

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
COUNTY OF WASHINGTON and TOWN OF ABINGDON, 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 **July 24, 2026** 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
J1	Randolph Blevins (2 lots)	172B2-1-A-24B	830614	off of Cemetery Ridge Road, Damascus
		172B2-1-A-25		687 Cemetery Ridge Road, Damascus
J2	Cordelia M. Brown	021-1-9	804609	Highland Street, Abingdon
J3	Michael Roth	025A-1-23	830607	7030 Buchanan Road, Glade Spring
J4	Robert William Skeens	161-A-17	830627	11420 Wallace Pike, Bristol
J5	Glenna M. Curd	172B2-A-195	434726	near Fourth Street & Rebel Circle
J6	Jason V. & Dani Casselman Holdaway	068C-A-21	830577	13449 Indian Run Road, Glade Spring
J7	Donny & Sue Thompson, Et Al.	011-4-21	804597	Leonard Street, Abingdon
J8	Richie Wayne Norris	172B2-A-282	830626	33280 Rebel Circle, Damascus

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 and the buyer assumes the risk of loss from the date of the

sale. 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 all funds paid as liquidated damages to cover attorney's fees of \$2,500 and auctioneer fees of \$1,000, with any remaining amount go to the locality to cover additional costs of resale. Failure to make a timely or sufficient deposit also makes the high bidder liable for these fees, plus resale costs and deficiencies.

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 at the close 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, 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 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 July 31, 2026).** 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.

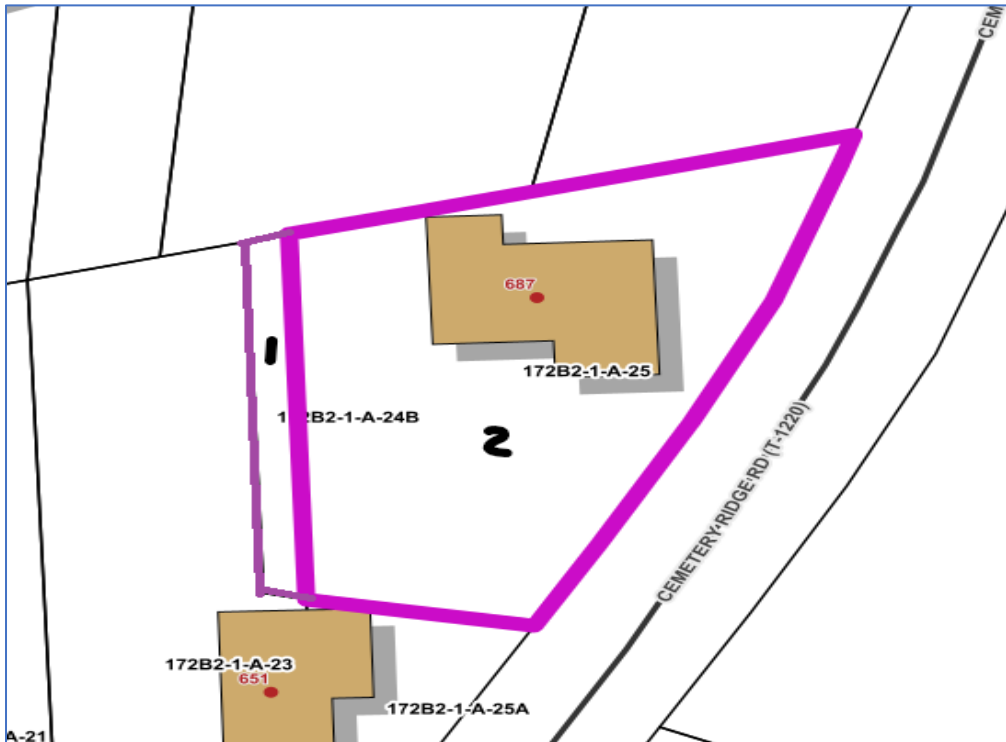
GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Washington or Town of Abingdon and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process should be directed to the Auctioneer online at www.countsauction.com, by email to gmcDaniel@countsauction.com or by phone to (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

J1 Randolph Blevins – 2 lots

Map Number:	172B2-1-A-24B
Parcel Record Number (PRN):	40615
Deed Page:	814
Deed Book:	985
Legal Desc.:	LOT 24A LAUREL HGHTS ADDN
Current Land Value:	\$2,000
Current Improvement Value:	\$0
Current Total Value:	\$2,000
Magisterial District:	DA
Zoning:	DAMASCUS

Map Number:	172B2-1-A-25
Parcel Record Number (PRN):	19069
Deed Page:	820
Deed Book:	985
Legal Desc.:	PT LT 25 & ALL 26 BLK A LAUREL HTS
Current Land Value:	\$20,000
Current Improvement Value:	\$6,000
Current Total Value:	\$26,000
Magisterial District:	DA
Zoning:	DAMASCUS



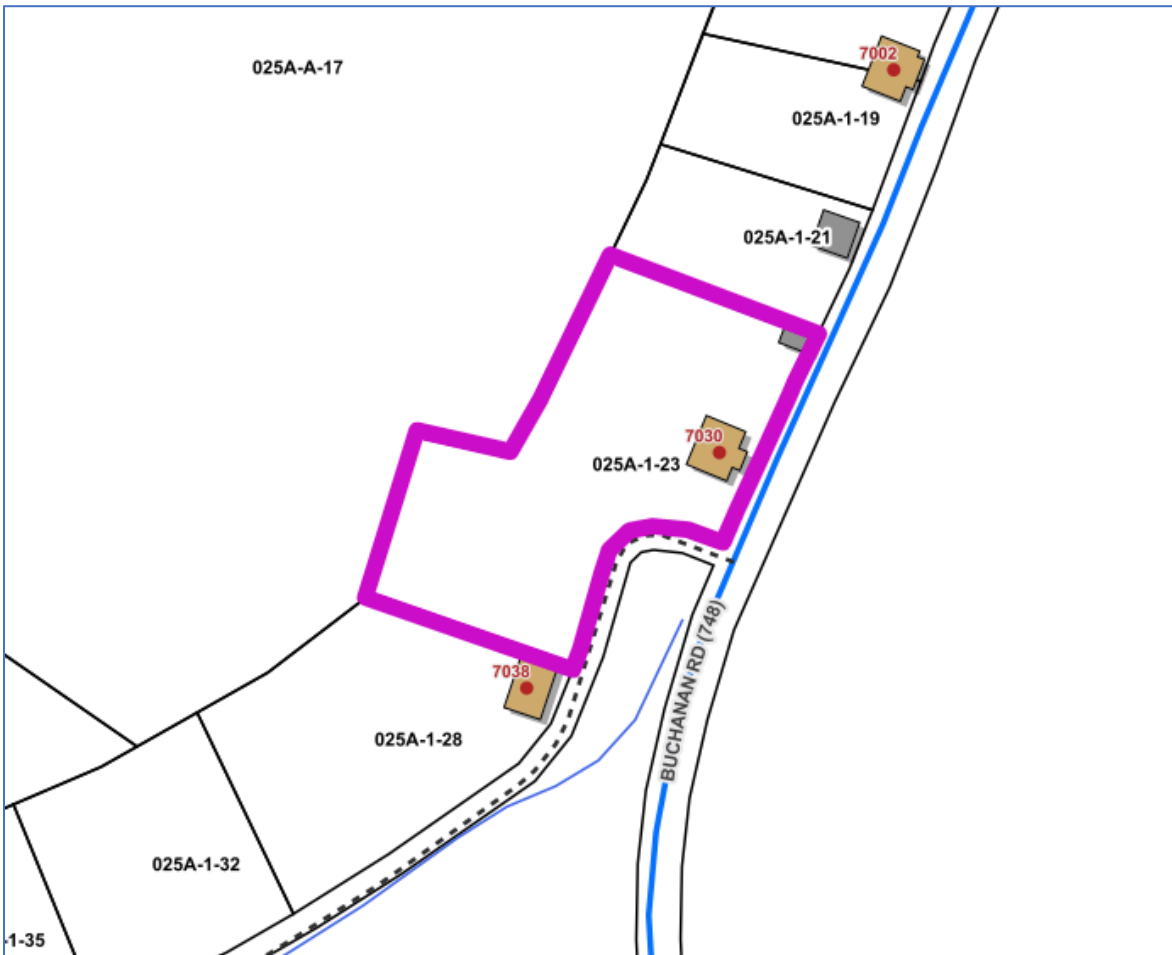
J2 Cordelia M. Brown - 021-1-9

Map Number:	021-1-9
Parcel Record Number (PRN):	19907
Acreage:	0.25
Deed Page:	667
Deed Book:	76
Legal Desc.:	KINGS MTN ACR .25
Current Land Value:	\$25,000
Current Improvement Value:	\$0
Current Total Value:	\$25,000
Magisterial District:	AB
Zoning:	ABINGDON



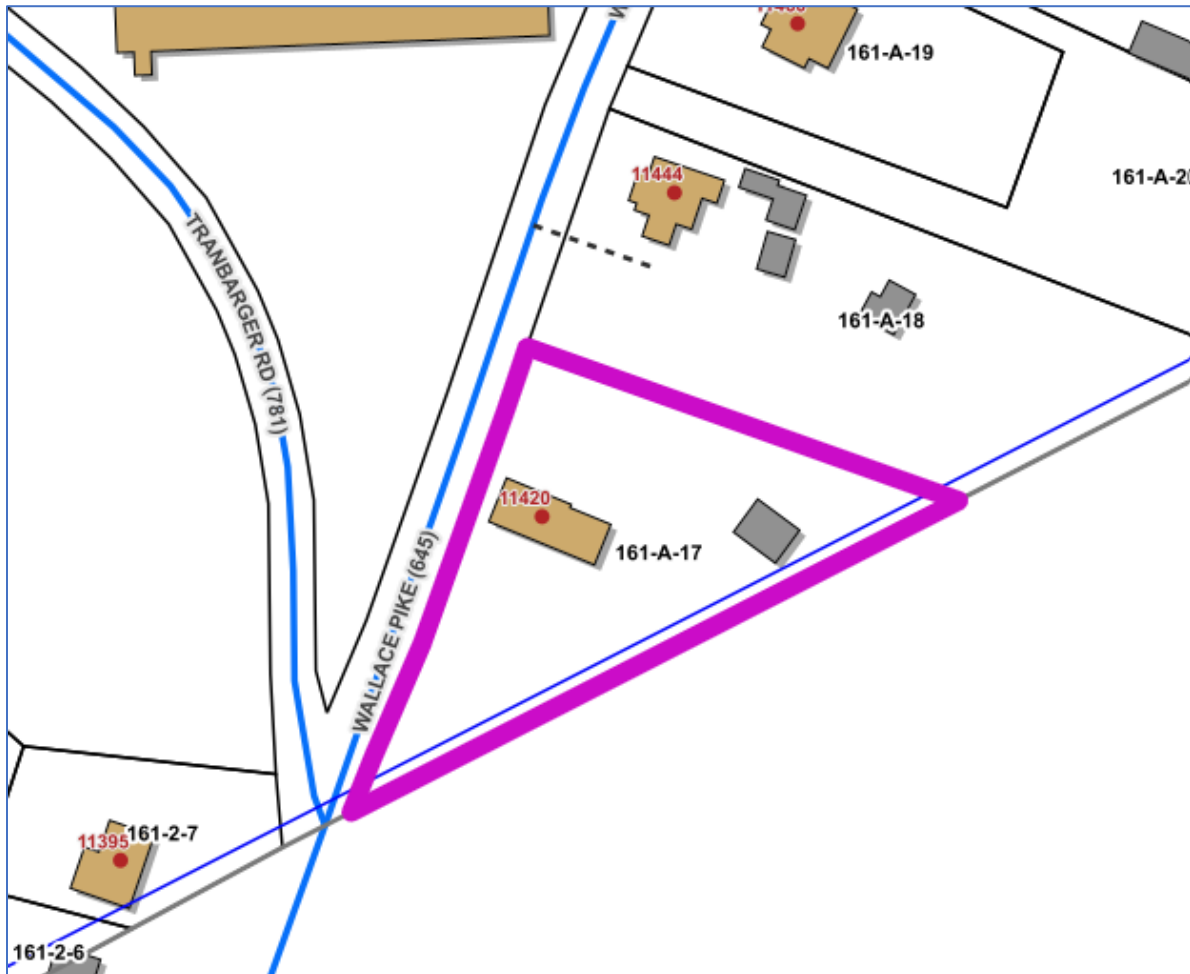
J3 Michael Roth - 025A-1-23

Map Number:	025A-1-23
Parcel Record Number (PRN):	8802
Acreage:	0.86
Deed Page:	781
Deed Book:	2009
Legal Desc.:	LTS 23 TO 27 G S PIKE ACR .86
Current Land Value:	\$12,000
Current Improvement Value:	\$80,800
Current Total Value:	\$92,800
Magisterial District:	JE
Zoning:	A1
E911 Address:	7030 BUCHANAN RD



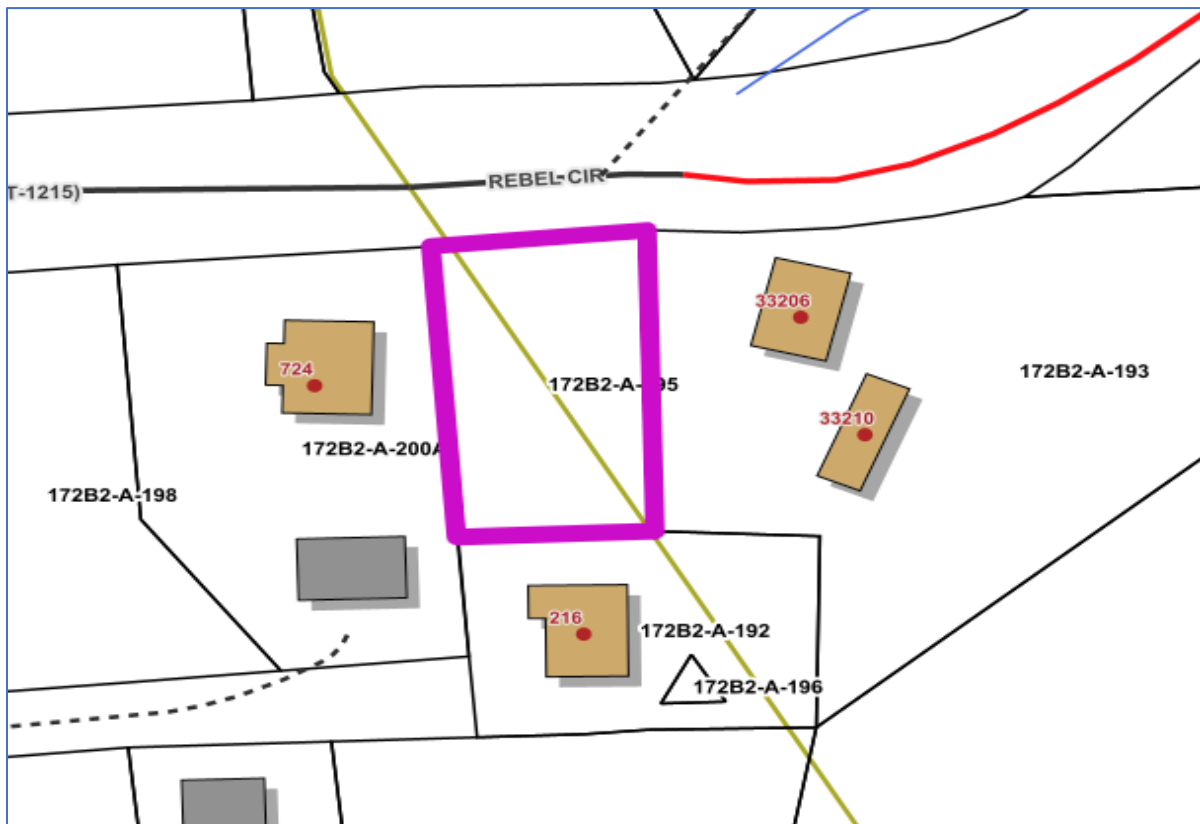
J4 Robert William Skeens - 161-A-17

Map Number:	161-A-17
Parcel Record Number (PRN):	24090
Acreage:	1.73
Deed Page:	573
Deed Book:	852
Legal Desc.:	MILLARD LD ACR 1.731
Current Land Value:	\$36,600
Current Improvement Value:	\$89,100
Current Total Value:	\$125,700
Magisterial District:	WI
Zoning:	A2
E911 Address:	11420 WALLACE PIKE



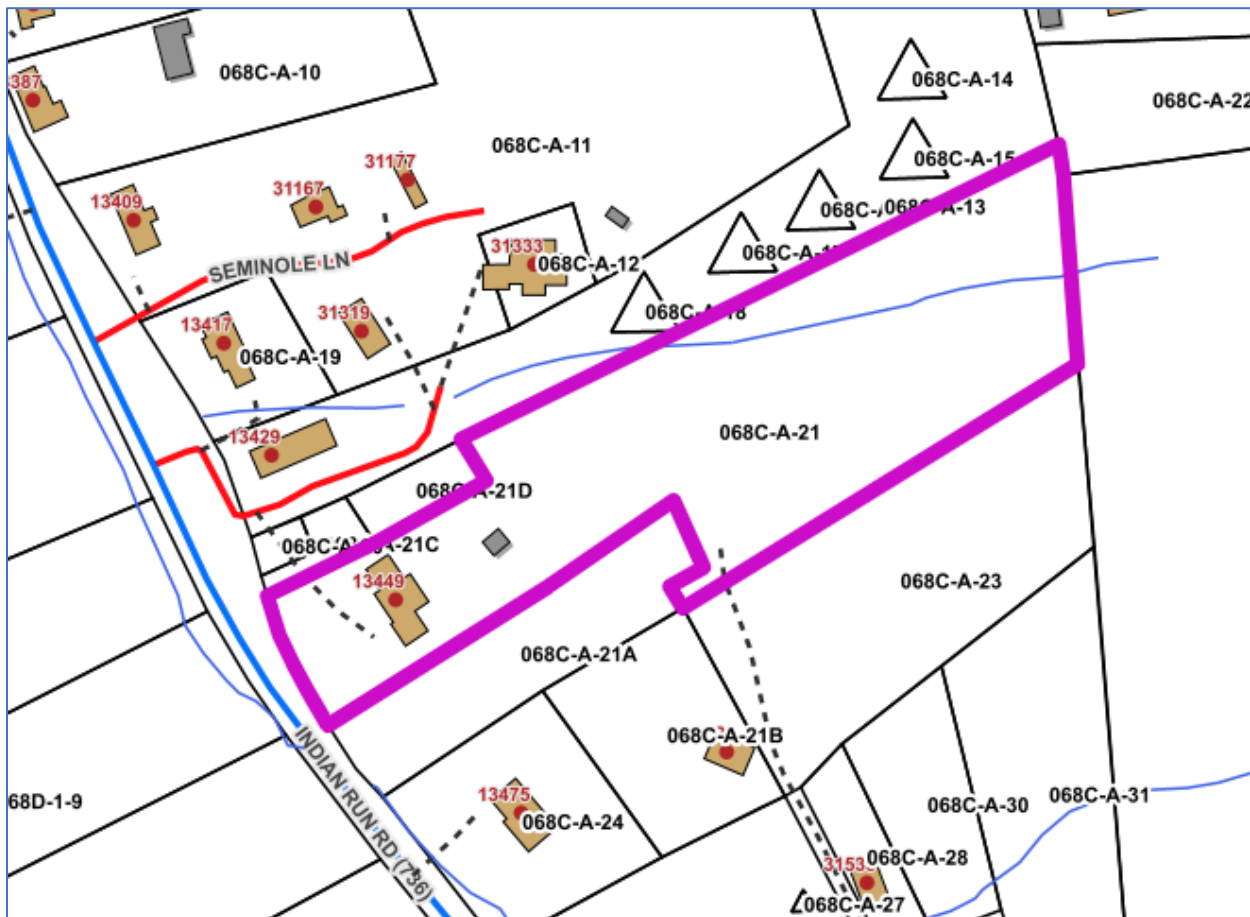
J5 Glenna M. Curd - 172B2-A-195

Map Number:	172B2-A-195
Parcel Record Number (PRN):	699
Owner:	CURD GLENNA M
Owner Addr.:	5118 JORDAN VALLEY RD LOT 88
Owner Addr. (cont.):	
Acreage:	0.08
Deed Page:	703
Deed Book:	906
Legal Desc.:	2 SMALL TRACTS RUSSELL LD ACR .081
Sale Price:	\$0
Sale Date:	12/18/1994
Current Land Value:	\$25,000
Current Improvement Value:	\$0
Current Total Value:	\$25,000
Magisterial District:	TA
Zoning:	A1,DAMASCUS



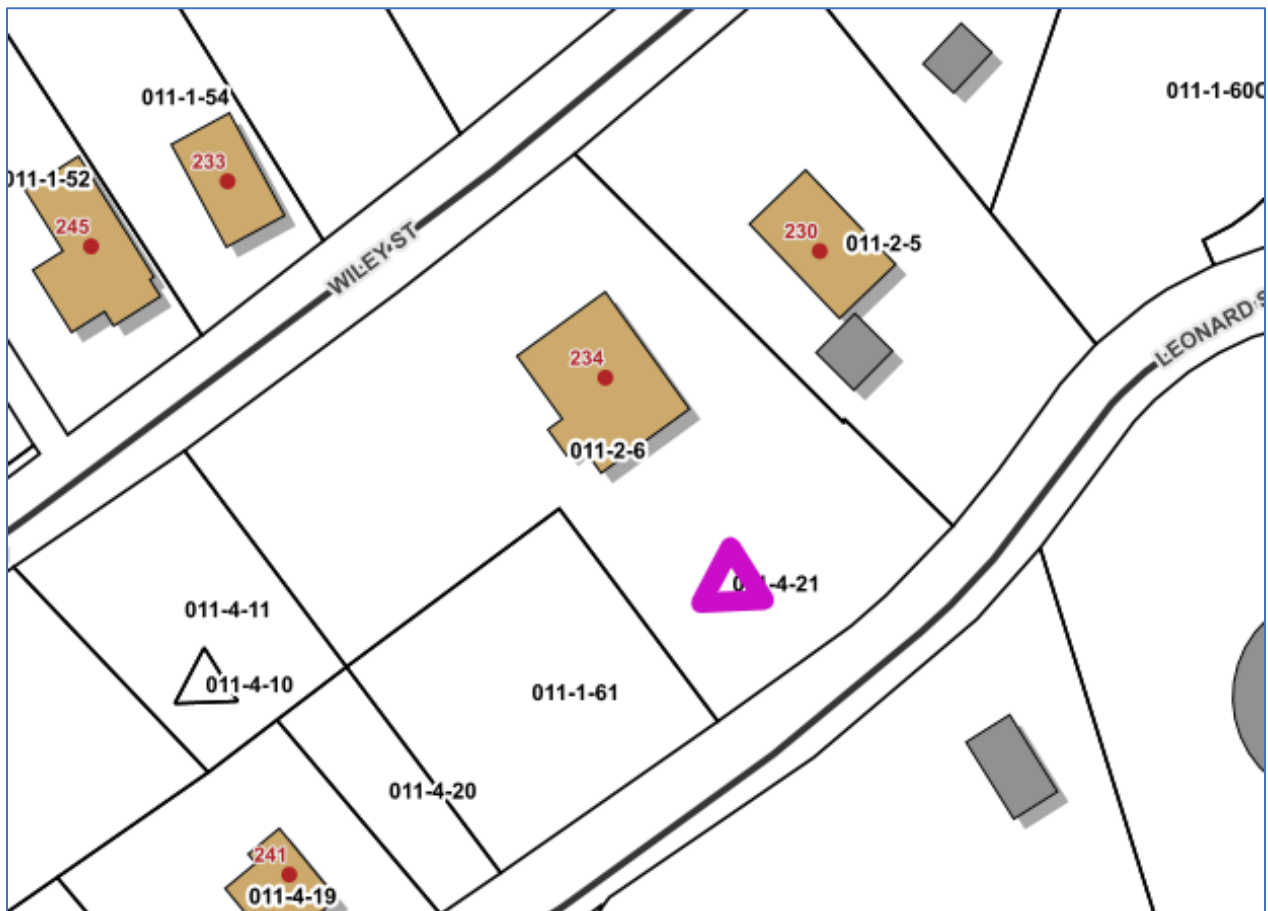
J6 Jason V. & Dani Casselman Holdaway - 068C-A-21

Map Number:	068C-A-21
Parcel Record Number (PRN):	26541
Acreage:	4.13
Deed Page:	148
Deed Book:	726
Legal Desc.:	BLACKSBURG ACR 4.13
Current Land Value:	\$53,200
Current Improvement Value:	\$110,800
Current Total Value:	\$164,000
Magisterial District:	MO
Zoning:	A1
E911 Address:	13449 INDIAN RUN RD



J7 Donny & Sue Thompson, Et Al. - 011-4-21

Map Number:	011-4-21
Parcel Record Number (PRN):	21485
Acreage:	0.12
Deed Page:	9400
Deed Book:	2006
Legal Desc.:	GLEBE LD ACR .125
Current Land Value:	\$20,000
Current Improvement Value:	\$0
Current Total Value:	\$20,000
Magisterial District:	AB
Zoning:	ABINGDON



J8 Richie Wayne Norris – 172B2-A-282

Map Number:	172B2-A-282
Parcel Record Number (PRN):	2008
Acreage:	0.2
Deed Page:	955
Deed Book:	2016
Legal Desc.:	NEAR DAMASCUS ACR .20
Current Land Value:	\$25,000
Current Improvement Value:	\$78,300
Current Total Value:	\$103,300
Magisterial District:	TA
Zoning:	A1

