

**NOTICE OF DELINQUENT TAXES
AND TREASURER'S SALE OF REAL PROPERTY
LOCALITY, 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, which will **commence at Holston Hill Country Club, 1000 Country Club Road, Marion, Virginia 24354 on February 24, 2023 at 12:00 PM** or soon thereafter as may be affected.

The sale of such property is subject to the terms and conditions below, any conditions which may be subsequently posted by The Counts Realty & Auction Group ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS"), 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.

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
N1	Lester Stuart Welsh Jr.	41-A-34	105074	734930	Vacant; Mountain Road, Saltville
N2	Hugh R. Parks	71-A-35A	107671	734865	Vacant; Cedar Springs Road, Sugar Grove
N3	Estel Cardwell	28-A-105	55948	627945	Vacant; near Back Hollow Road, Saltville
N4	Irene Ashlin Estate	71-A-61A	42714	627970	Vacant; Flat Ridge Road, Sugar Grove
N5	Gyp McNew c/o Patricia McNew Simpson	28A2-A-89	99864	735099	131 Poor Valley Road, Saltville
N6	Mason Brothers	227-103-290, 227-103-291, and 227-103-289	21016	410022	Vacant; near Country Club Road, Marion
N7	Pamela Michelle Vanhoy	211-130-14	23116	734810	Vacant; Buchanan Street, Marion
N8	J B Hogston	28A3-A-69	86550	627946	Vacant; Allison Gap Road, Saltville
N9	Jerry Alan Orr, et al.	32-A-13	102130	851359	Vacant; near Valley Road, Saltville

GENERAL TERMS OF SALE: The Treasurer has the right to reject any bids determined to be unreasonable in relation to 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 the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts.

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 remit payment in full at the time of the auction. **There will be a 10% buyer's premium or a \$100.00 flat fee, whichever is greater, added to the final bid.** Recording costs for deed recordation will also be the responsibility of the successful bidder and are due at the time of the auction.

Terms applicable to In-Person Bidders ONLY: The total balance is due from the highest bidder at the conclusion 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 auction price and buyer's premium must be received in full within seven (7) days following the auction closing (no later than March 3, 2023).** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. **Cash and personal checks will not be accepted.** Checks and money orders shall be made payable to Smyth County and forwarded to

TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

To qualify as a purchaser at this auction you may not owe delinquent taxes to Smyth County. Questions concerning the registration and bidding process should be directed to the Auctioneer online at www.countsauction.com, by email to counts@countsauction.com or by phone to (434) 525-2991. Questions concerning the properties 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.

Re: Smyth Non-Judicial Sale Auction
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 Friday, February 24, 2023, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

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 being sold without specific guarantee of covenants of title and 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 Commissioner's Deed will be prepared within fifteen (15) days of payment clearance and that the same will be forwarded to the County of Smyth 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 Smyth, including being named as a Defendant in any delinquent tax suit filed by County of Smyth, 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 24th day of February 2023, 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

Lester Stuart Welsh, Jr.



Current Owner: Lester Stuart Welsh, Jr.

Tax ID: 41-A-34

Account: 105074

Land Value: \$5,000

Building Value: n/a

Total Value: \$5,000

Acreage: ± 0.22

Property Description: Vacant; Mountain Road, Saltville

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 N2
Hugh R. Parks



Current Owner: Hugh R. Parks

Tax ID: 71-A-35A

Account: 107671

Land Value: \$2,500

Building Value: n/a

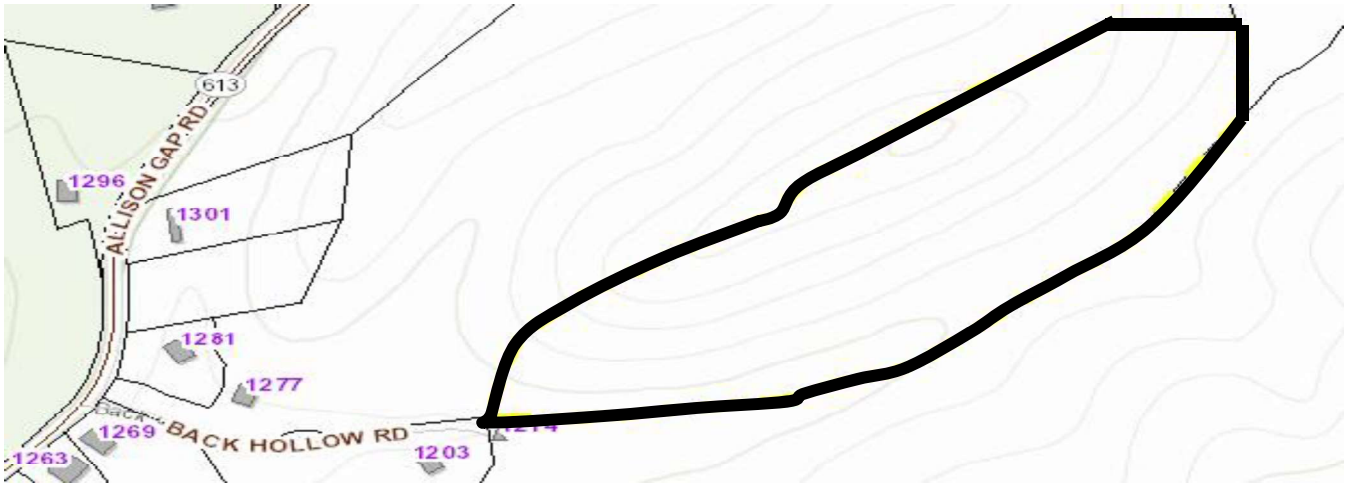
Total Value: \$2,500

Acreage: ± 0.25

Property Description: Vacant; Cedar Springs Road, Sugar Grove

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 N3
Estel Cardwell



Current Owner: Estel Cardwell

Tax ID: 28-A-105

Account: 55948

Land Value: \$10,000

Building Value: n/a

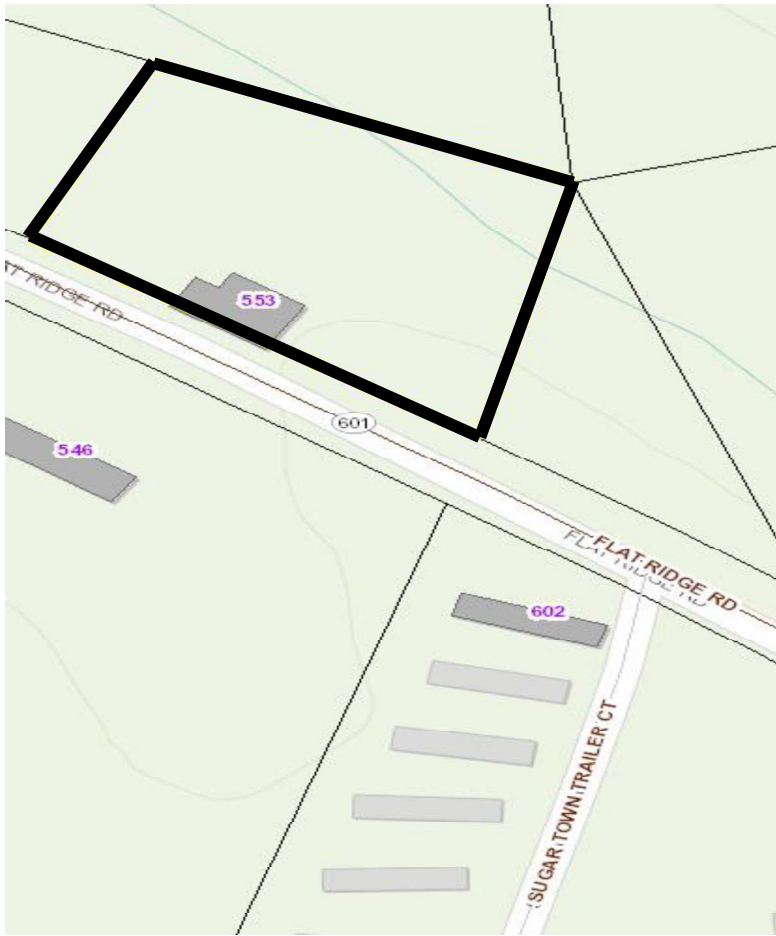
Total Value: \$10,000

Acreage: ± 10.00

Property Description: Vacant; near Black Hollow Road, Saltville

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 N4
Irene Ashlin Estate



Current Owner: Irene Ashlin Estate

Tax ID: 71-A-61A

Account: 42714

Land Value: \$7,500

Building Value: \$1,300

Total Value: \$8,800

Acreage: ± 0.49

Property Description: Vacant; Flat Ridge Road, Sugar Grove

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 N5

Gyp McNew c/o Patricia McNew Simpson



Current Owner: Gyp McNew c/o Patricia McNew Simpson

Tax ID: 28A2-A-89

Account: 99864

Land Value: \$5,000

Building Value: \$1,500

Total Value: \$6,500

Acreage: n/a

Property Description: 131 Poor Valley Road, Saltville

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 N6
Mason Brothers



Current Owner: Mason Brothers

Tax ID: 227-103-290, 227-103-291, and 227-103-289

Account: 21016

Land Value: \$2,000

Building Value: n/a

Total Value: \$2,000

Acreage: n/a

Property Description: Vacant; near Country Club Road, Marion

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 N7

Pamela Michelle Vanhoy



Current Owner: Pamela Michelle Vanhoy

Tax ID: 211-130-14

Account: 23116

Land Value: \$5,000

Building Value: n/a

Total Value: \$5,000

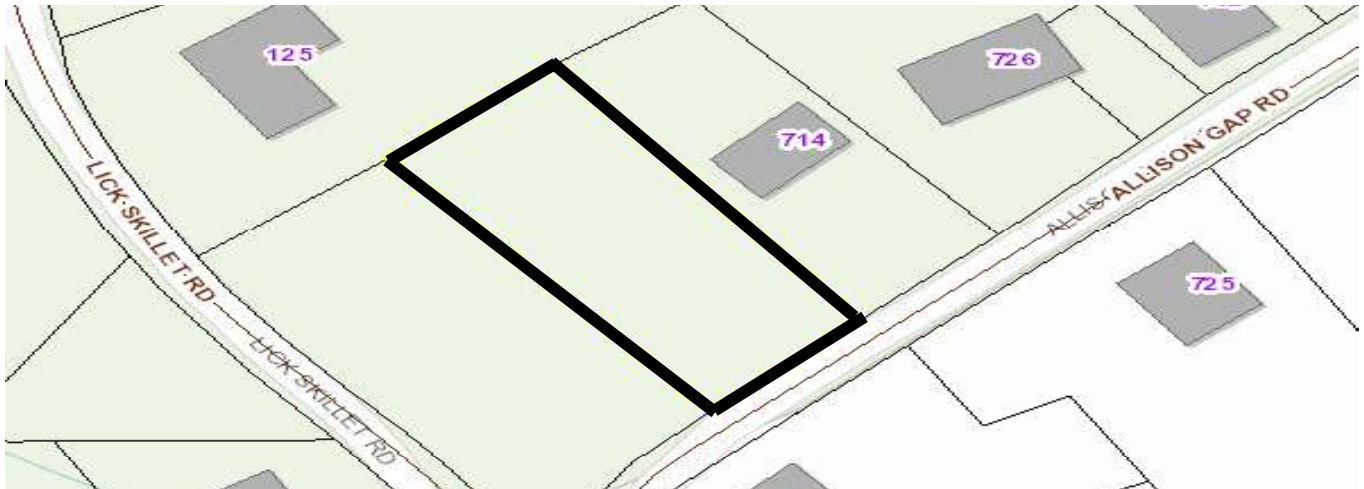
Acreage: n/a

Property Description: Vacant; Buchanan Street, Marion

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 N8

J B Hogston



Current Owner: J B Hogston

Tax ID: 28A3-A-69

Account: 86550

Land Value: \$5,000

Building Value: n/a

Total Value: \$5,000

Acreage: n/a

Property Description: Vacant; Allison Gap Road, Saltville

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 N9

Jerry Alan Orr, et al.



Current Owner: Jerry Alan Orr, et al.

Tax ID: 32-A-13

Account: 102130

Land Value: \$6,000

Building Value: n/a

Total Value: \$6,000

Acreage: n/a

Property Description: Vacant; near Valley Road, Saltville

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.