

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Smyth, 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 Holston Hills Country Club, 1000 Country Club Road, Marion, Virginia 24354**, on **October 29, 2025 at 11:00 AM**.

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.	Account No.	TACS No.	Property Description
J1	Deborah Heath Smith	53D4-1-5	84668	734733	335 Overlook Drive, Chilhowie 24319
J2	Marcus Dean Sanders, Jr.	59-A-24A and 59-A-24-IMP ONLY	988934 and 74579	494090	2855 Highway 16, Marion 24354
J3	Debra Lynn Pruitt	54C-2-C	127965	646968	950 Lee Highway, Marion 24354
J4	Paul & Barbara J. Dowell	28-A-160	54135	734911	1296 Allison Gap Road, Saltville 24370
J5	Mashasta Dawn Carrico, et al.	48-A-139	117790	734985	866 Pierce Road, Marion 24354
J6	Randy Gene Parks	49-A-19	82449	627963	111 Mosley Lane, Atkins 24311
J7	Harold M. & Mary S. Thomas	45-A-63	125407	734874	702 Spring Valley Road, Marion 24354

J8	Mary J. & Kevin G. Ellis	28A2-A-13	69558	734855	509 Lick Skillet Road, Saltville 24370
J9	Jason Ratcliff (LE)	47-A-9	46400	494075	888 Keller Lane, Marion 24354
J10	Jason Ratcliff (LE)	47-A-9F	46403	494075	Vacant; Keller Lane, Marion 24354

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 \$150.00, 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 (\$20,000.00) 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 <https://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 November 5, 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 Smyth 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 Smyth 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 <https://www.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) 612-0629, or by writing to the address below.

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

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

At that certain real estate tax sale which closed on Wednesday, October 29, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Case Name: County of Smyth v. _____ (Case No. _____)

Tax Map Number: _____

Account Number: _____

TACS Number: _____

Buyer's Premium: \$ _____

Bid Deposit: \$ _____

Credit Card Hold: \$(_____)

Total Due Now: \$ _____

I understand that the above-referenced "Total Due Now" is required to be deposited today with the Special Commissioner and that the balance of the high bid and the deed recordation cost will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Smyth, Virginia. I understand that in the event my payment is returned or otherwise does not clear within twenty (20) days, this contract of sale may be voided, I may be responsible for damages or costs of resale, and the next highest bidder may be contacted to purchase the property.

I understand that this property is being sold 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 this limitation. I understand that I will be notified at the address below of the date the Special Commissioner intends to ask the Court to confirm this sale, and that this Court hearing will be my last opportunity to raise any questions concerning this sale. 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 I will be responsible for any real estate taxes on this parcel from the date of sale (October 29, 2025). I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit filed by the above-named locality, that this contract shall be voidable 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 Acknowledgement and Contract of Sale, or if the balance of the purchase price is not paid in full within fifteen (15) days of

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

confirmation, I agree to forfeit all amounts paid and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

I understand that by bidding, I have entered into a legally binding contract and that I waive all rescission rights. I understand that my bid was immediately binding, irrevocable, and enforceable.

I understand that the former owner(s) of this property may for good cause shown, within ninety (90) days from the entry of the Decree of Confirmation in this matter, petition the Court to have the matter reheard. I understand that title to the property described herein will be taken in the name(s) indicated below and I represent that I have the authority to purchase and title the property in the name(s) shown below.

Signature	Street Address
Name (please print)	City, State, Zip
Telephone	Email Address

Title will be taken in the name of:

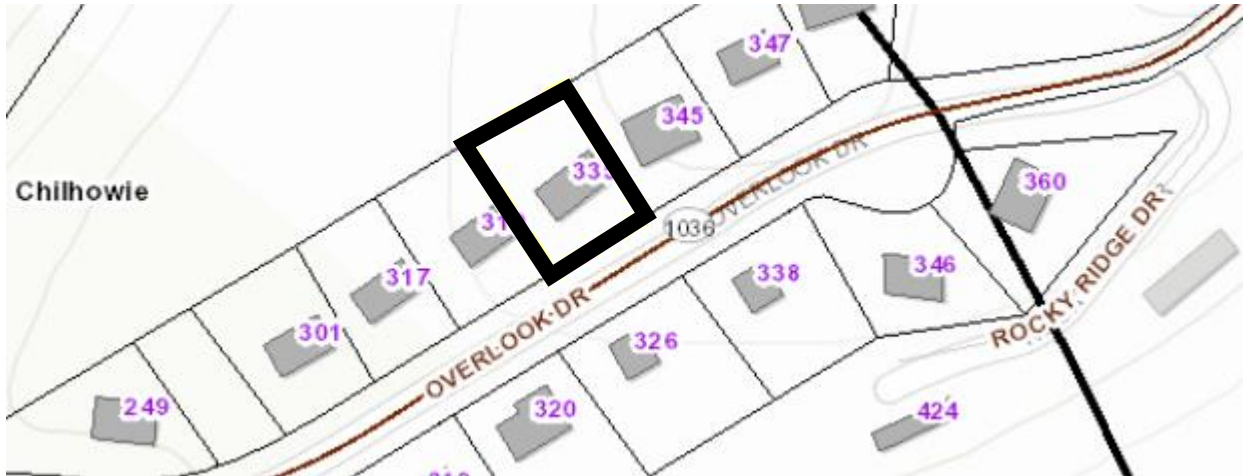
Type of Interest: ☐ Tenants in Common ☐ Tenants by Entirety with ROS ☐ Joint Tenants ☐ None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 29th day of October 2025, 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 J1
Deborah Heath Smith**



Owner: SMITH DEBORAH HEATH

Mailing Address:

335 OVERLOOK DR
CHILHOWIE VA 24319

Physical Address:

335 OVERLOOK
CHILHOWIE VA 24319

Description 1: OVERLOOK S D LOT 5 53D4 1 5

Building Value: \$114,200

Land Value: \$12,000

Total Value: \$126,200

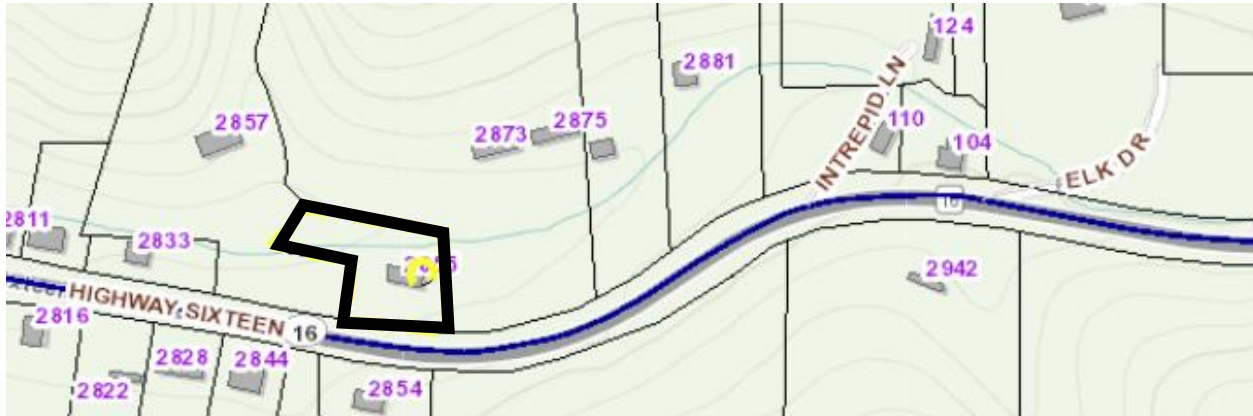
Sale Date: 2/5/1987

Deed Book: 369 Pg: 192



This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

Property J2
Marcus Dean Sanders, Jr.



Owner: SANDERS MARCUS DEAN JR
Mailing Address:
2855 HIGHWAY 16
MARION VA 24354
Physical Address:
2855 HWY 16
MARION VA 24354
Acres: 0.6
Description 1: STALEYS CREEK 59 A 24A
Land Value: \$12,000
Total Value: \$12,000
Sale Date: 8/30/2018



Owner: SANDERS MARCUS JR
Mailing Address:
2855 HWY 16
MARION VA 24354-4354
Physical Address:
2855 HWY 16
MARION VA 24354
Description 1: IMP ONLY 59-A-24 59 A 24(IMP)
Building Value: \$93,800
Total Value: \$93,800

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**Property J3
Debra Lynn Pruitt**



Owner: PRUITT DEBRA LYNN

Mailing Address:

950 LEE HWY

MARION VA 24354

Physical Address:

950 LEE

MARION VA 24354

Description 1: MIDDLE FORK SMALL LOT C 54C 2 C

Building Value: \$193,700

Land Value: \$24,000

Total Value: \$217,700

Sale Date: 5/11/2010

Sale Price: \$155,000



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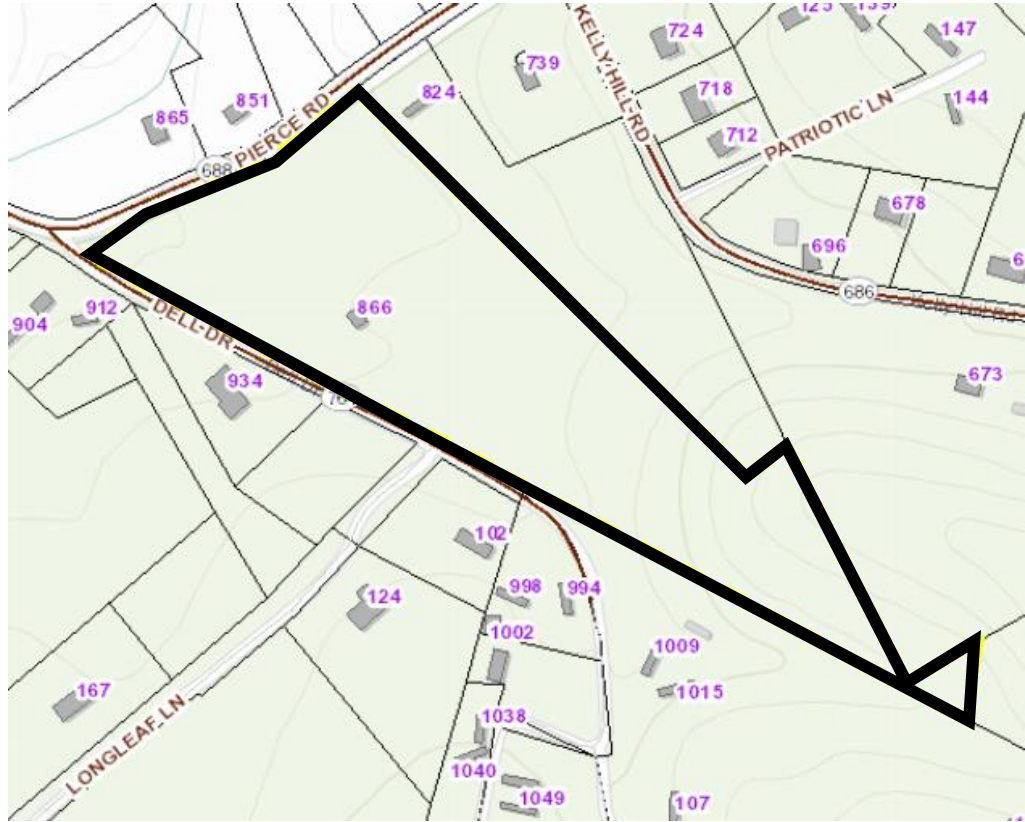
Property J4
Paul & Barbara J. Dowell



Owner: DOWELL PAUL & BARBARA J
Mailing Address:
1296 ALLISON GAP RD
SALTVILLE VA 24370-4370
Physical Address:
1296 ALLISON GAP
Acres: 1.45
Description 1: POORE VALLEY 28 A 160
Building Value: \$26,600
Land Value: \$15,500
Total Value: \$42,100
Sale Date: 1/2/2002

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Property J5
Mashasta Dawn Carrico, et al.



Owner: CARRICO MASHASTA DAWN ETAL
Mailing Address:
824 PIERCE RD
MARION VA 24354
Physical Address:
866 PIERCE
MARION VA 24354
Acres: 13.68
Description 1: HUTTON BRANCH 48 A 139
Building Value: \$4,400
Land Value: \$59,400
Total Value: \$63,800



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Property J6
Randy Gene Parks

Owner: PARKS RANDY GENE

Mailing Address:

111 MOSLEY LN

ATKINS VA 24311

Physical Address:

111 MOSLEY

ATKINS VA 24311

Acres: 0.2

Description 1: ST RD 615 LOT 1 49 A 19

Building Value: \$5,600

Land Value: \$7,700

Total Value: \$13,300



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Property J7
Harold M. & Mary S. Thomas

Owner: THOMAS HAROLD M & MARY S

Mailing Address:

945 DINGUS HOLLOW RD
CASTLEWOOD VA 24224-4224

Physical Address:

702 SPRING VALLEY

Acres: 1

Description 1: OLD CHILHOWIE RD 45 A 63

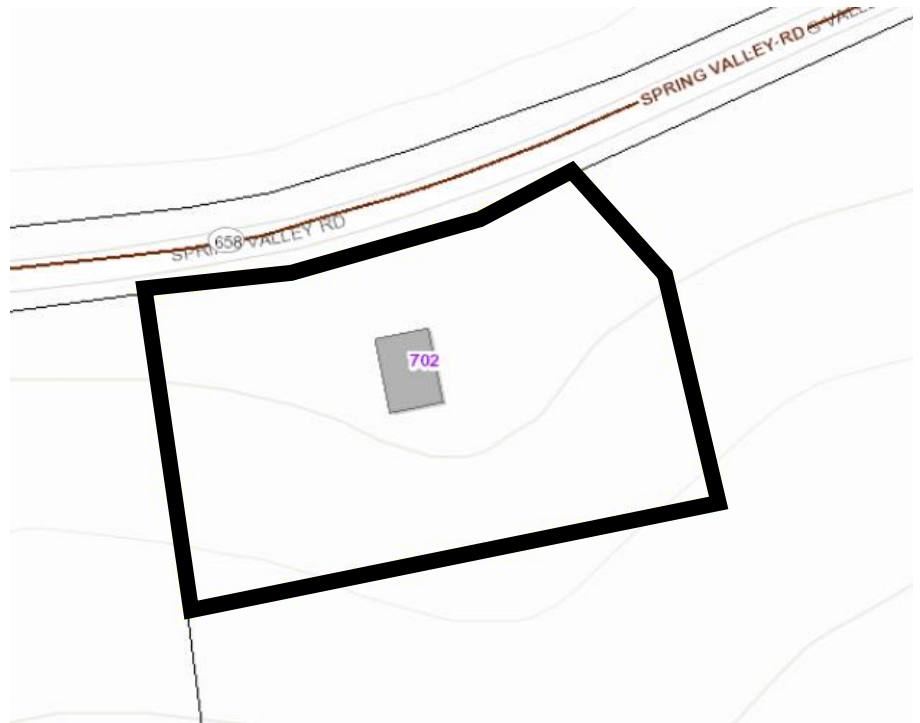
Building Value: \$10,000

Land Value: \$18,000

Total Value: \$28,000

Sale Date: 10/23/2007

Sale Price: \$21,000



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Property J8
Mary J. & Kevin G. Ellis



Owner: ELLIS MARY J & KEVIN G

Mailing Address:

509 LICK SKILLET RD
SALTVILLE VA 24370-4370

Physical Address:

509 LICK SKILLET
SALTVILLE VA 24370

Description 1: ALLISON GAP LOT 1 28A2 A 13

Building Value: \$14,800

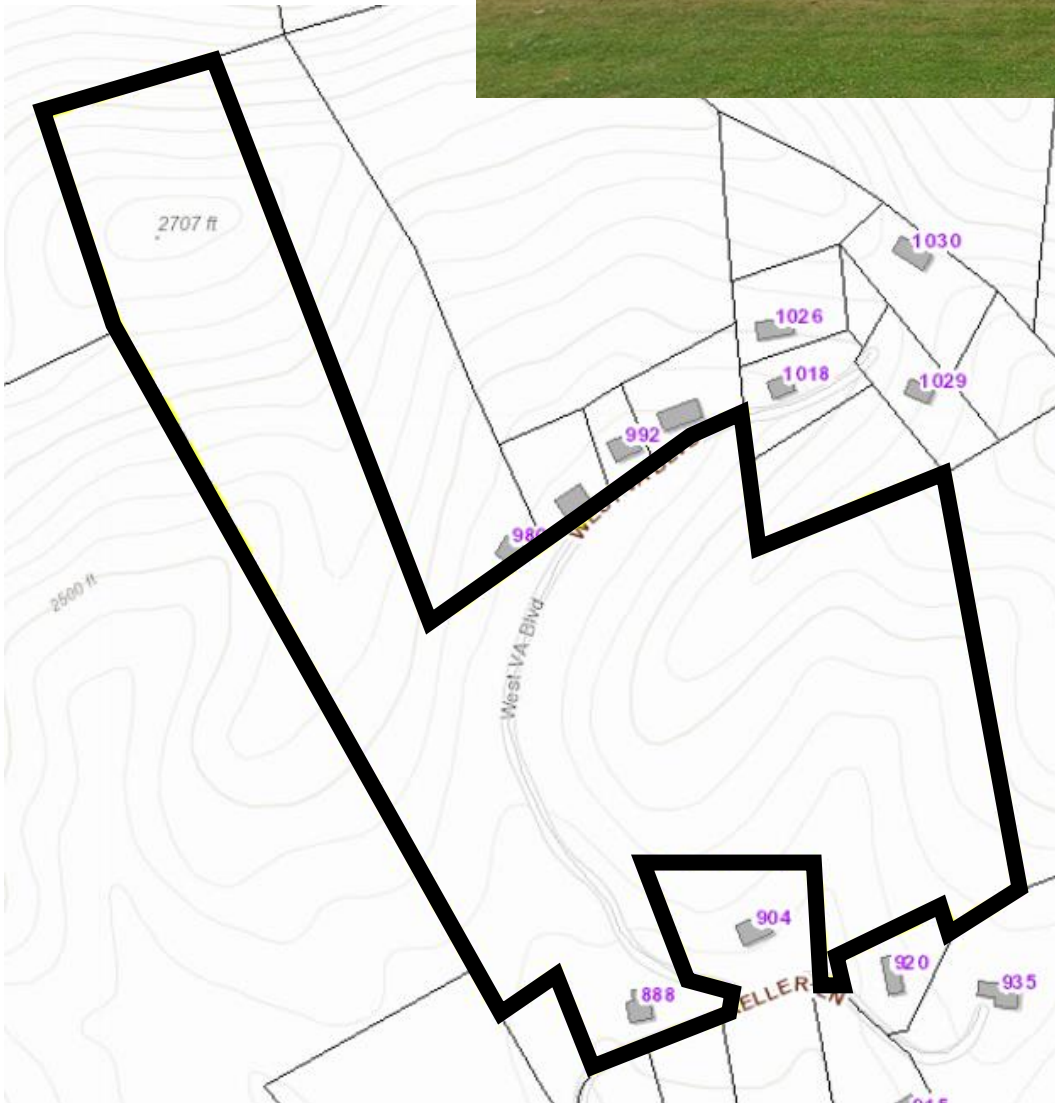
Land Value: \$6,000

Total Value: \$20,800



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**Property J9
Jason Ratcliff**



Owner: RATCLIFF JASON (LE)
Mailing Address:
888 KELLER LANE
MARION VA 24354-4354
Physical Address:
888 KELLER
MARION VA 24354
Acres: 22.52
Description 1: KELLER LANE 47 A 9
Building Value: \$102,400
Land Value: \$83,800
Total Value: \$186,200

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Property J10
Jason Ratcliff

Owner: RATCLIFF JASON (LE)
Mailing Address:
888 KELLER LANE
MARION VA 24354-4354
Physical Address:
0 UNASSIGNED
Acres: 2.34
Description 1: KELLER LANE BERRY TR 47 A 9F
Land Value: \$35,400
Total Value: \$35,400



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