

**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 **Holston Hills Country Club, 1000 Country Club Road, Marion, Virginia 24354, on September 15, 2023 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
1	Joseph Allyn Stovall & Germercial Henderson Stovall, Jr.	190-90-11A and 190-90-13A	7668	446146	246 Chilhowie Street, Marion
2	Kenneth W. & Margaret Burkett	66-6-3 and 66-A-97B	51813 and 51817	494128	327 Beasley Lane, Marion
3	Valerie Wyatt Keen & Gregory Shane Keen	66C-1-63	65609	494130	364 Highland Circle, Marion
4	Brenda Sue Thomas	58B-1-27; 58-A-27; and 58B-1-28	131199	446134	146 Old Prater Road, Marion
5	Betty Garrett Rouse Deboard	66-A-47 and 66-A-48	74110 and 74128	446156	1625 Red Stone Road, Chilhowie
6	Marshall Lee Walker	209-116-59	25674	494112	214 West Cherry Street, Marion
7	Alvin B., Sr. and Audrey O. Lomans	53-4-4 and 53-A-53A	40908	646919	327 Sulphur Springs Road, Chilhowie
8	Ricky Lee Farris, et al.	228-109-A-103; 228-109-A-102A; 228-109-A-103A; and, 228-109-A-104	12858 and 12866	735105	719 Dalton Street, Marion
9	Joseph D. and Nora R. Woods	71-A-91C	126908	494085	132 Lighthouse Road, Sugar Grove
10	Roxie Niekirk Estate	53D3-7-58	4057	734823	1013 Chilhowie Street, Chilhowie
11	Mary H. Delp, et al.	41-1-16	81353	446163	312 Lions Club Road, Saltville

12	Wess and Effie Woods	70-A-11	141941	627968	2153 Pugh Mountain Road, Sugar Grove
13	Carolyn Joyce Medley, et al.	67A-3-23 and 67A-3-24	137804	494123	446 Lovelace Drive, Marion
14	Bonita A. Raber, et al.	55C-2-2G	42867	735016	2189 and 2193 Daywood Lane, Marion
15	Thomas J. McElraff	28A8-5-54	37575	734909	1012 East Main Street, Saltville
16	Nellie T. Funk Estate	169-56-53; 169-56-54; and, 169-56-55	13960	628045	649 Goolsby Street, Marion
17	Teresa Rose, et al.	78-A-15B	150169	628032	432 Stone Haven Lane, Marion
18	Albert Savianeso Estate and Delaine Savianeso Estate	29-A-111A	138747	734955	212 Cedar Branch Road, Saltville
19	Steven C. & Karen L. Miller	76-A-117A and 76-A-119	111665 and 96695	524649	Vacant; St. Clairs Creek Road, Chilhowie
20	William Howard Johnson	57-A-46	90531	628010	128 Williams Road, Marion

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 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 September 22, 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 County of Smyth and forwarded to TACS, at the address shown below. 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 www.countsauction.com, by email to gmdaniel@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
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, September 15, 2023, 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 (September 15, 2023). 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 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:

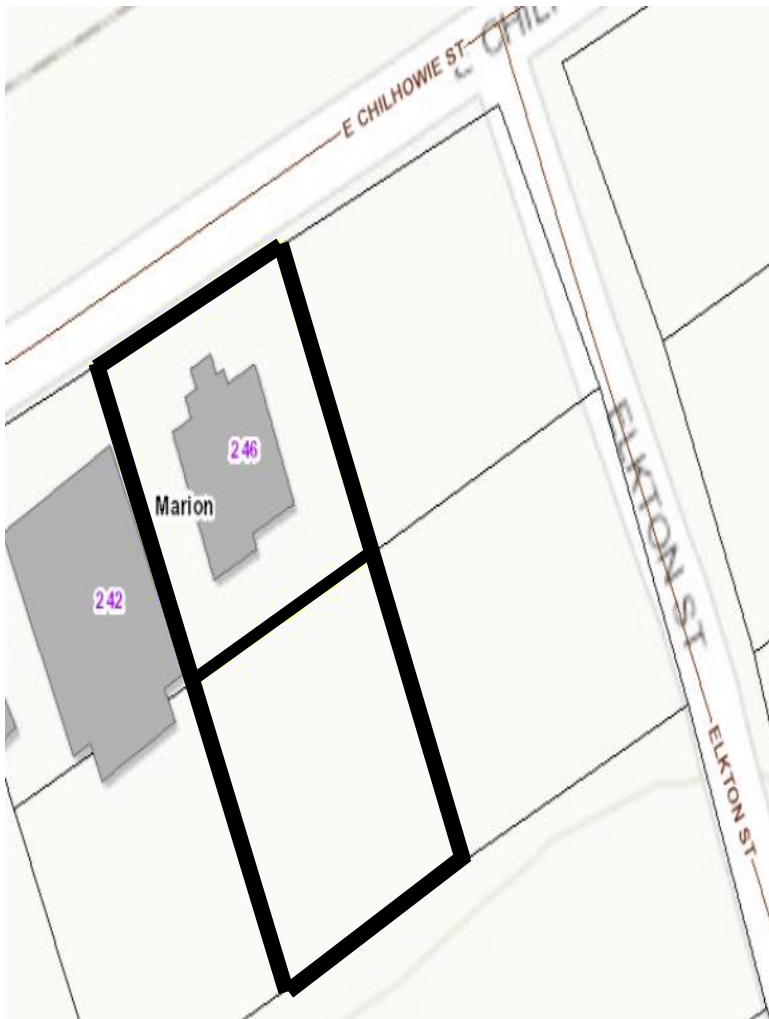
Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 15th day of September 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 1
Joseph Allyn Stovall and Germercial Henderson Stovall, Jr.



Owner: Joseph Allyn Stovall and Germercial Henderson Stovall, Jr.

Account No.: 7668

Tax ID: 190-90-11A and 190-90-13A

Land Value: \$10,000

Building Value: \$35,800

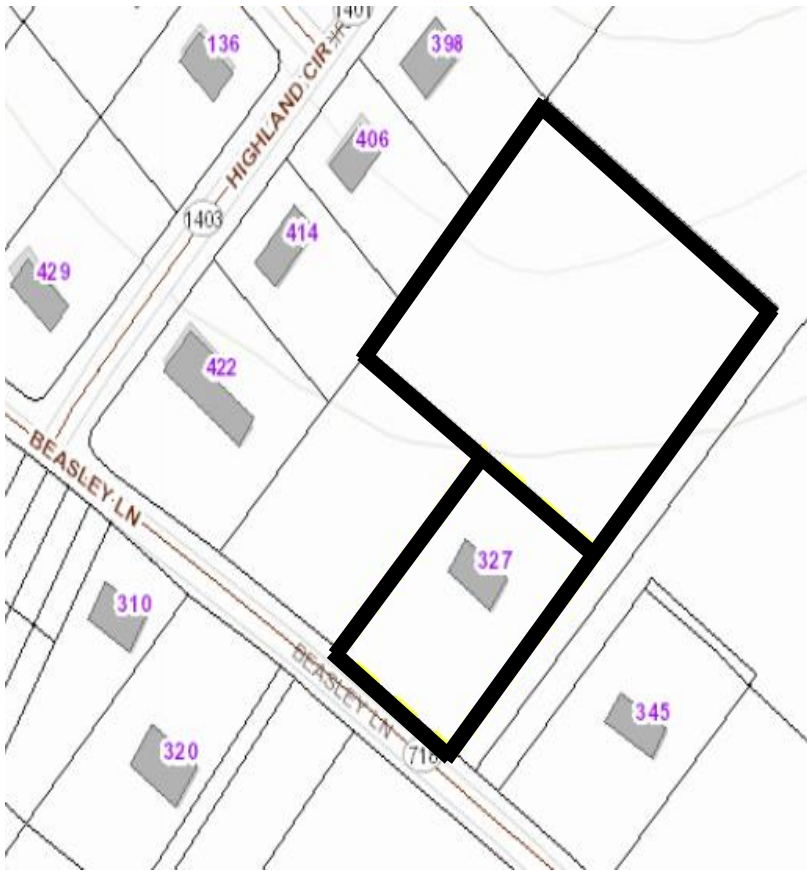
Total Value: \$45,800

Acreage: ± 0.18 acre

Property Description: 246 Chilhowie Street, Marion

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Property 2
Kenneth W. & Margaret Burkett



Owner: Kenneth W. & Margaret Burkett

Account No.: 51813 and 51817

Tax ID: 66-6-3 and 66-A-97B

Land Value: \$41,300

Building Value: \$56,500

Total Value: \$97,800

Acreage: ± 2.02 acres

Property Description: 327 Beasley Lane, Marion

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Property 3
Valerie Wyatt Keen & Gregory Shane Keen



Owner: Valerie Wyatt Keen & Gregory Shane Keen

Account No.: 65609

Tax ID: 66C-1-63

Land Value: \$12,500

Building Value: \$54,800

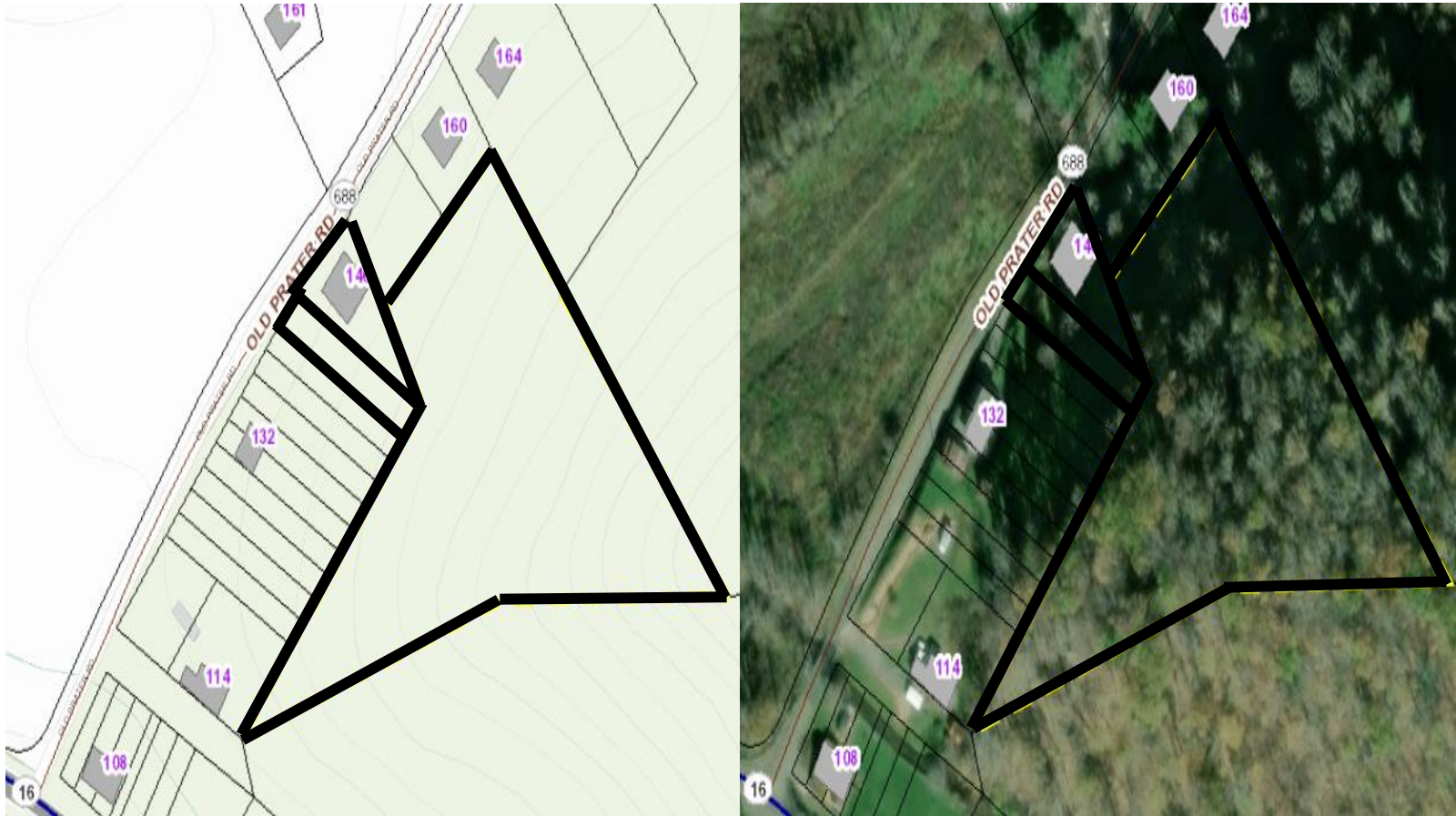
Total Value: \$67,300

Acreage: n/a

Property Description: 364 Highland Circle, Marion

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Property 4
Brenda Sue Thomas



Owner: Brenda Sue Thomas

Account No.: 131199

Tax ID: 58B-1-27; 58-A-27; and 58B-1-28

Land Value: \$10,000

Building Value: \$200

Total Value: \$10,200

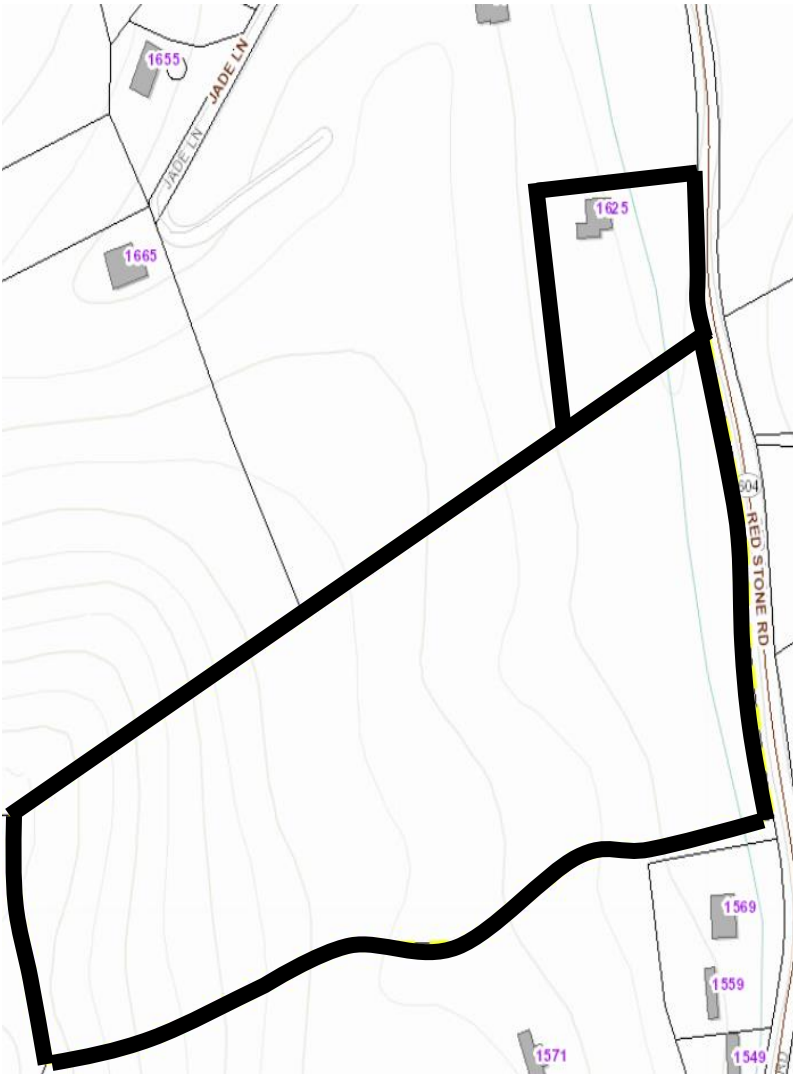
Acreage: n/a

Property Description: 146 Old Prater Road, Marion

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Property 5

Betty Garrett Rouse Deboard



Owner: Betty Garrett Rouse Deboard

Account No.: 74110 and 74128

Tax ID: 66-A-47 and 66-A-48

Land Value: \$30,000

Building Value: \$5,000

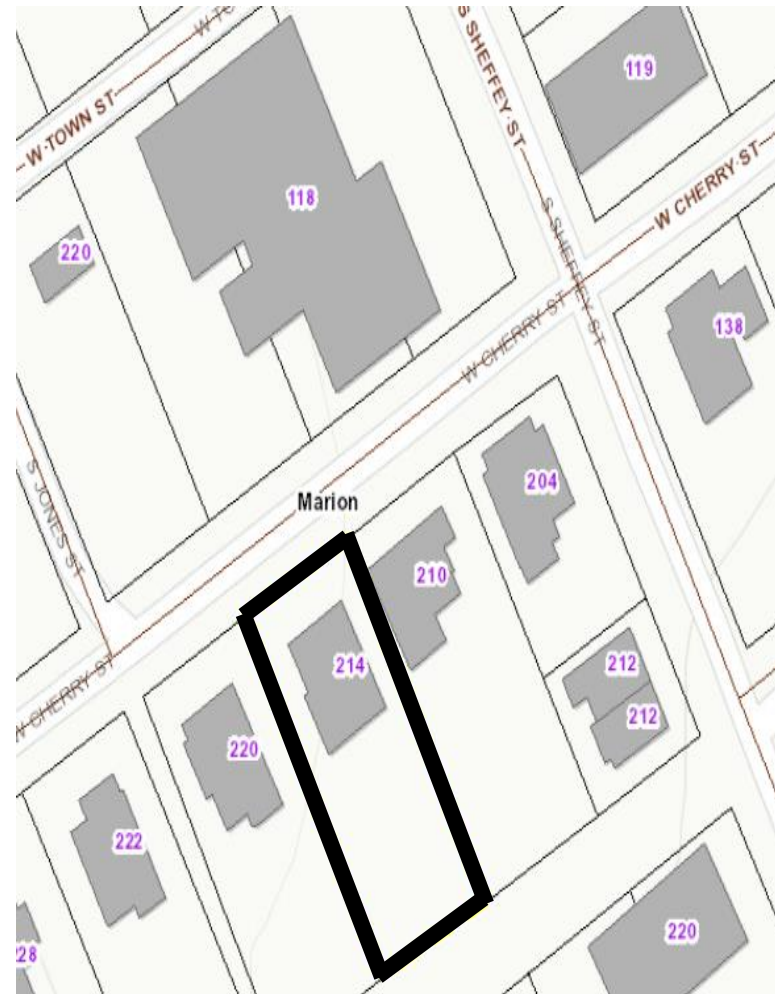
Total Value: \$35,000

Acreage: ± 12.0 acres

Property Description: 1625 Red Stone Road, Chilhowie

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Property 6
Marshall Lee Walker



Owner: Marshall Lee Walker

Account No.: 25674

Tax ID: 209-116-59

Land Value: \$15,000

Building Value: \$26,100

Total Value: \$41,100

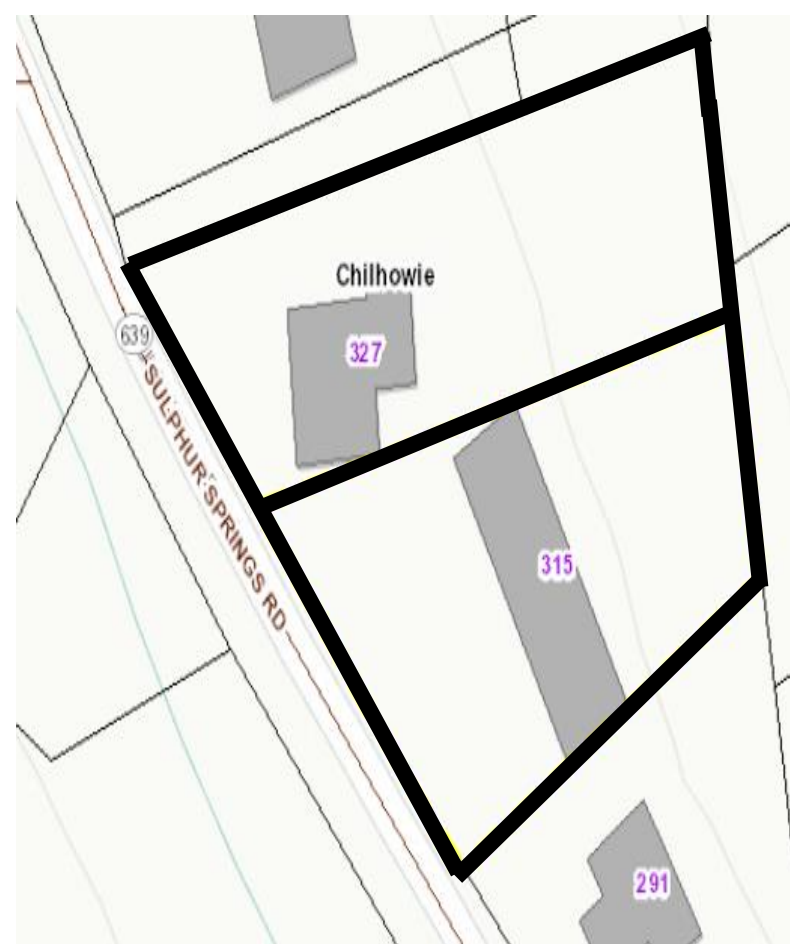
Acreage: n/a

Property Description: 214 West Cherry Street, Marion

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Property 7

Alvin B., Sr. and Audrey O. Lomans



Owner: Alvin B., Sr. and Audrey O. Lomans

Account No.: 40908

Tax ID: 53-4-4 and 53-A-53A

Land Value: \$35,000

Building Value: \$268,800

Total Value: \$303,800

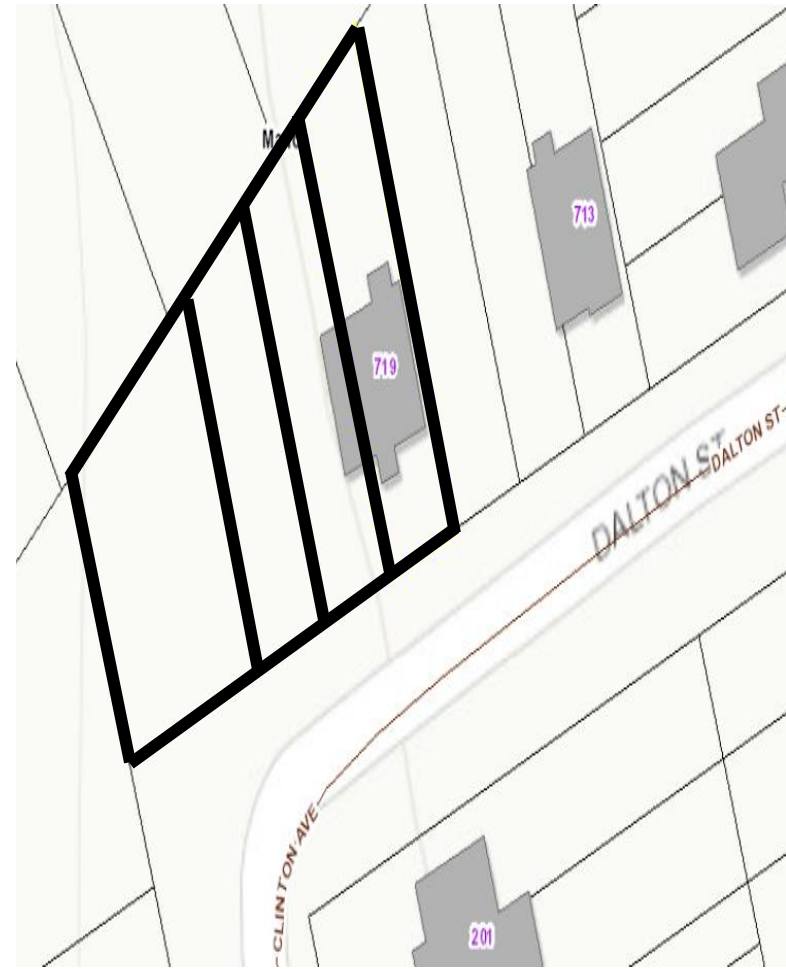
Acreage: n/a

Property Description: 327 Sulphur Springs Road, Chilhowie

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Property 8

Ricky Lee Farris, et al.



Owner: Ricky Lee Farris, et al.

Account No.: 12858 and 12866

Tax ID: 228-109-A-103; 228-109-A-102A; 228-109-A-103A; and, 228-109-A-104

Land Value: \$12,000

Building Value: \$24,100

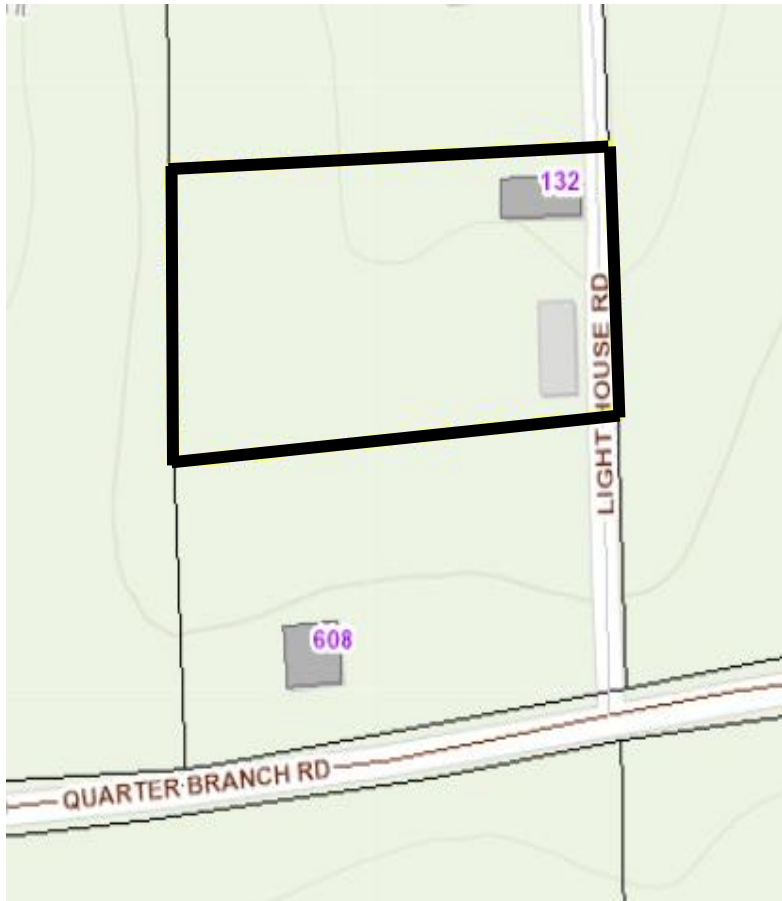
Total Value: \$36,100

Acreage: n/a

Property Description: 719 Dalton Street, Marion

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Property 9
Joseph D. and Nora R. Woods



Owner: Joseph D. and Nora R. Woods

Account No.: 126908

Tax ID: 71-A-91C

Land Value: \$16,200

Building Value: \$600

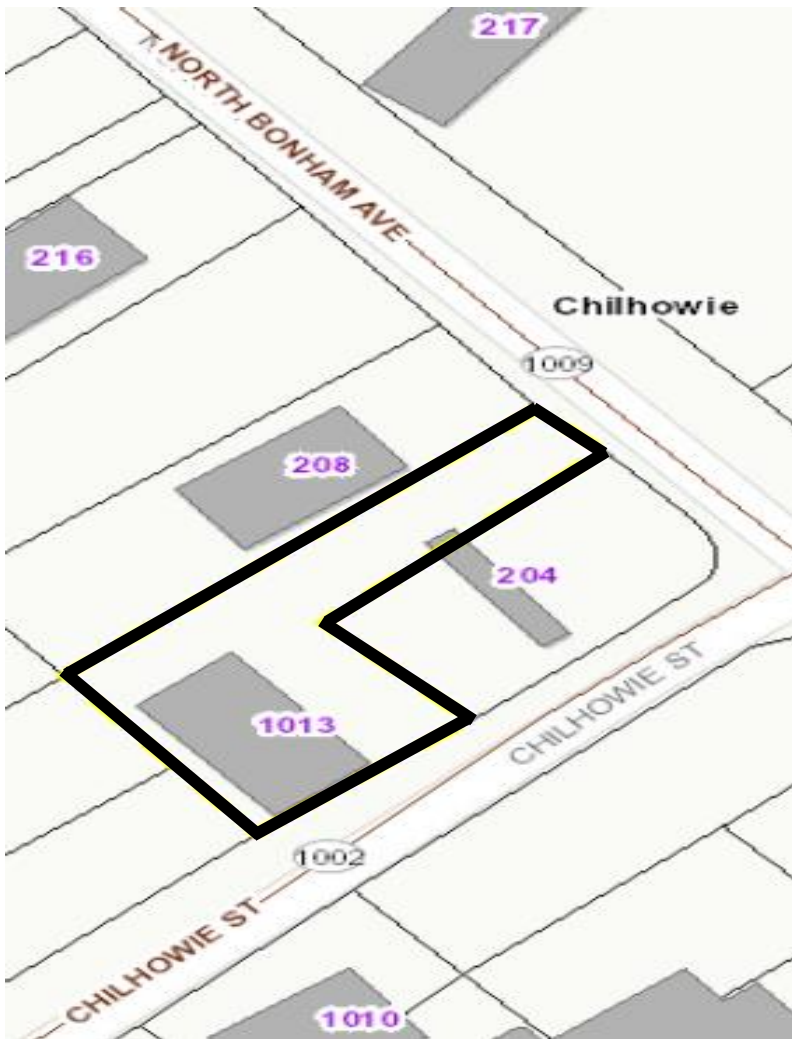
Total Value: \$16,800

Acreage: ± 1.46 acres

Property Description: 132 Lighthouse Road, Sugar Grove

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Property 10
Roxie Niekirk Estate



Owner: Roxie Niekirk Estate

Account No.: 4057

Tax ID: 53D3-7-58

Land Value: \$15,000

Building Value: \$16,200

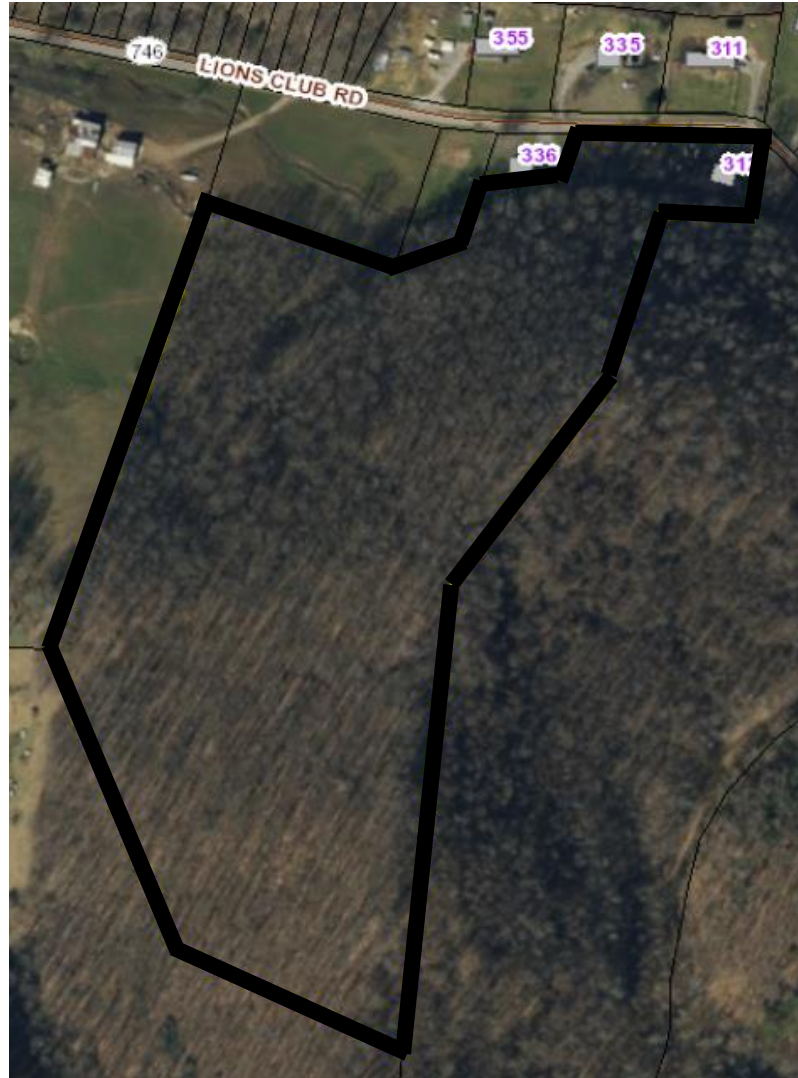
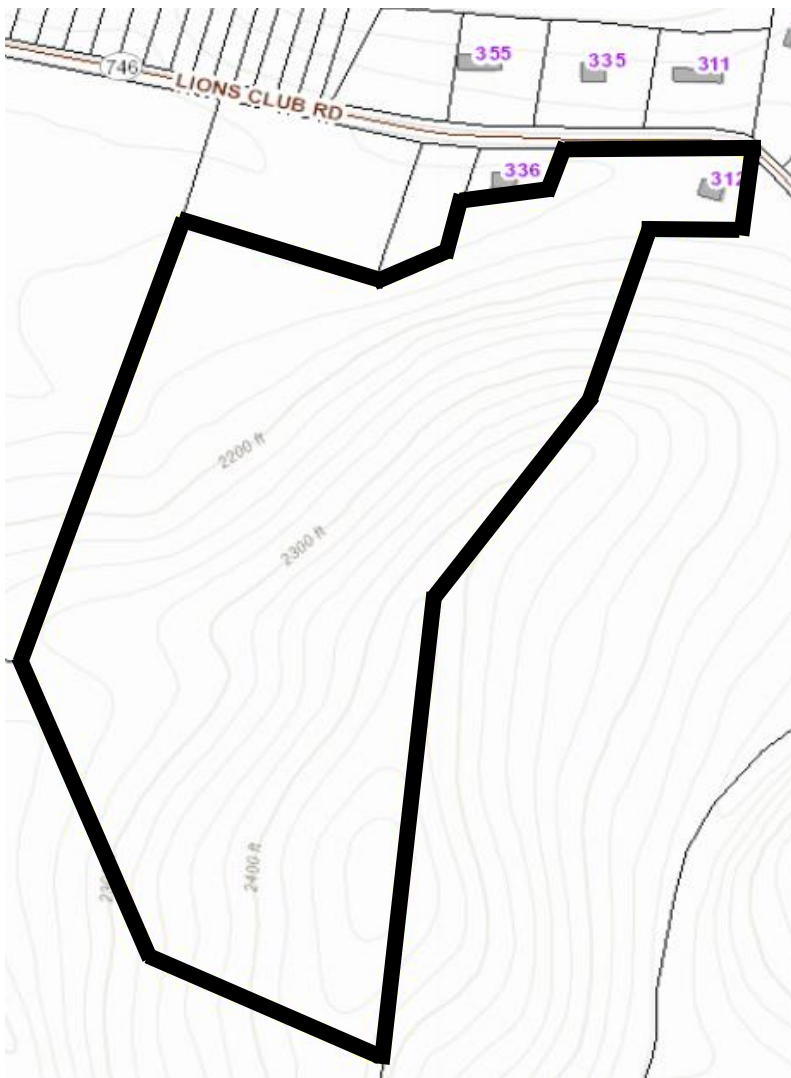
Total Value: \$31,200

Acreage: n/a

Property Description: 1013 Chilhowie Street, Chilhowie

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Property 11
Mary H. Delp, et al.



Owner: Mary H. Delp, et al.

Account No.: 81353

Tax ID: 41-1-16

Land Value: \$31,200

Building Value: \$20,300

Total Value: \$51,500

Acreage: ± 19.67 acres

Property Description: 312 Lions Club Road, Saltville

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Property 12
Wess and Effie Woods



Owner: Wess & Effie Woods

Account No.: 141941

Tax ID: 70-A-11

Land Value: \$10,000

Building Value: \$7,500

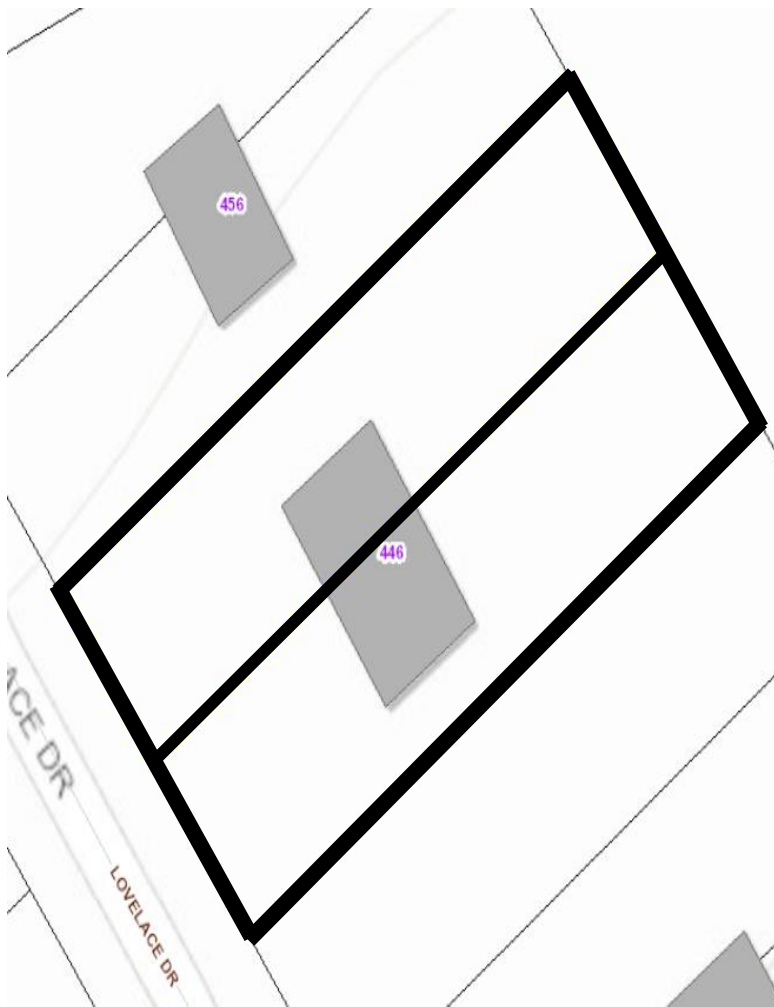
Total Value: \$17,500

Acreage: ± 0.50 acre

Property Description: 2153 Pugh Mountain Road, Sugar Grove

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Property 13
Carolyn Joyce Medley, et al.



Owner: Carolyn Joyce Medley, et al.

Account No.: 137804

Tax ID: 67A-3-23 and 67A-3-24

Land Value: \$12,500

Building Value: \$47,500

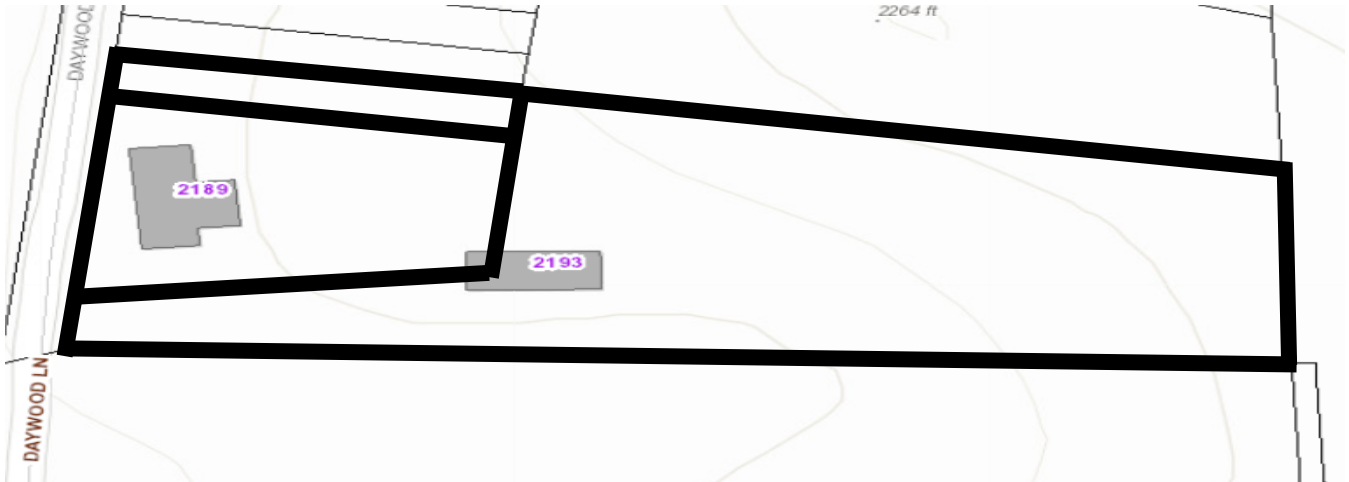
Total Value: \$60,000

Acreage: n/a

Property Description: 446 Lovelace Drive, Marion

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Property 14
Bonita A. Raber, et al.



Owner: Bonita A. Raber, et al.

Account No.: 42867

Tax ID: 55C-2-2G

Land Value: \$10,000

Building Value: \$31,000

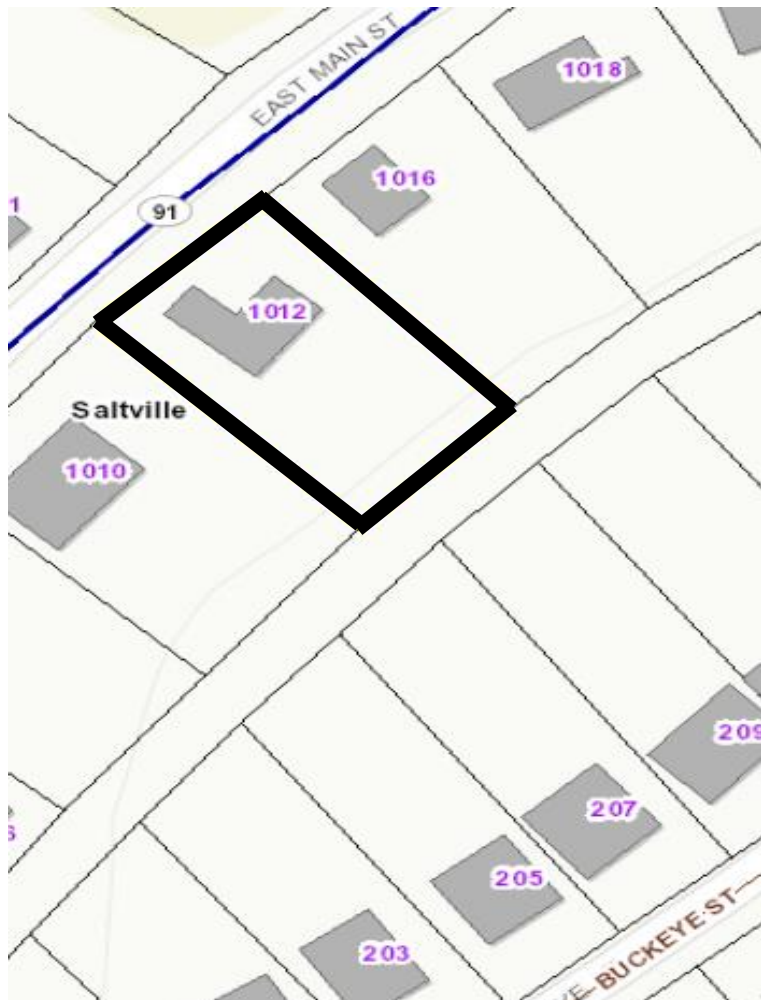
Total Value: \$41,000

Acreage: n/a

Property Description: 2189 and 2193 Daywood Lane, Marion

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Property 15
Thomas J. McElraff



Owner: Thomas J. McElraff

Account No.: 37575

Tax ID: 28A8-5-54

Land Value: \$7,500

Building Value: \$13,000

Total Value: \$20,500

Acreage: n/a

Property Description: 1012 East Main Street, Saltville

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Property 16
Nellie T. Funk Estate



Owner: Nellie T. Funk Estate

Account No.: 13960

Tax ID: 169-56-53; 169-56-54; and, 169-56-55

Land Value: \$20,000

Building Value: \$101,300

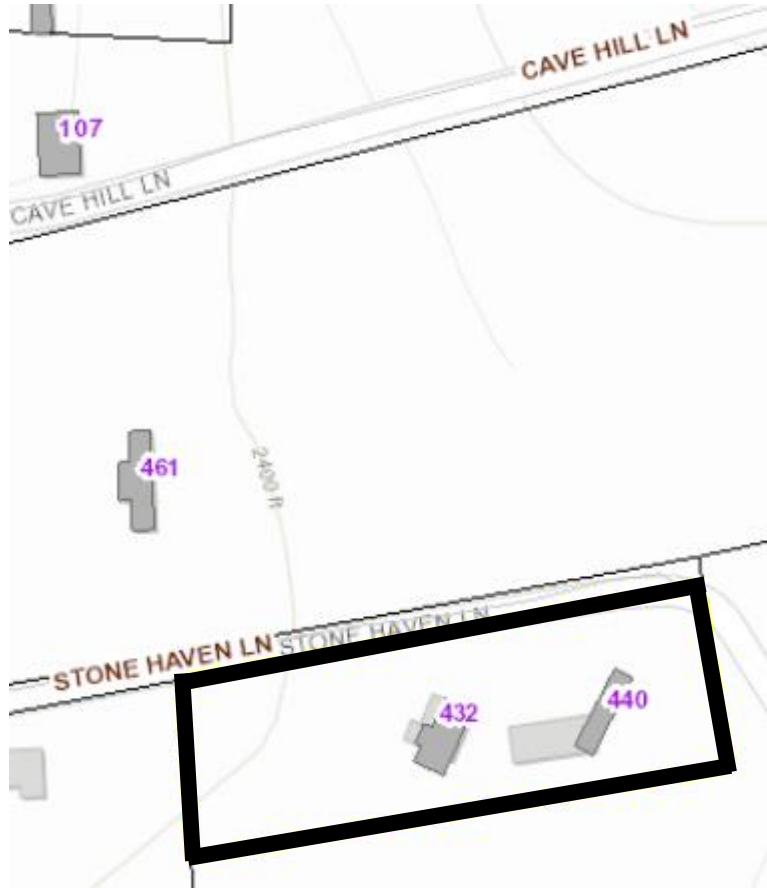
Total Value: \$121,300

Acreage: n/a

Property Description: 649 Goolsby Street, Marion

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Property 17
Teresa Rose, et al.



Owner: Teresa Rose, et al.

Account No.: 150169

Tax ID: 78-A-15B

Land Value: \$16,900

Building Value: \$37,000

Total Value: \$53,900

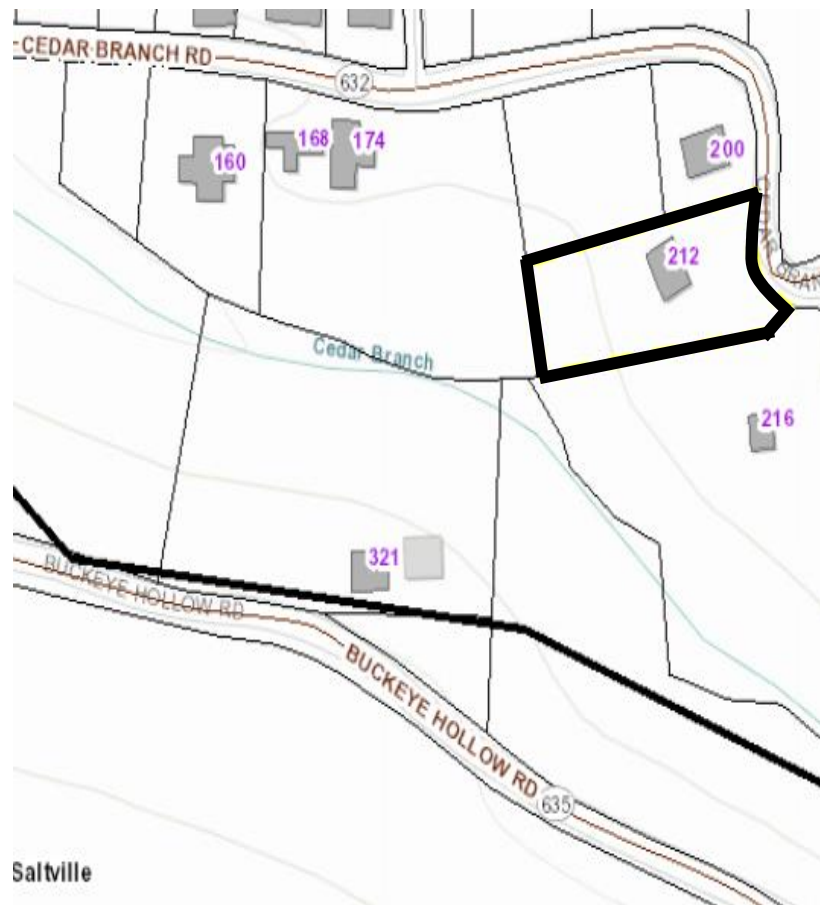
Acreage: ± 1.74 acres

Property Description: 432 Stone Haven Lane, Marion

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Property 18

Albert Savianeso Estate and Delaine Savianeso Estate



Owner: Albert Savianeso Estate & Delaine Savianeso Estate

Account No.: 138747

Tax ID: 29-A-111A

Land Value: \$7,500

Building Value: \$7,000

Total Value: \$14,500

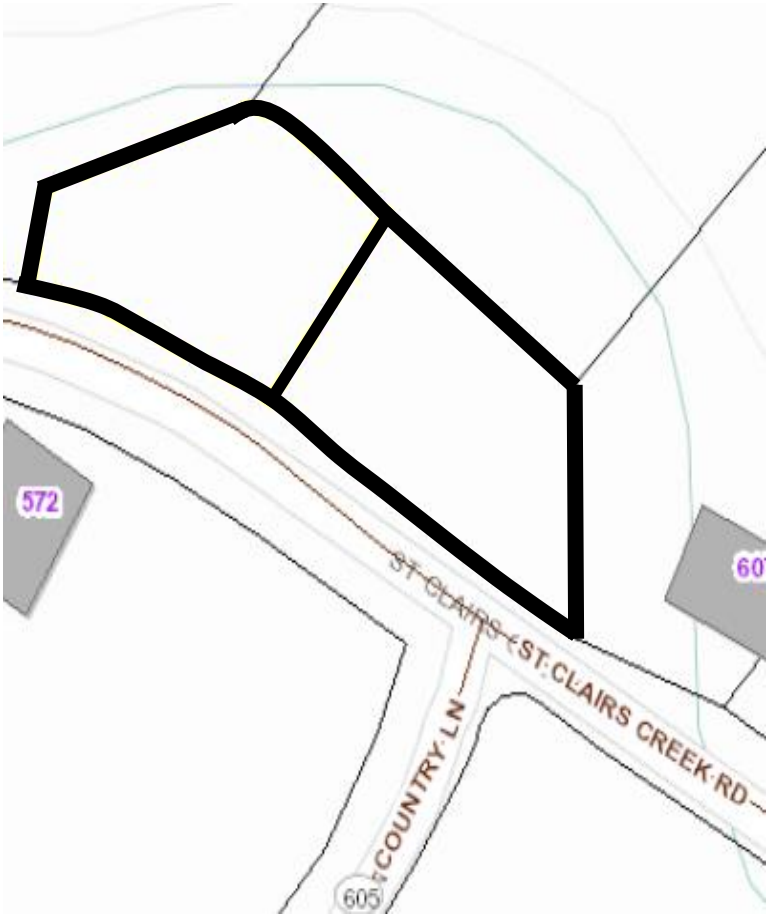
Acreage: ± 0.52 acre

Property Description: 212 Cedar Branch Road, Saltville

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Property 19

Steven C. & Karen L. Miller



Owner: Steven C. & Karen L. Miller

Account No.: 111665 and 96695

Tax ID: 76-A-117A and 76-A-119

Land Value: \$17,500

Building Value: n/a

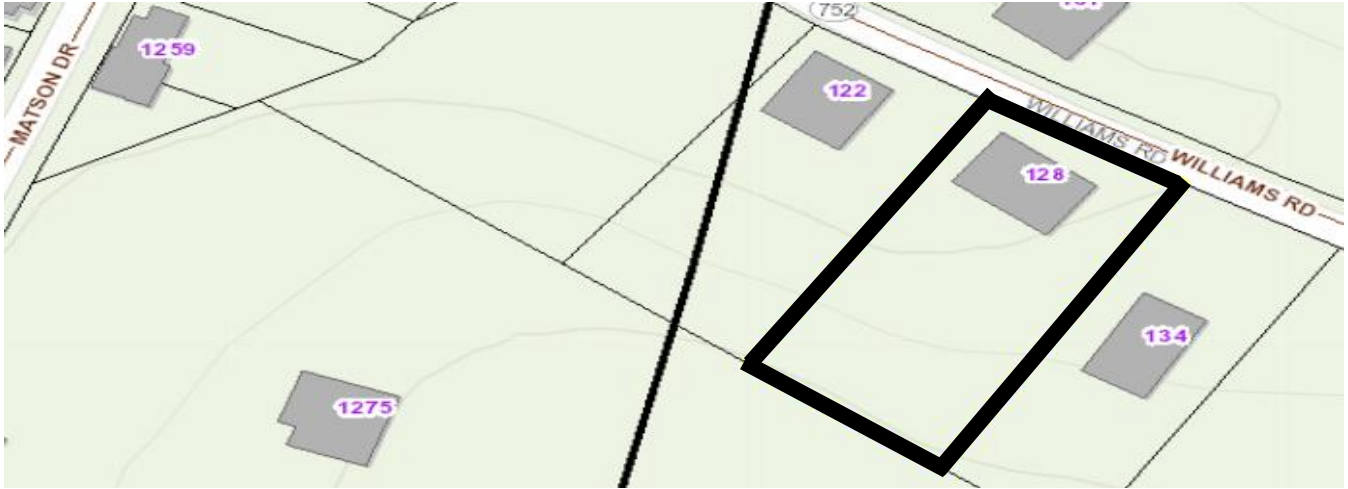
Total Value: \$17,500

Acreage: n/a

Property Description: Vacant; St. Clairs Creek Road, Chilhowie

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Property 20
William Howard Johnson



Owner: William Howard Johnson

Account No.: 90531

Tax ID: 57-A-46

Land Value: \$5,000

Building Value: \$8,300

Total Value: \$13,300

Acreage: n/a

Property Description: 128 Williams 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.