

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
COUNTY OF WASHINGTON, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Washington, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate at the **Board of Supervisors Room, 1 Government Center Place, Abingdon, Virginia 24210**, on **October 24, 2025 at 1:00pm**. The sale of such property is subject to the terms and conditions below, and any term or conditions which may be subsequently posted or announced by 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.

	Property Owner(s)	Tax Map No.	TACS No.	Property Description
1	James Richard Hughes	155-A-50	830552	0.5 acre +/- on Jeb Stuart Highway, Damascus
		155-A-51		Floating parcel within Lot 50, 2.5 acres +/-
		155-A-52		0.5 acre +/- on Jeb Stuart Highway, Damascus
2	Naomi S. Phillips Estate	155-A-40	830559	28943 Jeb Stuart Highway, Damascus, 0.67 acre +/-
3	Leola M. Mann	104-A-68B	830533	17476 Stone Mill Road, Abingdon, 0.65 acre +/-
4	James R. Catron Estate	172B1-A-40	830461	0.19 acre +/- on Ruby Street, Town of Damascus
5	Danny Ashley Estate	112-6-12	830661	17522 Dreamers Lane, Glade Spring, 1.62 acres +/-
6	Elna A. Price Estate	035A-2-8	830603	31445 Morning Glory Lane, Meadowview, 0.18 acre +/-
7	Dana Onifer Estate	082-6-1A	830675	18359 Canjle Drive, Abingdon, 0.3443 acre +/-
8	Rudy S. & Wanda P. Mobley	078-A-20	830525	10318 Caney Valley Road, Bristol, 9,3 acres +/-
9	James R. Bassham, Et Al.	167B-1-25	830660	Lot 25 Wyldwood Subdivision, Montego Bay Road, Abingdon
10	John W. Athey, Et Al.	035A-1-9	380513	31340 Morning Glory Lane, Meadowview, 0.5 acre +/-
11	Barbara Ann Trivett Estate	155-A-53A	830558	REDEEMED
		155-A-54		REDEEMED
12	Barbara Ann Trivett Estate	155-A-55	830558	REDEEMED

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court. The Special Commissioner 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 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 any information contained in the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts. We do not provide and do not assist with obtaining title insurance or title to personal property.

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 make a deposit in the amount of twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, **along with a 10% buyer's premium, subject to a minimum of \$150, added to the final bid.** 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) per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

The balance of the purchase price and recording costs for deed recordation shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

Terms applicable to In-Person Bidders ONLY: The deposit and buyer's premium are due on the day of the auction. All payments must be made in the form of personal 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 **countsauktion.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 The Counts Realty & 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 deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than October 31, 2025).** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier's checks and money orders shall be made payable to County of Washington and forwarded to TACS, at the address shown below. Cash and personal checks will not be accepted. Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to 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 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.

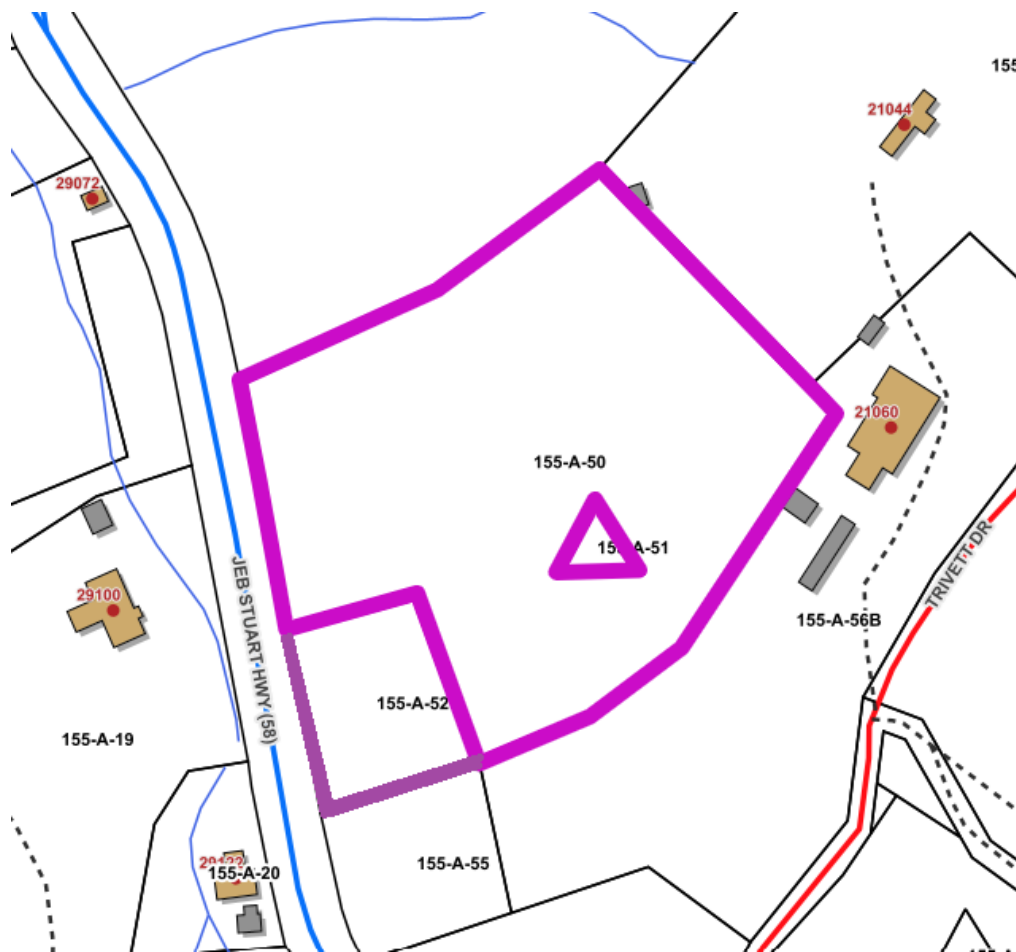
Taxing Authority Consulting Services, PC
Attn: Tax Sales
P.O. Box 31800
Henrico, Virginia 23294-1800

1: James Richard Hughes - 155-A-50, 155-A-51, 155-A-52

Map Number: 155-A-50
PRN: 1496
Acreage: 0.5
Legal Desc.: Konnarock
Land Value: \$4,500
Improvement Value: \$0
Total Value: \$4,500
Magisterial District: TA
Zoning: KV

Map Number: 155-A-51
PRN: 1497
Acreage: 2.5
Legal Desc.: Konnarock
Land Value: \$38,500
Improvement Value: \$0
Total Value: \$38,500
Magisterial District: TA
Zoning: KV

Map Number: 155-A-52
PRN: 1495
Acreage: 0.5
Legal Desc.: Konnarock
Land Value: \$4,500
Improvement Value: \$0
Total Value: \$4,500
Magisterial District: TA
Zoning: KV



2: Naomi S. Phillips Estate - 155-A-40

Map Number: 155-A-40

PRN: 2307

Acreage: 0.67

Legal Desc.: WHITE TOP RALPH PHILLIPS LAND ACR .67

Current Land Value: \$20,000

Current Improvement Value: \$125,500

Current Total Value: \$145,500

Magisterial District: TA

Zoning: KV

E911 Address: 28943 JEB STUART HWY



3: Leola M. Mann - 104-A-68B

Map Number: 104-A-68B

PRN: 39149

Acreage: 0.65

Legal Desc.: JOHN W & DORIS F CARTY PROP ACR .64

Current Land Value: \$30,000

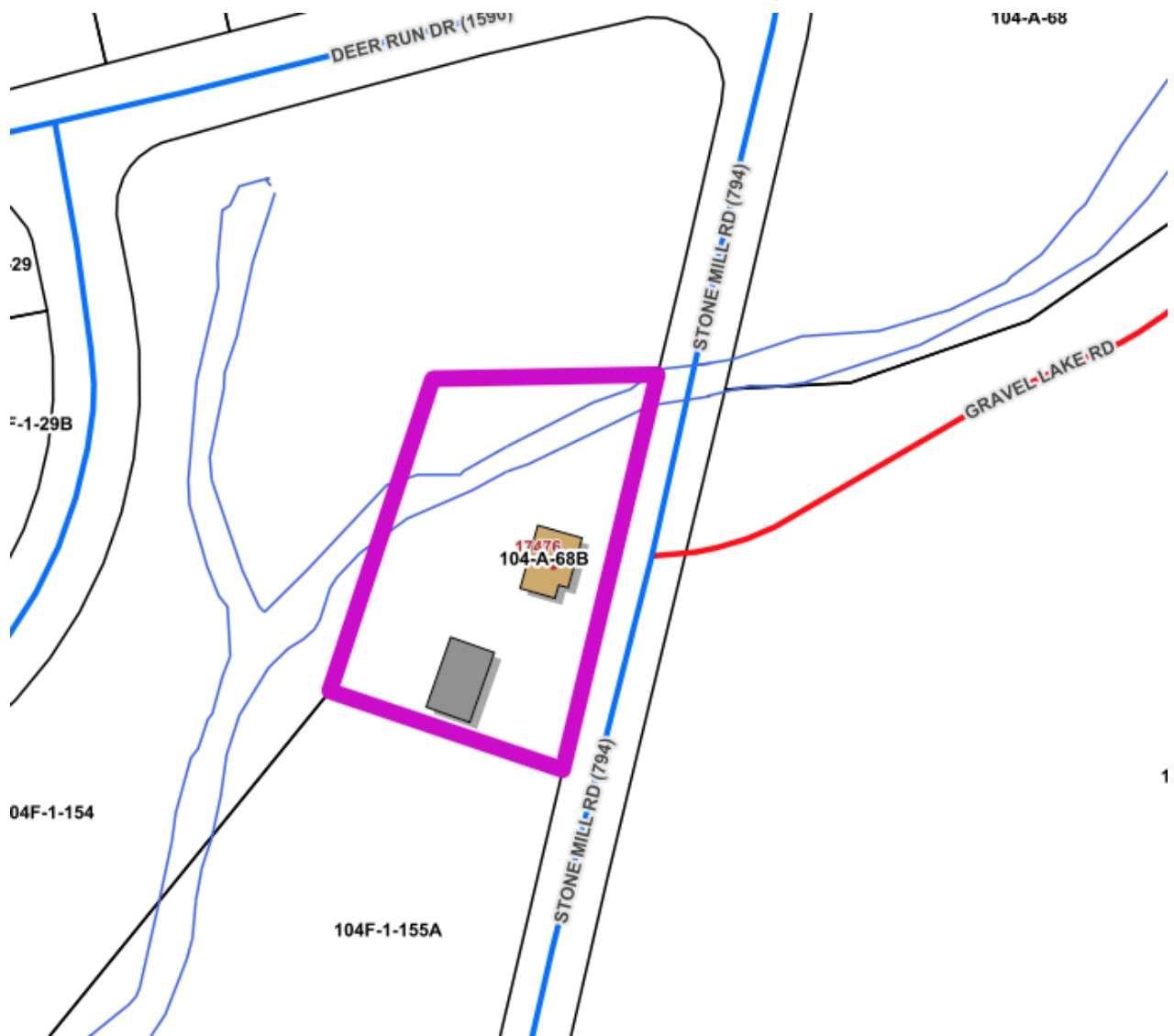
Current Improvement Value: \$5,000

Current Total Value: \$35,000

Magisterial District: MA

Zoning: R2

E911 Address: 17476 STONE MILL RD



4: James R. Catron Estate - 172B1-A-40

Map Number: 172B1-A-40

PRN: 19116

Acreage: 0.19

Legal Desc.: PT 2 LOTS SPRING ST ACR .19

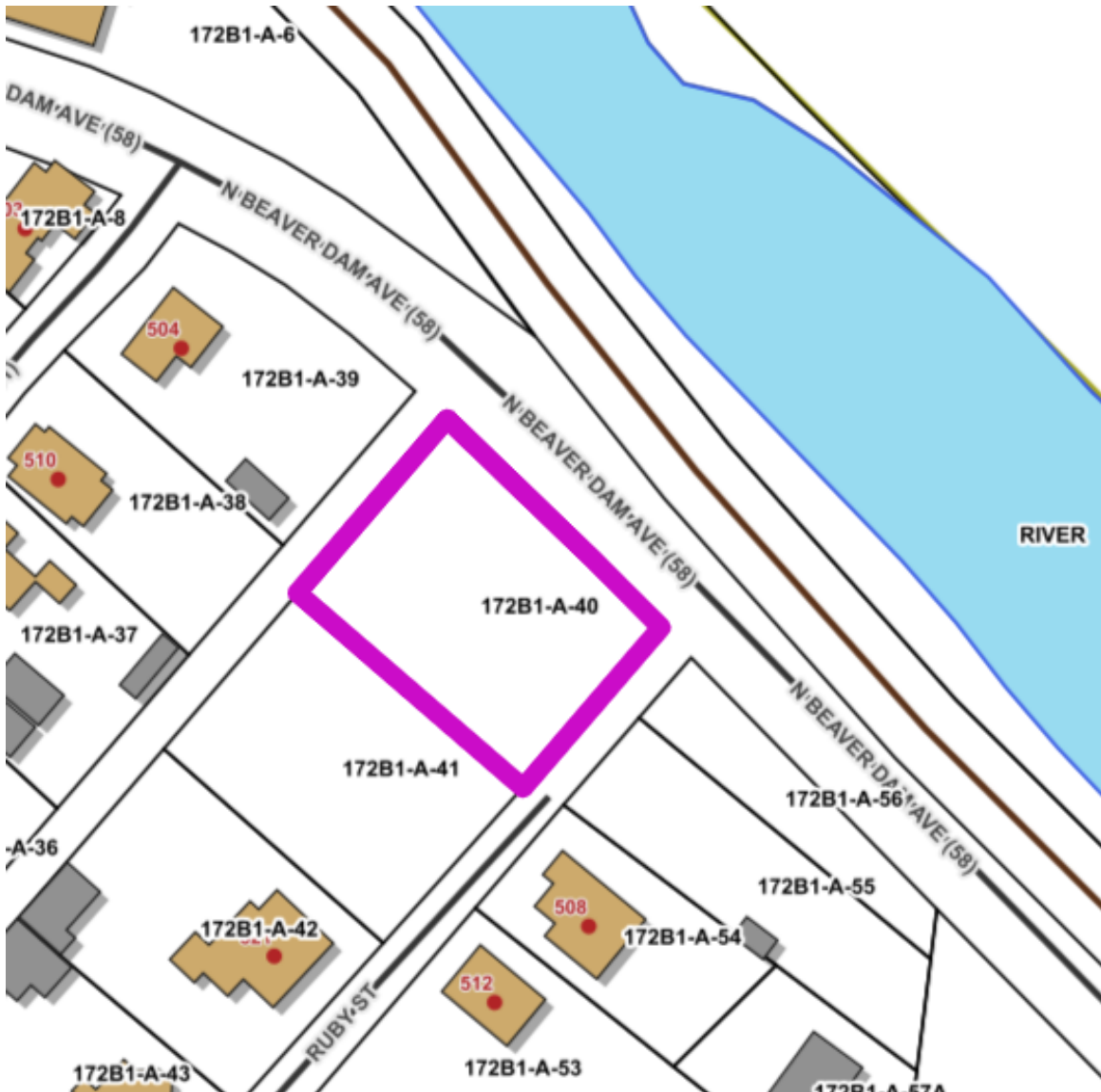
Current Land Value: \$25,000

Current Improvement Value: \$200

Current Total Value: \$25,200

Magisterial District: DA

Zoning: DAMASCUS



5: Danny Ashley Estate - 112-6-12

Map Number: 112-6-12

PRN: 39926

Acreage: 1.62

Legal Desc.: DREAMERS LANE LOT 12 ACR 1.62

Current Land Value: \$35,600

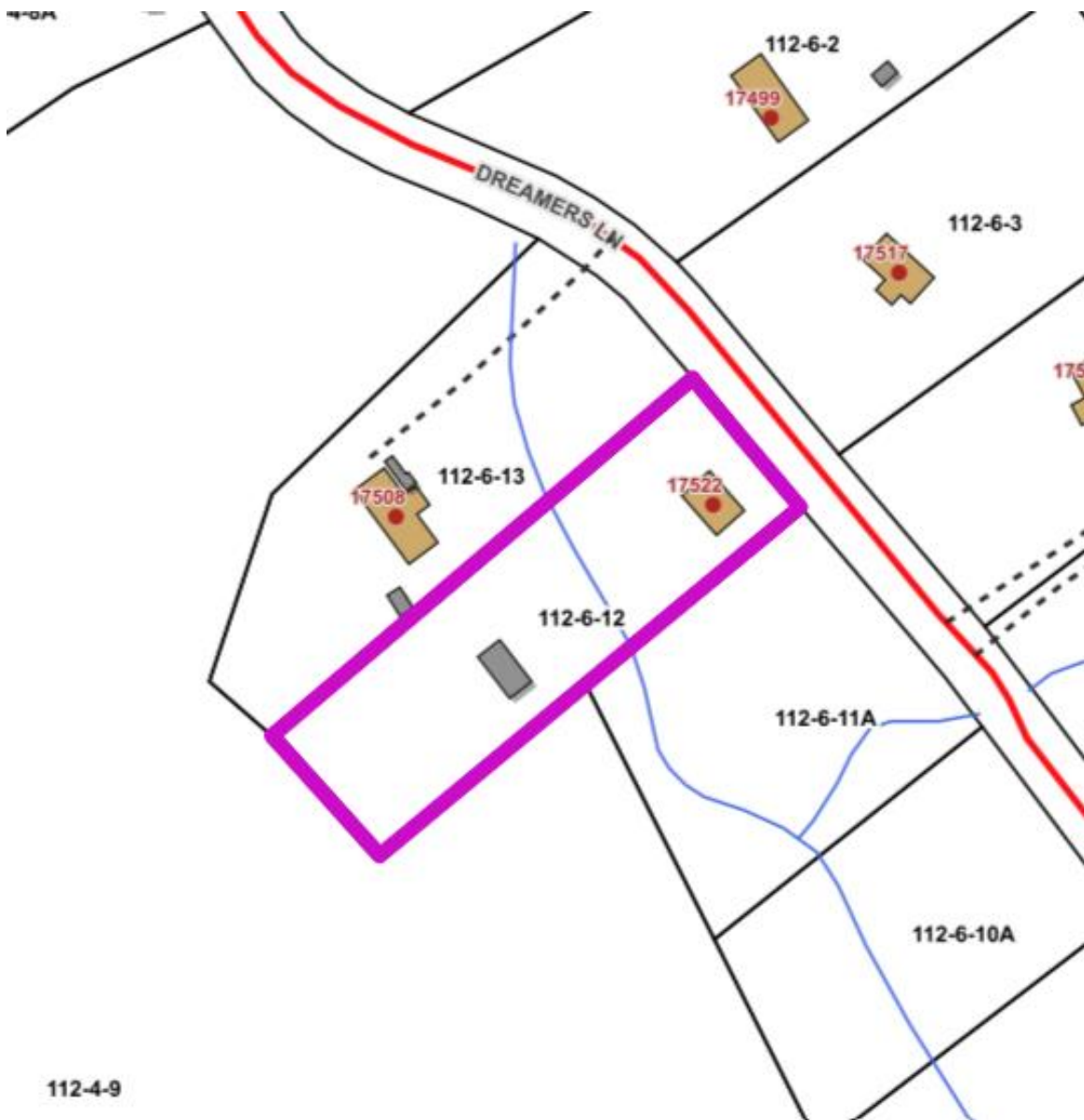
Current Improvement Value: \$66,400

Current Total Value: \$102,000

Magisterial District: TA

Zoning: A1

E911 Address: 17522 DREAMERS LN



6: Elna A. Price Estate - 035A-2-8

Map Number: 035A-2-8

PRN: 7962

Acreage: 0.18

Legal Desc.: LT 8 ACR .188

Current Land Value: \$20,000

Current Improvement Value: \$82,900

Current Total Value: \$102,900

Magisterial District: JE

Zoning: V

E911 Address: 31445 MORNING GLORY LN



7: Dana Onifer Estate - 082-6-1A

Map Number: 082-6-1A

PRN: 33577

Acreage: 0.3443

Legal Desc.: PT TR 1 JOHN & SUE CANTER PROP ACR .3443

Current Land Value: \$25,000

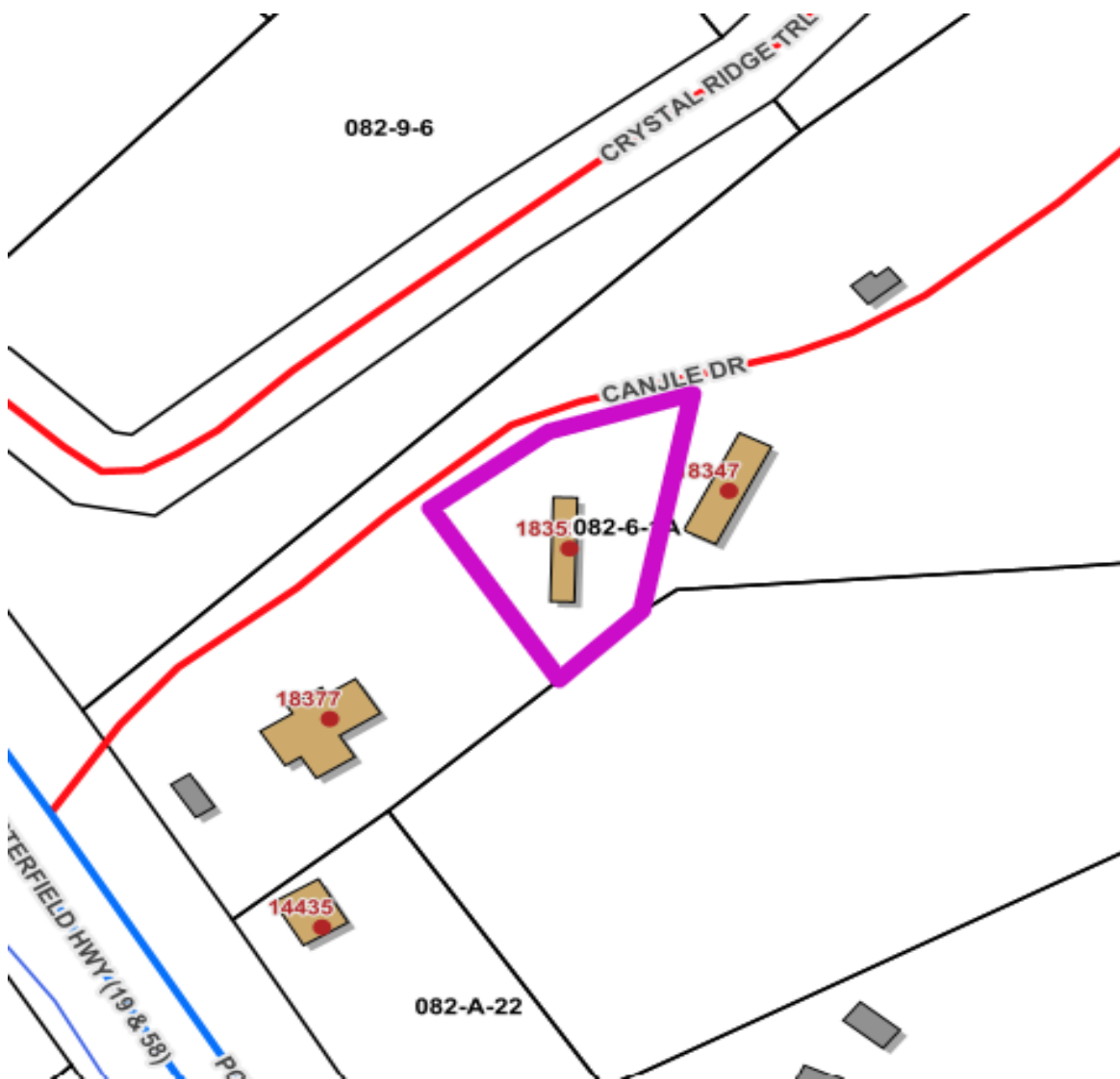
Current Improvement Value: \$53,900

Current Total Value: \$78,900

Magisterial District: HA

Zoning: A2

E911 Address: 18359 CANJLE DR



8: Rudy S. & Wanda P. Mobley - 078-A-20

Map Number: 078-A-20

PRN: 12612

Acreage: 9.3

Legal Desc.: CANEY VALLEY ACR 9.30

Current Land Value: \$28,700

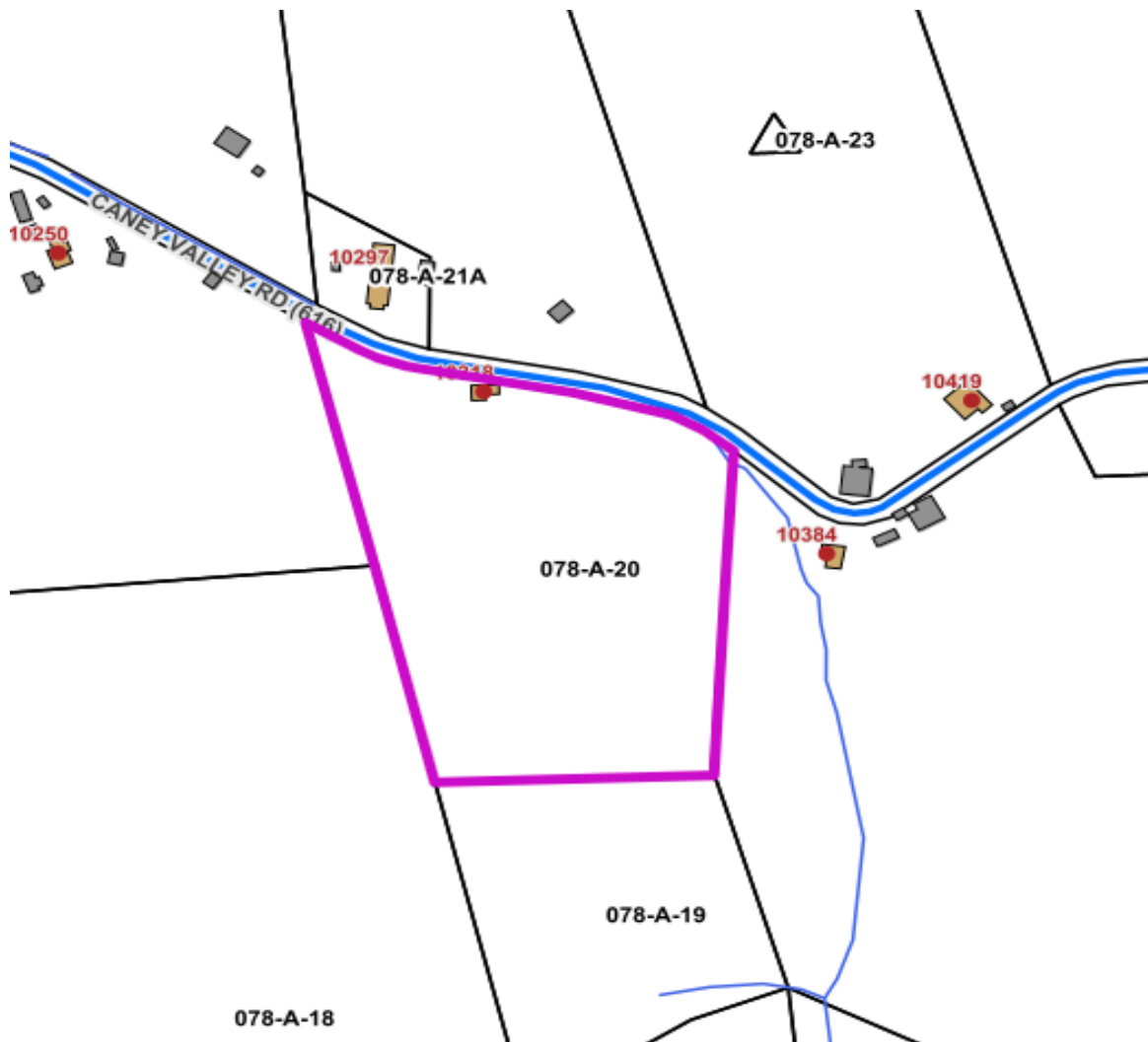
Current Improvement Value: \$1,000

Current Total Value: \$29,700

Magisterial District: TY

Zoning: A1

E911 Address: 10318 CANEY VALLEY RD



9: James R. Bassham, Et Al. - 167B-1-25

Map Number: 167B-1-25

PRN: 16844

Acreage: 0

Legal Desc.: LT 25 WYLDWOOD SUBD

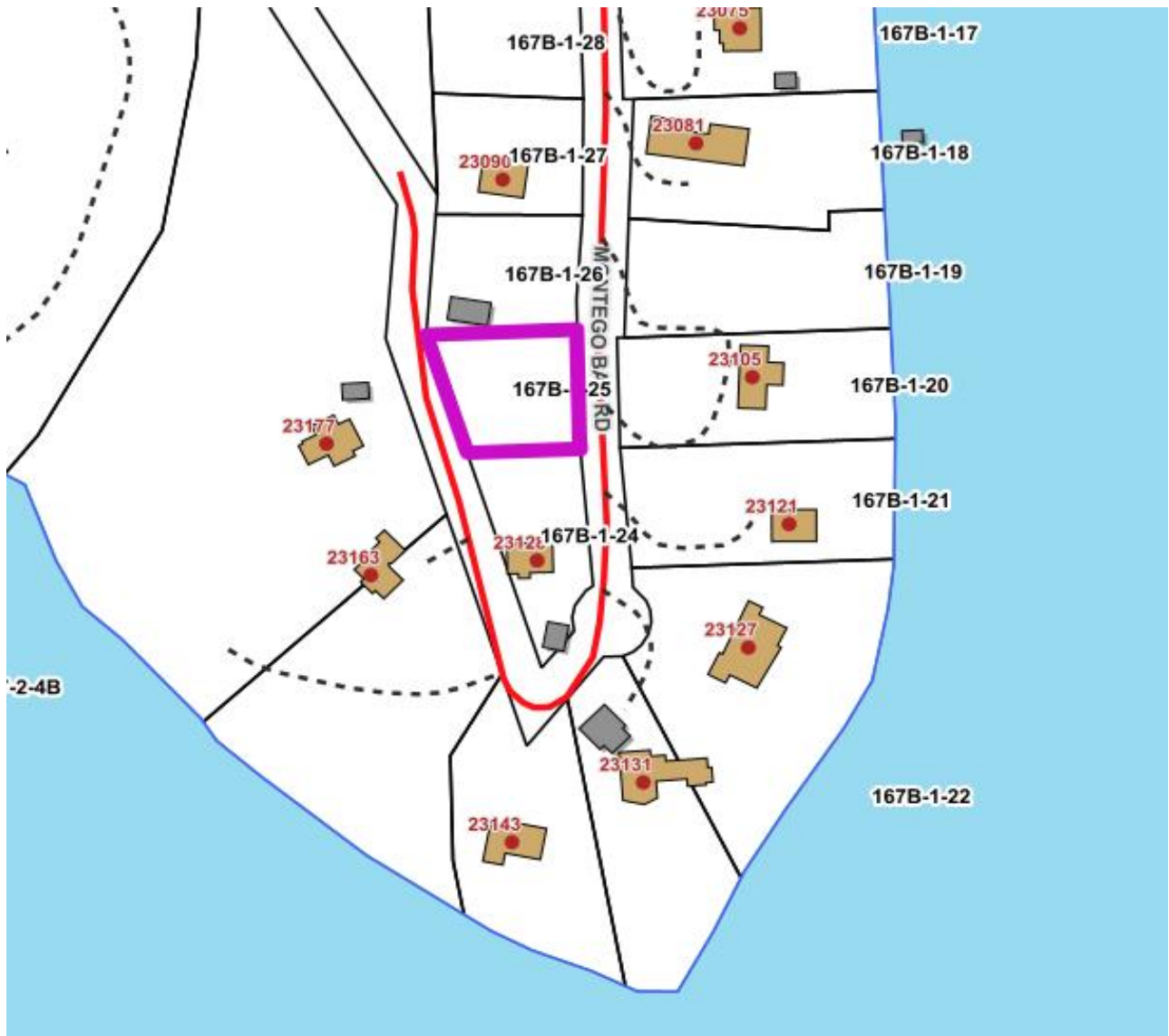
Current Land Value: \$95,000

Current Improvement Value: \$0

Current Total Value: \$95,000

Magisterial District: MA

Zoning: SR



11: Barbara Ann Trivett Estate - 155-A-53A, 155-A-54

REDEEMED

12: Barbara Ann Trivett Estate - 155-A-55

REDEEMED