

**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 **November 6, 2026 at 12:00 PM.**

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	Wendy Grove (Trivett) Titter	87-A-2A	123013	934311	895 Laurel Valley Road, Troutdale 24378
J2	Dave Harris	28A16-1-16	36943	627956	Vacant; Worthy Boulevard, Saltville 24370
J3	Lacy K. and Victoria J. Bowman	56H-1-7	41408	830066	175 Rolling Hills, Marion 24354
J4	Ronnie J. James, et al.	149-49-1, 149-49-1A, 149-49-2, 149-49-2A, 149-49-3, 149-49-3A, 149-49-4, 149-49-4A, 149-49-5, 149-49-5A, 149-49-6 & 149-49-6A	18546	934260	**LAND ONLY** 101 Hockett Street, Marion 24354

J5	Ronnie J. James, et al.	228-108-C-1, 228-108-C-2, 228-103-C-3, 228-108-C-4 & 228-108-C-5	31976	934260	642 Cumberland Street, Marion 24354
J6	Billy R. McElraft	29-A-119	99279	934266	502 Buckeye Hollow Road, Saltville 24370
J7	Walter J. Dennison Estate and Beulah Dennison Estate	67-A-183	66516	628033	111 Spring Hollow Road, Marion 24354
J8	Timothy A. Griffey	57-5-2I	77223	735089	129 King Lane, Marion 24354
J9	Merle M. Lambert, et als	58-A-8	83305	734976	245 Crisp Road, Marion 24354
J10	Joseph Allyn Stovall and Germercial Henderson Stovall, Jr.	190-90-11A and 190-90- 13A	7668	446146	246 East Chilhowie Street, Marion 24354
J11	Tanya Queen, Derek Allen Blackwell and William D. Gross, Jr.	44-A-70	78034	446168	3027 Brookside Lane, Marion 24354
J12	Bonita A. Raber, et al	55C-2-2G	42867	735016	2189 Daywood Lane, Marion 24354
J13	Shelby Harman Hagy	17-A-60	81531	646961	104 Stillhouse Hollow Road, Saltville 24370

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 \$2,500.00 and auctioneer fees of \$1,000.00, 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 \$150.00, 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 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 <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 13, 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 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
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 Friday, November 6, 2026, 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 that I bear the risk of loss from the date of this contract. 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 (November 6, 2026). 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 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

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

enforceable. 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 confirmation, I agree to forfeit of all funds paid as liquidated damages to cover attorney's fees of \$2,500.00 and auctioneer fees of \$1,000.00, 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.

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 6th day of November 2026, 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
Wendy Grove (Trivett) Titter



895 LAUREL VALLEY RD

[Sales](#) [Print](#) [Map It](#)

Location	895 LAUREL VALLEY RD	Mblu	87/ A/ 2/ A/
Acct#	123013	Owner	TITTER WENDY GROVE (TRIVETT)
PBN	SINGLE FAMILY SUBURB	Total Market Value	\$148,600
PID	123013	Building Count	1
Legal Description	WHITE TOP 87 A 2A	Assessing District	DEFAULT
District	03: CHILHOWIE		

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**Property J2
Dave Harris**



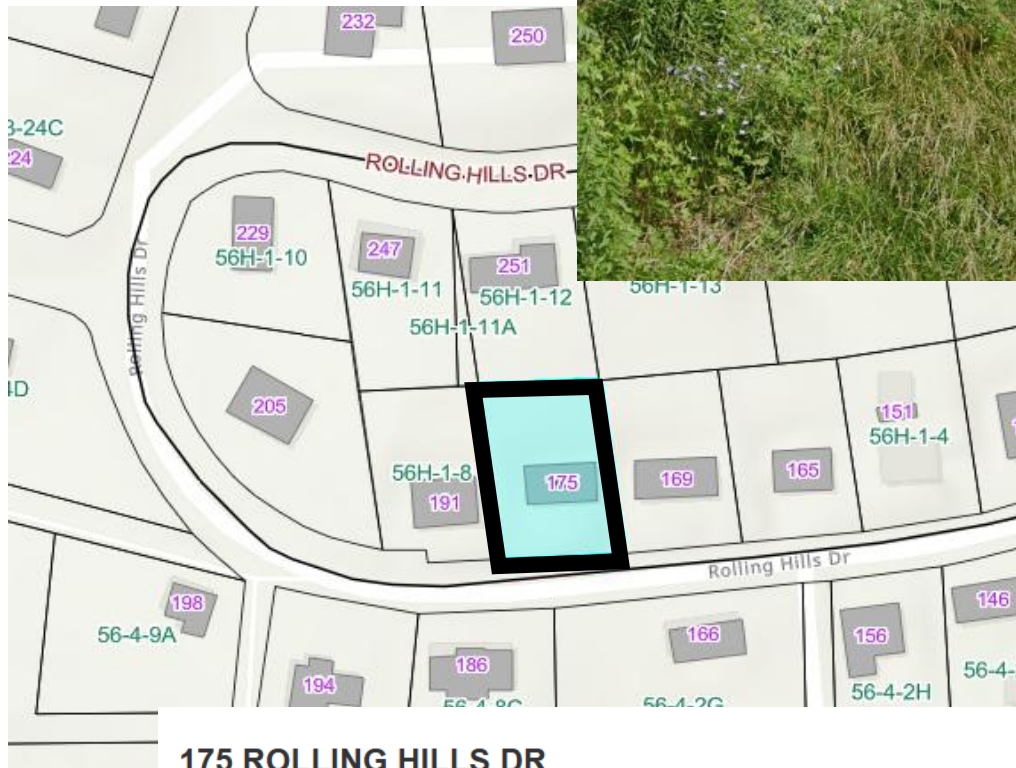
0 UNASSIGNED

[Sales](#) [Print](#) [Map It](#)

Location	0 UNASSIGNED	Mblu	28/A16 1/ 16/ 1
Acct#	36943	Owner	HARRIS DAVE
PBN	SINGLE FAMILY URBAN	Total Market Value	\$17,100
PID	36943	Building Count	1
Legal Description	PL B 028A16 1 16	Assessing District	DEFAULT
District	0S: TOWN OF SALTVILLE		

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Property J3
Lacy K. and Victoria J. Bowman



175 ROLLING HILLS DR

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Location	175 ROLLING HILLS DR	Mblu	56/ H 1/ 7/ /
Acct#	41408	Owner	BOWMAN LACY K & VICTORIA J
PBN	SINGLE FAMILY SUBURB	Total Market Value	\$104,600
PID	41408	Building Count	1
Legal Description	ROLLING HILLS LOT 7 56H 1 7	Assessing District	DEFAULT
District	07: RYE VALLEY		

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Property J4
Ronnie J. James, et al



0 UNASSIGNED

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Location	0 UNASSIGNED	Mblu	149/ 49/ 1/ 1
Acct#	18546	Owner	JAMES RONNIE J ETAL
PBN	SINGLE FAMILY URBAN	Total Market Value	\$12,000
PID	18546	Building Count	1
Legal Description	HOCKETT LOTS 1-6A 149 49 1	Assessing District	DEFAULT
District	0M: TOWN OF MARION		

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Property J5
Ronnie J. James, et al.



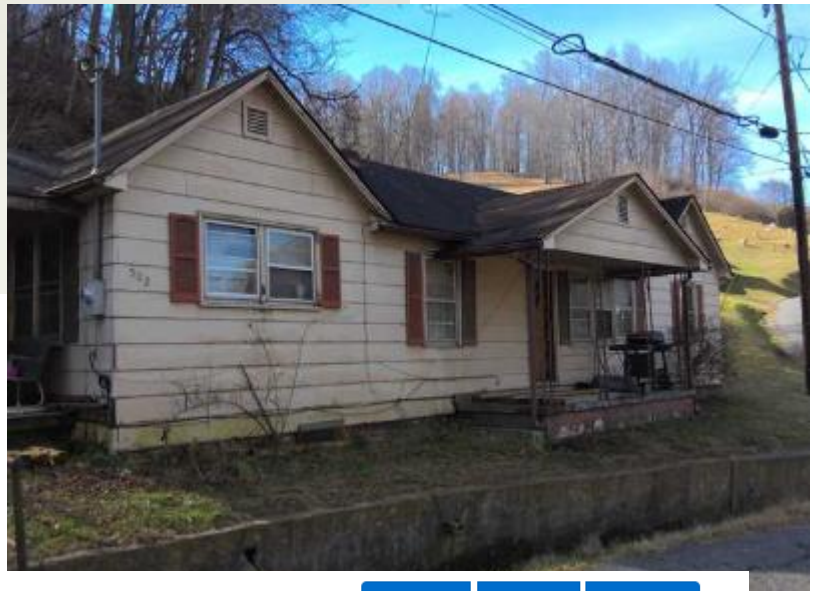
642 CUMBERLAND ST



Location	642 CUMBERLAND ST	Mblu	228/ 108/ C 1 / /
Acct#	31976	Owner	JAMES RONNIE J ETAL
PBN	SINGLE FAMILY URBAN	Total Market Value	\$94,400
PID	31976	Building Count	1
Legal Description	CUMBERLAND HTS LOT 1-5 228 108C 1	Assessing District	DEFAULT
		District	0M: TOWN OF MARION

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Property J6
Billy R. McElraft



502 BUCKEYE HOLLOW

[Q Sales](#) [Print](#) [Map It](#)

Location	502 BUCKEYE HOLLOW	Mblu	29/ A/ 119/ /
Acct#	99279	Owner	MCELRAFT BILLY R
PBN	SINGLE FAMILY SUBURB	Total Market Value	\$37,900
PID	99279	Building Count	1
Legal Description	RIDGE LOT 29 A 119	Assessing District	DEFAULT
District	01: SALTVILLE		

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Property J7
Walter J. Dennison Estate and Beulah Dennison Estate



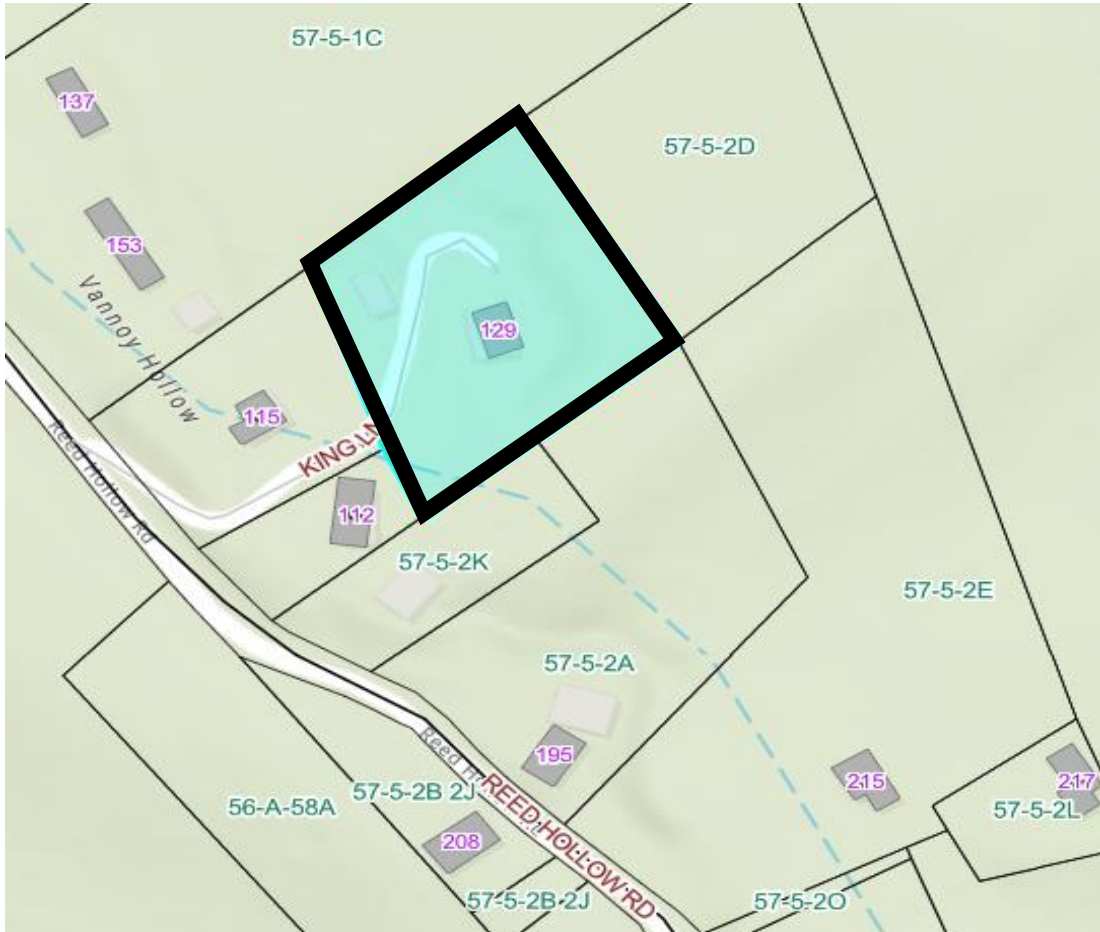
111 SPRING HOLLOW RD

[Sales](#) [Print](#) [Map It](#)

Location	111 SPRING HOLLOW RD	Mblu	67/ A/ 183/ /
Acct#	66516	Owner	DENNISON WALTER J ESTATE
PBN	SINGLE FAMILY SUBURB	Total Market Value	\$50,100
PID	66516	Building Count	1
Legal Description	SOUTH FORK 67 A 183	Assessing District	DEFAULT
District	07: RYE VALLEY		

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Property J8
Timothy A. Griffey



129 KING LN

[Q Sales](#) [Print](#) [Map It](#)

Location	129 KING LN	Mblu	57/ 5/ 2/ 1/
Acct#	77223	Owner	GRIFFEY TIMOTHY A
PBN	SINGLE FAMILY SUBURB	Total Market Value	\$78,100
PID	77223	Building Count	1
Legal Description	SCRATCH GRAVEL 57 5 2I	Assessing District	DEFAULT
District	06: ROYAL OAK		

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Property J9
Merle M. Lambert



245 CRISP RD

[Sales](#)

[Print](#)

[Map It](#)

Location 245 CRISP RD

Mblu 58/ A/ 8/ /

Acct# 83305

Owner LAMBERT MERLE M ETALS

PBN SINGLE FAMILY SUBURB

Total Market Value \$44,100

PID 83305

Building Count 1

Legal Description STALEYS CREEK 1 LOT 58 A 8

Assessing District DEFAULT

District 06: ROYAL OAK

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Property J10
Joseph Allyn Stovall and Germercial Henderson Stovall, Jr.



246 E CHILHOWIE ST

[Q Sales](#) [Print](#) [Map It](#)

Location	246 E CHILHOWIE ST	Mblu	190/ 90/ 11/ A/
Acct#	7668	Owner	STOVALL JOSEPH ALLYN
PBN	SINGLE FAMILY URBAN	Total Market Value	\$75,600
PID	7668	Building Count	1
Legal Description	CHILHOWIE ST PART 11 13 190 90 11A	Assessing District	DEFAULT
		District	0M: TOWN OF MARION

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Property J11
Tanya Queen, Derek Allen Blackwell, and William D. Gross, Jr.



3027 BROOKSIDE LN

[Sales](#) [Print](#) [Map It](#)

Location	3027 BROOKSIDE LN	Mblu	44/ A/ 70/ I
Acct#	78034	Owner	QUEEN TANYA, BLACKWELL DEREK ALLEN
PBN	AGR/UNDDEV 20-99 ACR	Total Market Value	\$49,800
PID	78034	Building Count	1
Legal Description	WALKERS CREEK 44 A 70	Assessing District	DEFAULT
District	04: PARK		

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Property J12
Bonita A. Raber, et al.



2189 DAYWOOD LN

[Q Sales](#) [Print](#) [Map It](#)

Location	2189 DAYWOOD LN	Mblu	55/ C 2/ 2/ G/
Acct#	42867	Owner	RABER BONITA A ETAL
PBN	SINGLE FAMILY SUBURB	Total Market Value	\$67,900
PID	42867	Building Count	1
Legal Description	MIDDLE FORK TR 2 55C 2 2G	Assessing District	DEFAULT
District	07: RYE VALLEY		

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Property J13
Shelby Harman Hagy



104 STILL HSE HOLLOW RD

[Q Sales](#)

[Print](#)

[Map It](#)

Location	104 STILL HSE HOLLOW RD	Mblu	17/ A/ 60/ /
Acct#	81531	Owner	HAGY SHELBY HARMAN
PBN	SINGLE FAMILY SUBURB	Total Market Value	\$116,900
PID	81531	Building Count	1
Legal Description	POORE VALLEY LOT 1 17 A 60	Assessing District	DEFAULT
District	02: NORTH FORK		

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