

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF WASHINGTON and TOWN OF ABINGDON, 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 **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 terms or conditions which may be 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
N1	Coy R. & Beverly Woody	025B-1-3-7	1282753	0.344 acre +/- on Hawke Road, Lots 6 and 7 Stony Point
N2	Annie Thompson Jackson	025-A-41	1228639	2.9 acres +/- on Old Saltworks Road, Tracts 4 and 6 Rich Valley
N3	Brandi Nichole Anderson	129-A-47F	1228643	1.35 acre +/- on Morrison Road, Parcel B, Noah B. Hale property
N4	Freida G. Rainey & Daryle Galliher	178-A-1B	1214890	Not specifically mapped; in the area of Reedy Creek Road
N5	James C. & Dorothy Spears	014-11-31	913555	0.2 acre +/- between Madison and Highland Streets, Abingdon

GENERAL TERMS OF SALE: The Treasurer 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 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 \$750 and auctioneer fees of \$250, 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 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 at the close 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, 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 (434) 525-2991 for assistance.

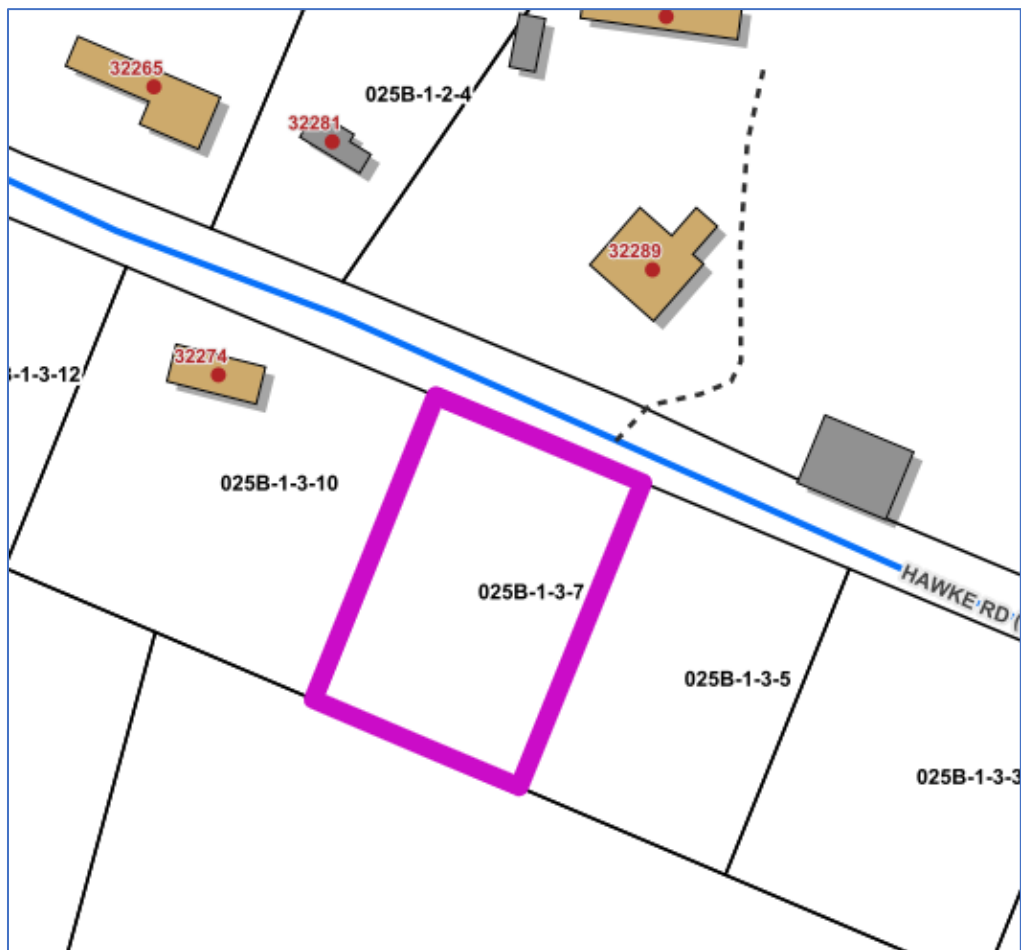
The highest bidder will receive their purchase contract and balance due via email following the close of the auction. The contract shall immediately be executed and returned to TACS. **The full balance due must be received within seven (7) days following the auction closing (no later than July 31, 2026).** 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. Questions concerning the registration and bidding process should be directed to the Auctioneer 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

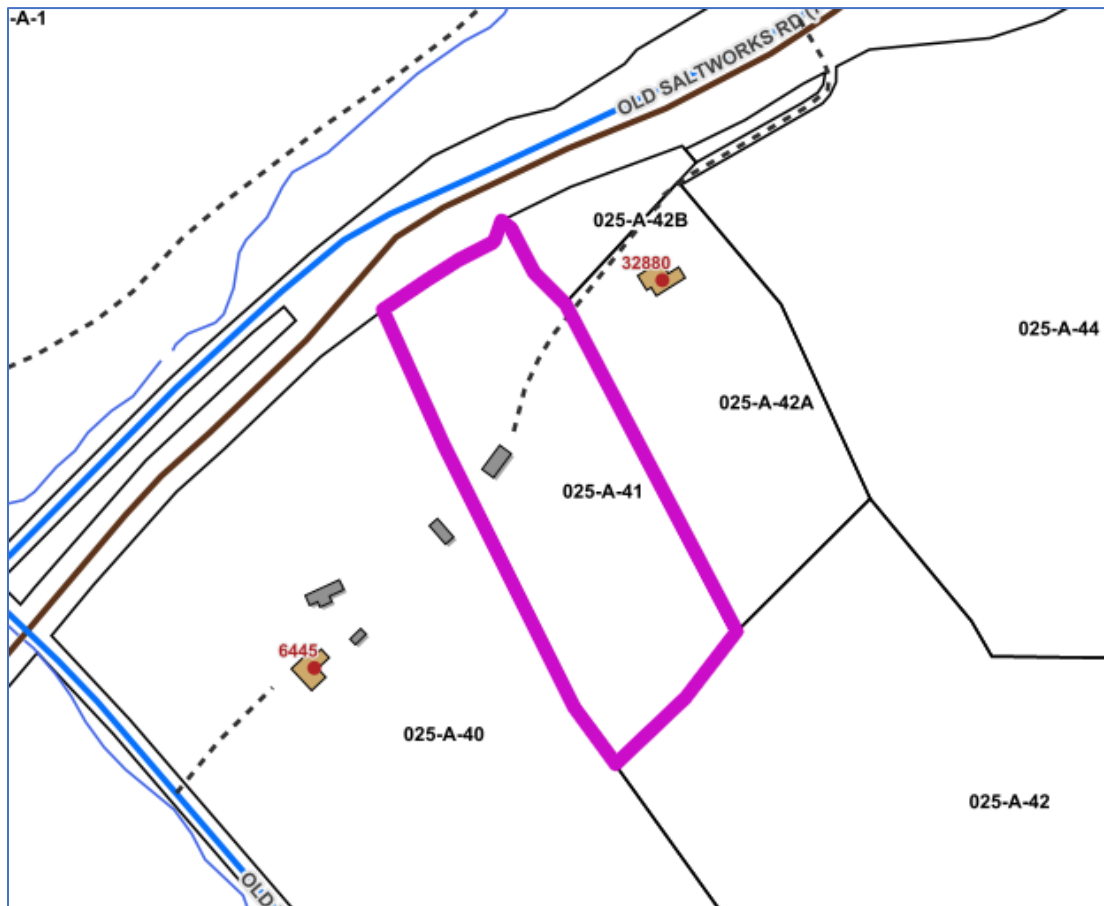
N1 Coy R. & Beverly Woody - 025B-1-3-7

Map Number:	025B-1-3-7
Parcel Record Number (PRN):	8647
Acreage:	0.344
Deed Page:	2605
Deed Book:	2011
Legal Desc.:	LTS 6 & 7 STONY POINT ACR .344
Current Land Value:	\$10,000
Current Improvement Value:	\$0
Current Total Value:	\$10,000
Magisterial District:	JE
Zoning:	A1



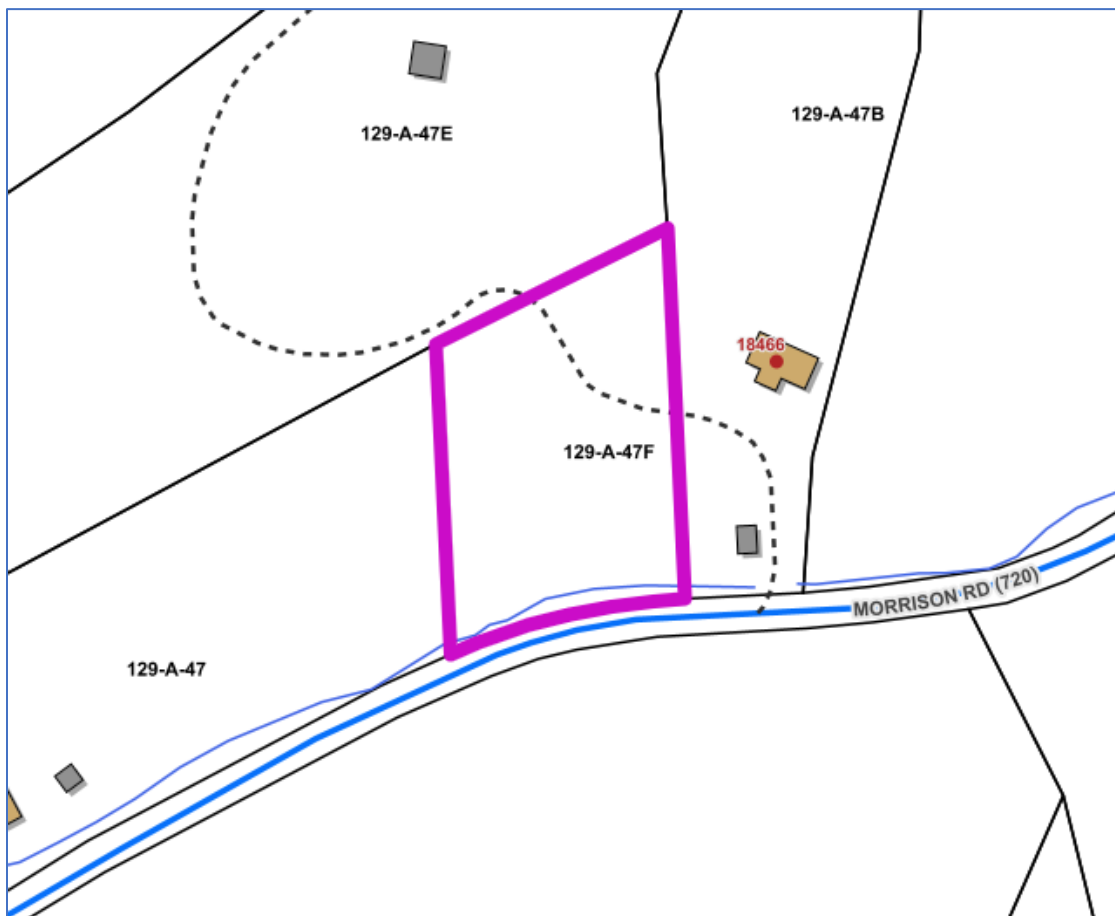
N2 Annie Thompson Jackson - 025-A-41

Map Number:	025-A-41
Parcel Record Number (PRN):	8575
Acreage:	2.9
Legal Desc.:	TRS 4 & 6 RICH VALLEY ACR 2.9
Current Land Value:	\$8,700
Current Improvement Value:	\$0
Current Total Value:	\$8,700
Magisterial District:	JE
Zoning:	A1



N3 Brandi Nichole Anderson - 129-A-47F

Map Number:	129-A-47F
Parcel Record Number (PRN):	41971
Acreage:	1.35
Deed Page:	593
Deed Book:	1062
Legal Desc.:	PARCEL B NOAH B HALE PROP ACR 1.35
Current Land Value:	\$7,100
Current Improvement Value:	\$0
Current Total Value:	\$7,100
Magisterial District:	TA
Zoning:	A1



N4 Freida G. Rainey & Daryle Galliher - 178-A-1B

Map Number:	178-A-1B
Parcel Record Number (PRN):	36607
Acreage:	0
Deed Page:	905
Deed Book:	804
Legal Desc.:	COMMONWEALTH OF VA
Current Land Value:	\$2,000
Current Improvement Value:	\$0
Current Total Value:	\$2,000
Magisterial District:	TY
Zoning:	A2



