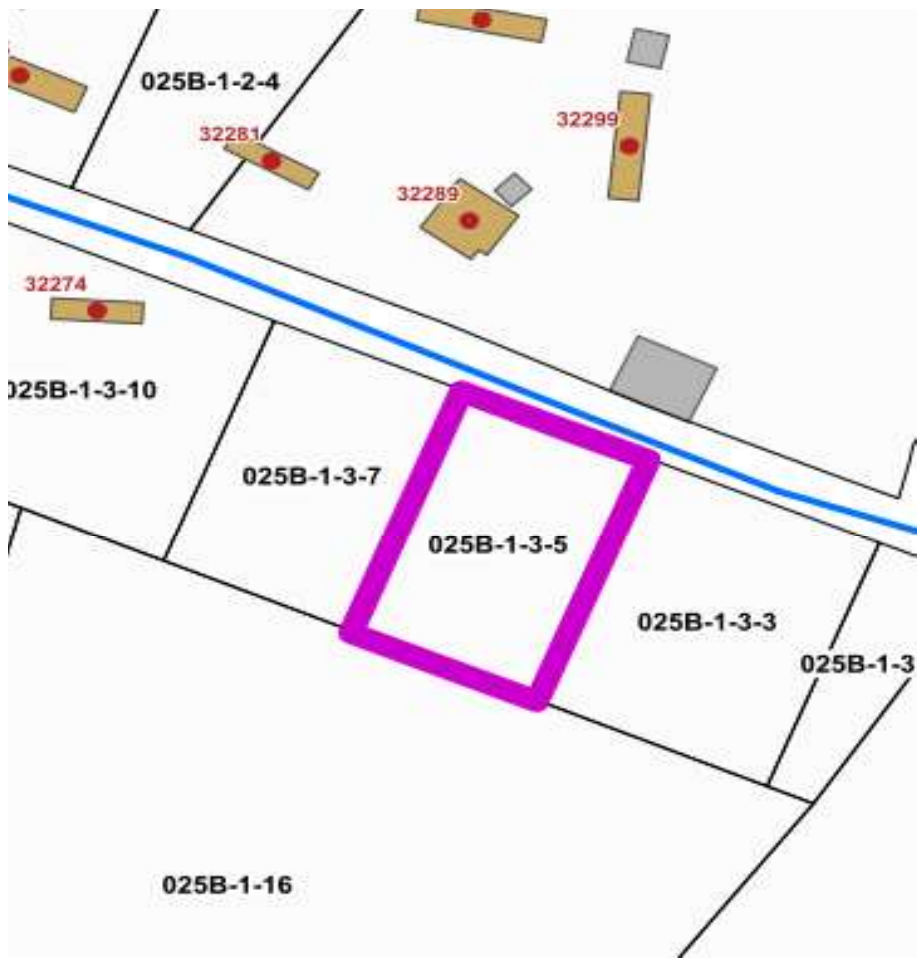
**N8    Ann Brown Estate TACS # 830516    Map # 119-A-32D**

Acreage:.03  
Legal Desc.: V & SW RR  
Current Land Value:\$100  
Current Improvement Value:\$0  
Current Total Value:\$100  
Magisterial District:TY  
Zoning:A2



**N9 Wilma Martin Estate TACS # 830528 Map # 025B-1-3-5**

Acreage: .34  
Legal Desc.: 4 & 5 STONY POINT SEC 3  
Current Land Value: \$10,000  
Current Improvement Value: \$0  
Current Total Value: \$10,000  
Magisterial District: JE  
Zoning: A1



N10 James D. Montgomery, III

TACS # 830484

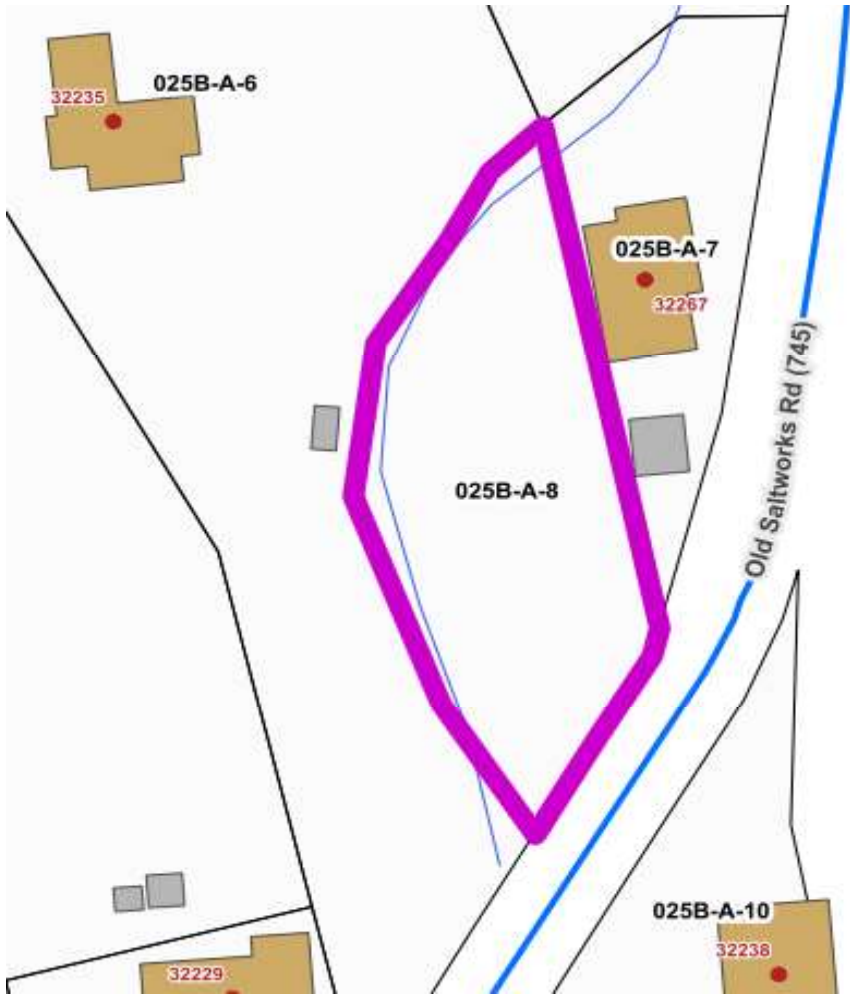
Map # 172B2-A-277

Acreage: .18  
Legal Desc.: RUSSELL LD  
Current Land Value: \$1,100  
Current Improvement Value: \$0  
Current Total Value: \$1,100  
Magisterial District: TA  
Zoning: A1



**N11 Charles D. & Linda J. Tolbert TACS # 830594 Map # 025B-A-8**

Acreage: .14  
Legal Desc.: RICH VALLEY  
Current Land Value: \$700  
Current Improvement \$0  
Value:  
Current Total Value: \$700  
Magisterial District: JE  
Zoning: A1



**N12 Barbara Neaves TACS # 830611 Map # 172B2-A-280**

Acreage: .11  
Legal Desc.: NEAR DAMASCUS  
Current Land Value: \$700  
Current Improvement Value: \$0  
Current Total Value: \$700  
Magisterial District: TA  
Zoning: A1



**N13 Margaret T. Snavely Estate TACS # 830492 Map # 143A4-2-I-13**

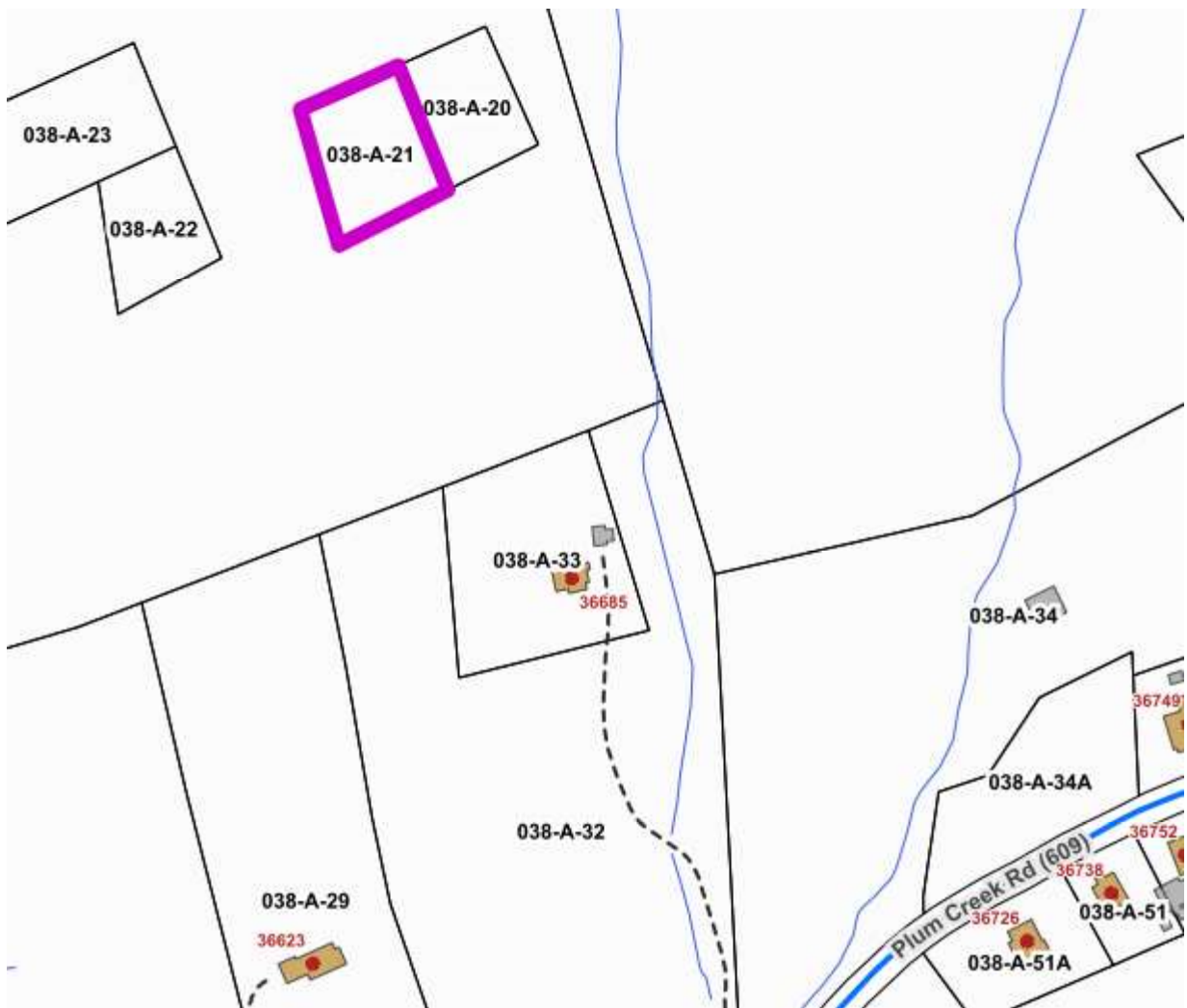
Legal Desc.: SUBD EVERGREEN HILLS LT 13 BLK 1  
Current Land Value: \$1,500  
Current Improvement Value: \$0  
Current Total Value: \$1,500  
Magisterial District: WI  
Zoning: R1





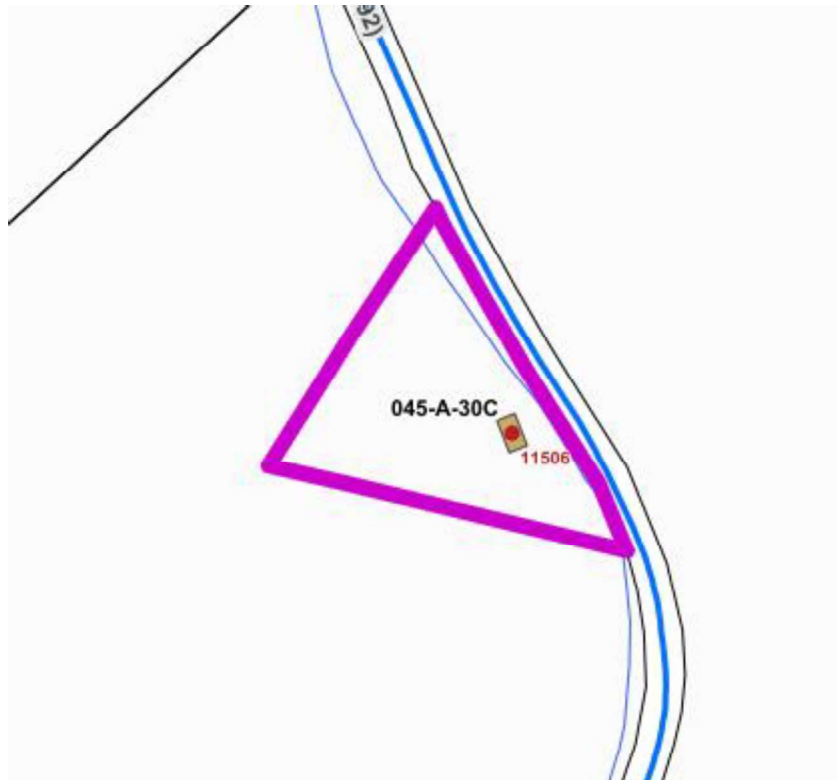
**N14 Cornelia Otis Skinner TACS # 830517 Map # 038-A-21**

Acreage:1.00  
Legal Desc.:LOVERN LAND  
Current Land Value:\$4,000  
Current Improvement Value:\$0  
Current Total Value:\$4,000  
Magisterial District:MO  
Zoning:A1



**N15 Kimberly Dawn Thomas TACS # 830511 Map # 045-A-30C**

Acreage: .50  
Legal Desc.: RIVER HILLS  
Current Land Value: \$2,500  
Current Improvement Value: \$0  
Current Total Value: \$2,500  
Magisterial District: HA  
Zoning: A1  
E911 Address: 11506 TOOLE CREEK RD



**N16 John W. Kestner TACS # 830602 Map # 052A2-A-180**

Acreage: .25  
Legal Desc.: KEYS LOT  
Current Land Value: \$1,300  
Current Improvement Value: \$0  
Current Total Value: \$1,300  
Magisterial District: GS  
Zoning: GLADE SPRING

