

**NOTICE OF DELINQUENT TAXES
AND TREASURER'S 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 a public auction to be held at the **Board of Supervisors Meeting Room for Washington County, located at 1 Government Center Place, Abingdon, Virginia 24210, on July 8, 2019, at 1:00 PM**, or as soon thereafter as may be effected. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

	OWNER	ACCOUNT NO.	TACS NO.	DESCRIPTION
N1.	Hester Lockett Estate	36940	434647	Tax Map Number 067-A-19 0.50 acre +/- Lindell Road Meadowview
N2.	Joseph Campbell	3999	434661	Tax Map Number 104A-A-21 0.238 acre +/- Wolf Creek Trail, Fractionsville
N3.	G. W. McCroskey	12499	434670	Tax Map Number 100-A-60 1.50 acres +/- Pine Hill Road Abingdon

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. The highest bidder shall deposit payment in full at the time of the auction. All deposits must be made in the form of personal check, traveler's check, cashier's check or money order. **NO CASH WILL BE ACCEPTED. There will be a 10% buyer's premium or a \$100 flat fee, whichever is greater, added to the final bid to determine final contract price.** The buyer's premium or flat fee is due at the time of the auction. Recording costs for deed recordation will be the responsibility of the successful bidder and will be collected the day of the auction.

Properties are conveyed by Special Warranty Deed, subject to any easements, covenants, agreements, restrictions, reservations, and any rights of record which may affect the property. Properties are offered for sale as-is, where 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 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.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to Washington County, Virginia. Questions concerning the property subject to sale or the tax

sale process should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, or by phone to (804) 893-5176.

John A. Rife, Esq.
Special Commissioner
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

**PURCHASER'S ACKNOWLEDGEMENT AND
CONTRACT OF SALE**

At that certain real estate tax sale held on , the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

**Property Owner:
Tax Map Number:
Account Number:**

I understand that payment in full for my bid, stated above, a 10% buyer's premium in the amount of \$_____ (10% or \$100, whichever is greater), and recordation costs in the amount of \$_____ are to be paid today. I understand that in the event my payment is returned or is otherwise not made within twenty (20) days, the contract of sale may be voided and the next highest bidder will be contacted to purchase the property.

I understand that this property is subject to any covenants, easements, agreements, restrictions, reservations, conditions of record, and any claims of persons in possession. I understand that this property may not have a right-of-way to a public road, and I hereby accept these limitations. I understand that this property is offered for sale as-is, with all faults and without any warranty, either expressed or implied, and I confirm that I have satisfied myself as to the property's existence and location prior to the execution of this contract.

I understand that a Special Warranty Deed will be prepared within fifteen (15) days of payment clearance and that the same will be forwarded to the County of Washington Circuit Court Clerk's Office for recordation. I understand that I will receive the entered Deed as soon as the same is made available and that I have no right of entry upon the property until such time as the deed is recorded as anticipated herein.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (auction date). I further understand that in the event I owe delinquent taxes to County of Washington, including being named as a Defendant in any delinquent tax suit filed by County of Washington, Virginia, that this contract will be made null and void and I agree to forfeit any right, title or interest that I may have in the real estate to the next highest bidder as listed in the auction documents.

I understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, that the bid amount and buyer's premium paid hereunder will be forfeited, and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

Name (please print)

Signature

Address

City, State, Zip

Telephone

Email Address

Title will be taken in the name of:

Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this , acknowledged and executed the foregoing Purchaser's Acknowledgment and Contract of Sale. I further certify that the contact information and signature shown above belong to the aforementioned purchaser and are true and correct to the best of my knowledge.

Taxing Authority Consulting Services, PC

Property N1

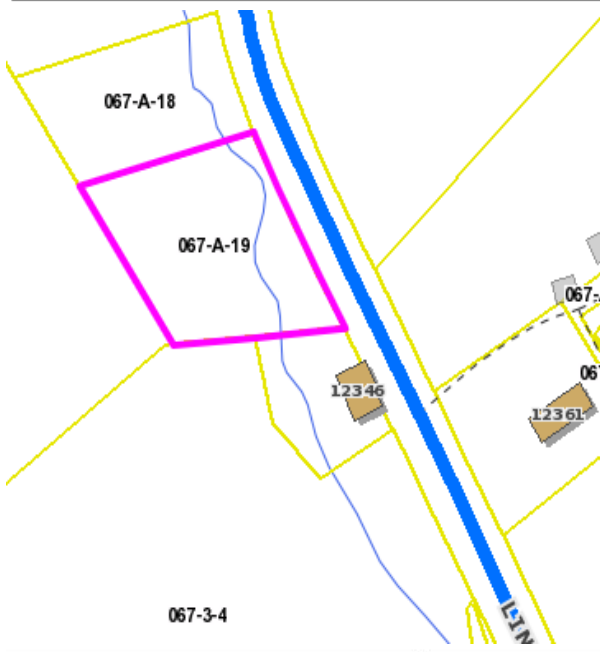
Washington County, VA

Last Updated: 01/01/2017
Map # 067 A 19
Acreage .50
Record # 36940 **Card** 1
Sale Price 0
Grantor
Prop. Desc. LOT-MEADOWVIEW

Land Card Created by NetGIS on 5/30/2019
Owner LOCKETT HESTER EST
911 Adr 0
GPS pin 67-A-19
Sale Date
Magisterial District JEFFERSON **Ratio**



Occupancy VACANT LAND	Interior Walls	Stories 0.00	Age 0
RightofWay PUBLIC	Flooring	Year Built 0	Electric N
Pavement PAVED	Total Rooms 0	Public Gas N	
Terrain ON GRADE	Bed Rooms 0	Foundation	
Charact. ROLLING/SLOPING	Bath Rooms 0 F/H 0	Ext. Walls	
WA Source NONE	Heat	Roof Type	
Sewer NONE	Fuel	Roofing	
Zoning 0	Air Cond. No		
Use Class 2-SINGLE FAMILY SUBURB			



Structural Element			
% Area	Area SF	Rate SF	
Building	0.0 @	0.00	0
Basement	@		0
Fin. Bsmnt.	0 @	0.00	0
Bath Rooms 0 F/H 0		Plumbing Value	0
Air Cond. No		Heating Value	0
FP 0 Stack 0 NV		A/C Value	0
-Gas Logs		Fireplace Value	0
Flu 0 Stack 0 Metal 0		Flu Value	0
Garage		Built In Garage	0
No Cars 0		Interior Improvements	0
		Total S/W/Landscape	0
		Extra Kitchen Value	0
		Total Structure Additions	0
		Sub Total	0
Class	Adj. Factor 0.00	Factor .00	0
Condition	Year Built	Phys. Depr. 0.00	0
Year Built	Age 0	Func. Depr. .00	0
Age 0		Econ. Depr. .00	0
		Fair Value	N/A
Value Summary		Total Main Structure	0
Date of Value 1/1/2017		NbrHood Adj	0.00 0
		Perc. Comp.	0.00 0
		L/S Adj	N/A 0
		Total Other Imp.	0



Inst. Number	0-0
Deed Book	0000-0
User Codes	
Date Inspected	8172016
At Home	
Initials	CWKB

% Chg	Previous Values	Current Values	
100.00	Imp. 0	Total Imp. Value	0
0.00	Land 3,000	Total Land Value	3,000
	3,000	Total Prop. Value	3,000

Value History			
Year	Land Imprv.	Total	Reason
2017	3,000	3,000	GENERAL REASSESSMENT
	0		
2014	3,000	3,000	GENERAL REASSESSMENT
	0		
2012	3,000	3,000	GENERAL REASSESSMENT
	0		

Remarks STEEP/NO POSS HS

Other Desc. _____

Property N2

Washington County, VA

Last Updated: 01/01/2017
Map # 104A A 21
Acres .24
Record # 3999 **Card** 1
Sale Price 0
Grantor
Prop. Desc. FRACTIONSVILLE ACR .238

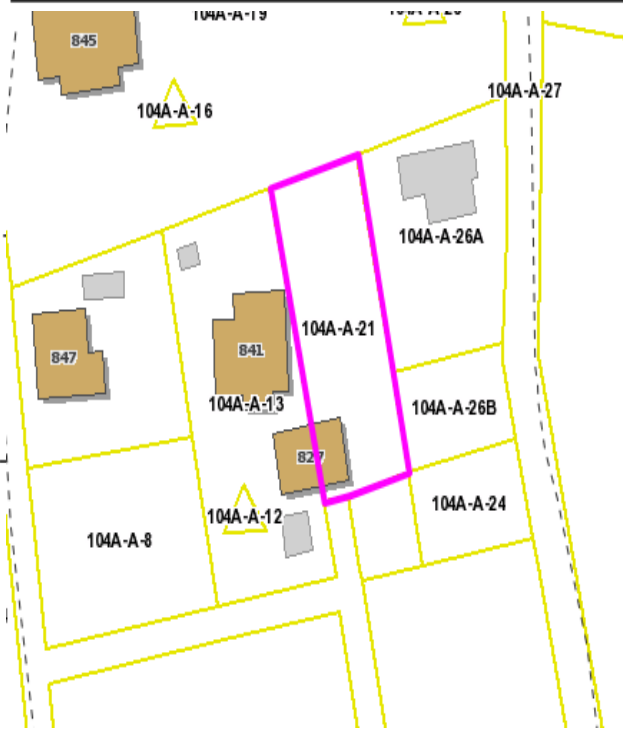
Land Card Created by NetGIS on 5/30/2019
Owner CAMPBELL JOSEPH
 911 Adr 0
 GPS pin 104A-A-21
Sale Date
Magisterial District ABINGDON

Ratio



no image available

Occupancy VACANT LAND	Interior Walls	Stories 0.00	
RightofWay PRIVATE	Flooring	Year Built 0	Age 0
Pavement PAVED	Total Rooms 0	Public Gas N	Electric N
Terrain ON GRADE	Bed Rooms 0	Foundation	
Charact. ROLLING/SLOPING	Bath Rooms 0	Ext. Walls	
WA Source NONE	Heat F/H 0	Roof Type	
Sewer NONE	Fuel	Roofing	
Zoning 0	Air Cond. No		
Use Class 2-SINGLE FAMILY SUBURB			



Structural Element			
% Area	Area SF	Rate SF	
Building	0.0 @	0.00	0
Basement	@		0
Fin. Bsmnt.	0 @	0.00	0
Bath Rooms 0	F/H 0	Plumbing Value	0
Air Cond. No		Heating Value	0
FP 0	Stack 0	A/C Value	0
	NV	Fireplace Value	0
-Gas Logs		Flu Value	0
Flu 0	Stack 0	Built In Garage	0
	Metal 0	Interior Improvements	0
Garage		Total S/W/Landscape	
No Cars 0		Extra Kitchen Value	
		Total Structure Additions	0
Sub Total			
Class	Factor .00		0
Adj. Factor 0.00	Phys. Depr. 0.00		0
Sub Total			
Class	Factor .00		0
Adj. Factor 0.00	Phys. Depr. 0.00		0
Condition	Func. Depr. .00		0
Year Built	Econ. Depr. .00		0
Age 0	Fair Value		N/A
Value Summary			
Date of Value 1/1/2017		Total Main Structure	0
	NbrHood Adj	0.00	0
	Perc. Comp.	0.00	0
	L/S Adj	N/A	0
	Total Other Imp.		0



no image available

Inst. Number
0-0

Deed Book
239-304

User Codes

Date Inspected
3012016

At Home

Initials
KDKB

% Chg	Previous Values	Current Values	
100.00	Imp. 0	Total Imp. Value	0
0.00	Land 1,400	Total Land Value	1,400
	1,400	Total Prop. Value	1,400

Value History			
Year	Land Imprv.	Total	Reason
2017	1,400	1,400	GENERAL REASSESSMENT
	0		
2011	1,400	1,400	GENERAL REASSESSMENT
	0		
2011	1,400	1,400	GENERAL REASSESSMENT
	0		

Remarks _____

Other Desc. _____

Property N3

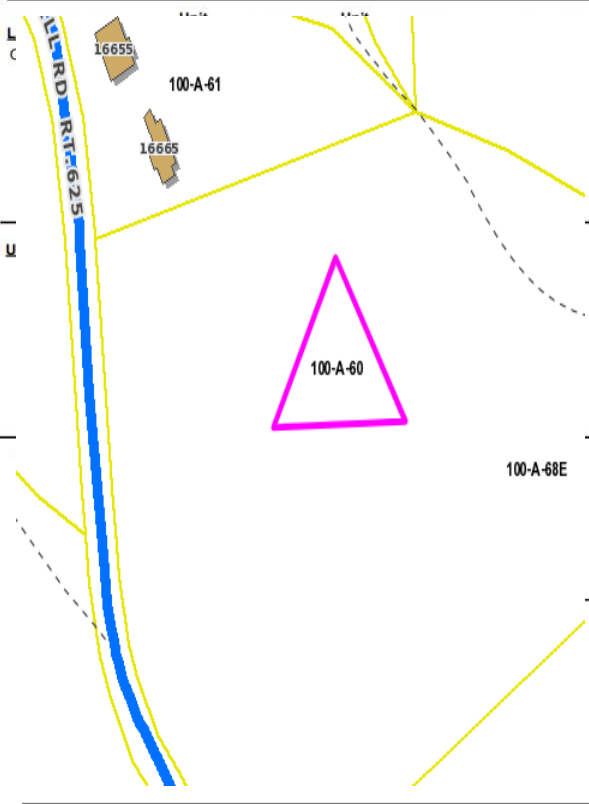
Washington County, VA

Last Updated: 01/01/2017
Map # 100 A 60
Acres 1.50
Record # 12499 **Card** 1
Sale Price 0
Grantor FLEENOR VIRGINIA I
Prop. Desc. RICH VALLEY ACR 1.50

Land Card Created by NetGIS on 5/30/2019
Owner MCCROSKEY G W (DECD) ET AL
911 Adr 0
GPS pin 100-A-60
Sale Date **Ratio**
Magisterial District TYLER



Occupancy VACANT LAND	Interior Walls	Stories 0.00	Age 0
RightofWay PRIVATE	Flooring	Year Built 0	Electric N
Pavement DIRT	Total Rooms 0	Public Gas N	
Terrain ABOVE GRADE	Bed Rooms 0	Foundation	
Charact. ROLLING/SLOPING	Bath Rooms 0	Ext. Walls	
WA Source NONE	Heat F/H 0	Roof Type	
Sewer NONE	Fuel	Roofing	
Zoning 0	Air Cond. No		
Use Class 2 - SINGLE FAMILY SUBURB			



Structural Element			
% Area	Area SF	Rate SF	
Building	0.0 @	0.00	0
Basement	@		0
Fin. Bsmnt.	0 @	0.00	0
Bath Rooms 0	F/H 0	Plumbing Value	0
Air Cond. No		Heating Value	0
FP 0	Stack 0	A/C Value	0
	NV	Fireplace Value	0
-Gas Logs		Flu Value	0
Flu 0	Stack 0	Built In Garage	0
	Metal 0	Interior Improvements	0
Garage		Total S/W/Landscape	0
No Cars 0		Extra Kitchen Value	0
		Total Structure Additions	0
Sub Total			
Class	Factor .00		0
Adj. Factor 0.00	Phys. Depr. 0.00		0
Condition	Func. Depr. .00		0
Year Built	Econ. Depr. .00		0
Age 0	Fair Value		N/A
Sub Total			
Class	Factor .00		0
Adj. Factor 0.00	Phys. Depr. 0.00		0
Condition	Func. Depr. .00		0
Year Built	Econ. Depr. .00		0
Age 0	Fair Value		N/A

Value Summary		Total Main Structure	0
Date of Value 1/1/2017			
	NbrHood Adj	0.00	0
	Perc. Comp.	0.00	0
	L/S Adj	N/A	0
	Total Other Imp.		0

% Chg	Previous Values	Current Values	
100.00	Imp. 0	Total Imp. Value	0
0.00	Land 2,300	Total Land Value	2,300
		Total Prop. Value	2,300

Value History			
Year	Land Imprv.	Total	Reason
2017	2,300	2,300	GENERAL REASSESSMENT
	0		
2013	2,300	2,300	GENERAL REASSESSMENT
	0		
2012	6,000	6,000	GENERAL REASSESSMENT
	0		



Inst. Number
0-0

Deed Book
114-70

User Codes

Date Inspected
10102016

At Home

Initials
EMKB

Remarks R/W ACCESS/BACK PROPERTY

Other Desc. _____