

**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	Kenneth W. & Margaret Burkett	66-6-3 and 66-A-97B	51813 and 51817	494128	327 Beasley Lane, Marion
2	Valerie Wyatt Keen & Gregory Shane Keen	66C-1-63	65609	494130	364 Highland Circle, Marion
3	Brenda Sue Thomas	58B-1-27; 58-A-27; and 58B-1-28	131199	446134	146 Old Prater Road, Marion
4	Betty Garrett Rouse Deboard	66-A-47 and 66-A-48	74110 and 74128	446156	1625 Red Stone Road, Chilhowie
5	Marshall Lee Walker	209-116-59	25674	494112	214 West Cherry Street, Marion
6	Alvin B., Sr. and Audrey O. Lomans	53-4-4 and 53-A-53A	40908	646919	327 Sulphur Springs Road, Chilhowie
7	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
8	Joseph D. and Nora R. Woods	71-A-91C	126908	494085	132 Lighthouse Road, Sugar Grove
9	Roxie Niekirk Estate	53D3-7-58	4057	734823	1013 Chilhowie Street, Chilhowie
10	Mary H. Delp, et al.	41-1-16	81353	446163	312 Lions Club Road, Saltville
11	Wess and Effie Woods	70-A-11	141941	627968	2153 Pugh Mountain Road, Sugar Grove
12	Carolyn Joyce Medley, et al.	67A-3-23 and 67A-3-24	137804	494123	446 Lovelace Drive, Marion

13	Bonita A. Raber, et al.	55C-2-2G	42867	735016	2189 and 2193 Daywood Lane, Marion
14	Thomas J. McElraff	28A8-5-54	37575	734909	1012 East Main Street, Saltville
15	Nellie T. Funk Estate	169-56-53; 169-56-54; and, 169-56-55	13960	628045	649 Goolsby Street, Marion
16	Teresa Rose, et al.	78-A-15B	150169	628032	432 Stone Haven Lane, Marion
17	Albert Savianeso Estate and Delaine Savianeso Estate	29-A-111A	138747	734955	212 Cedar Branch Road, Saltville
18	Steven C. & Karen L. Miller	76-A-117A and 76-A-119	111665 and 96695	524649	Vacant; St. Clairs Creek Road, Chilhowie  *The successful bidder will have thirty (30) days from deed recordation to secure the property to prevent unauthorized access to the structure and to submit a plan of action for abatement to the County Zoning Administrator for approval.*
19	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](http://www.countsauction.com), by email to [gmdaniel@countsauction.com](mailto: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](http://www.taxva.com), by email to [taxsales@taxva.com](mailto: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.

_____ <b>Signature</b>	_____ Street Address
_____ Name (please print)	_____ City, State, Zip
_____ Telephone	_____ Email Address
Title will be taken in the name of: _____	

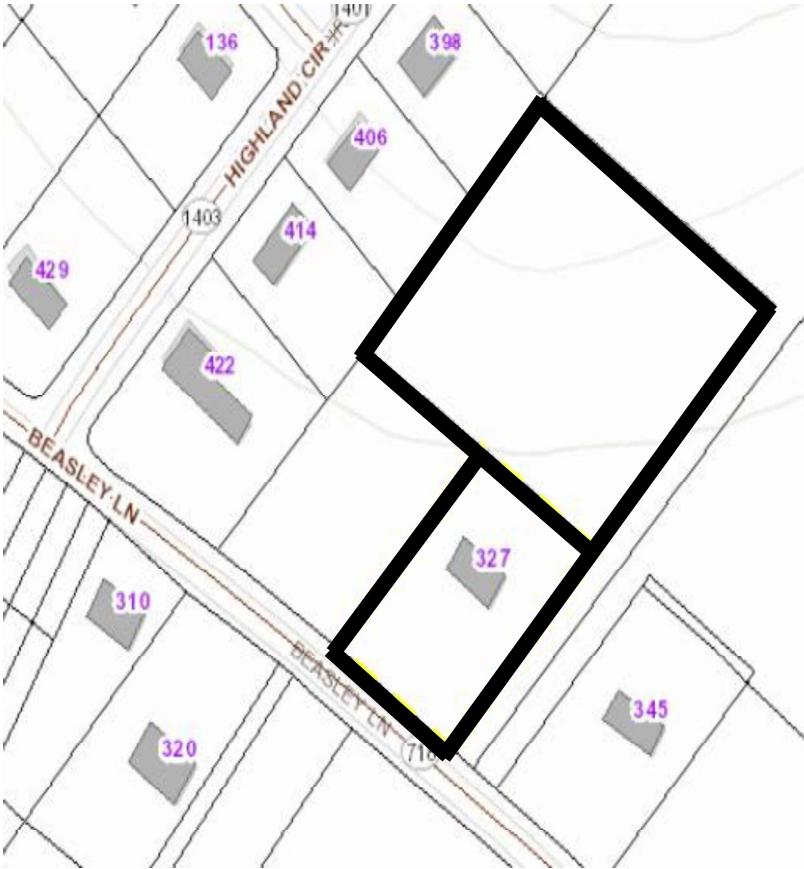
Type of Interest: ☐ Tenants in Common ☐ Tenants by Entirety with ROS ☐ Joint Tenants ☐ None

### **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**  
**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

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 2**  
**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

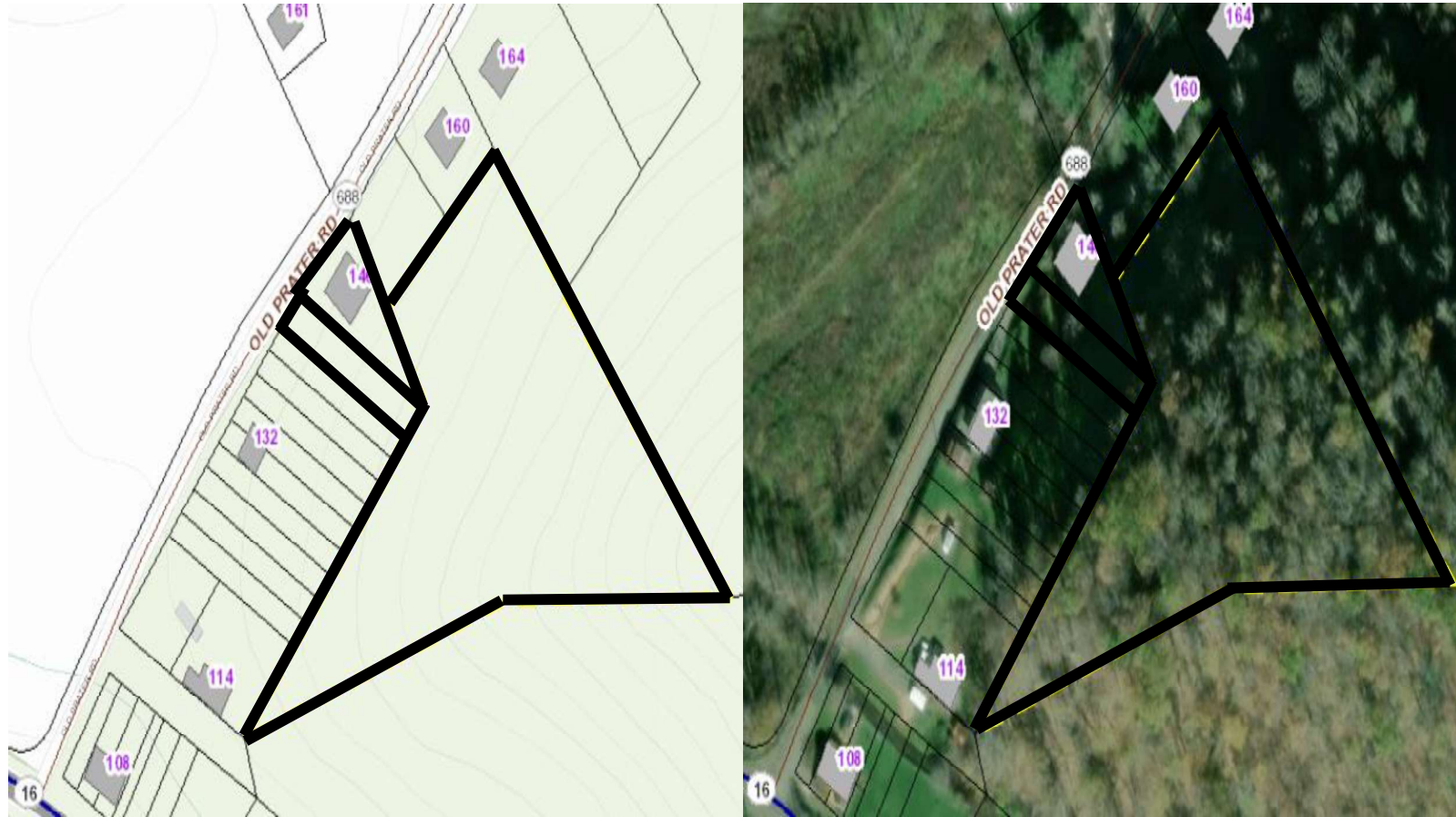
**Total Value:** \$67,300

**Acreage:** n/a

**Property Description:** 364 Highland Circle, Marion

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 3**  
**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

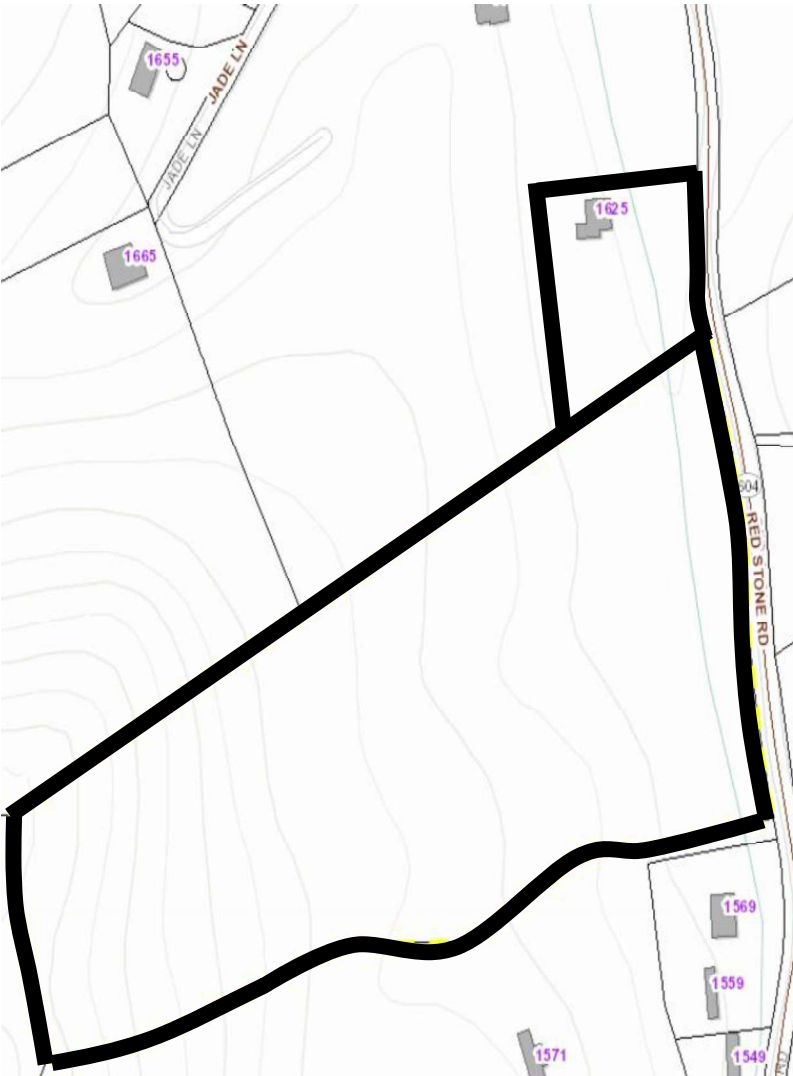
**Acreage:** n/a

**Property Description:** 146 Old Prater Road, Marion

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 4**  
**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

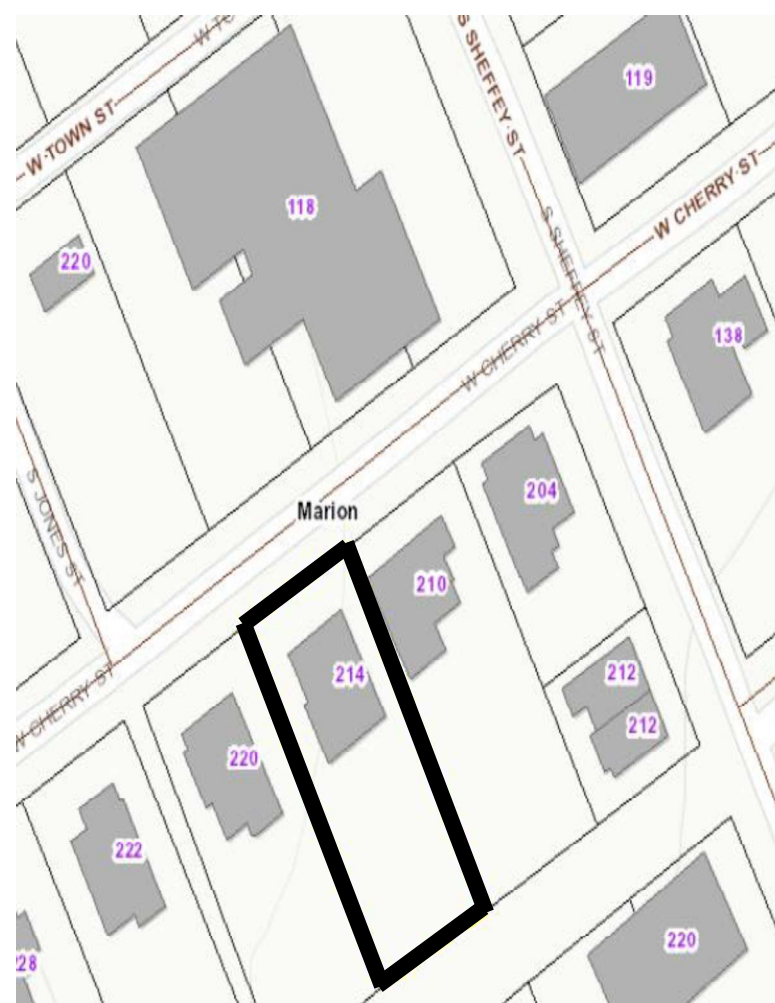
**Total Value:** \$35,000

**Acreage:** ± 12.0 acres

**Property Description:** 1625 Red Stone Road, Chilhowie

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 5**  
**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

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 6

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

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 7

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

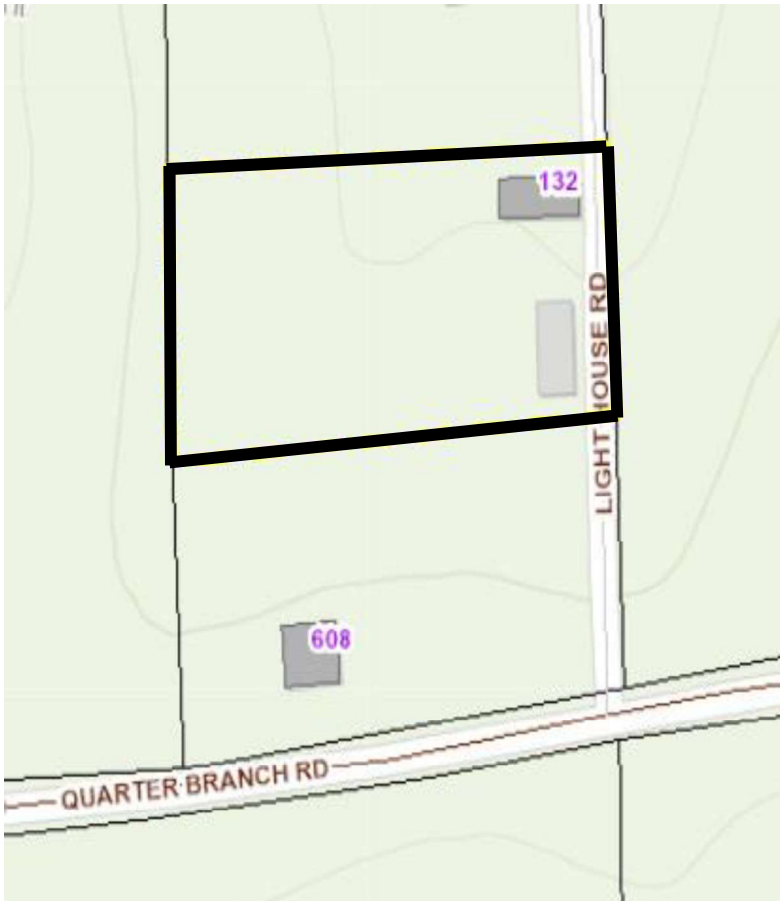
**Total Value:** \$36,100

**Acreage:** n/a

**Property Description:** 719 Dalton Street, Marion

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 8**  
**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

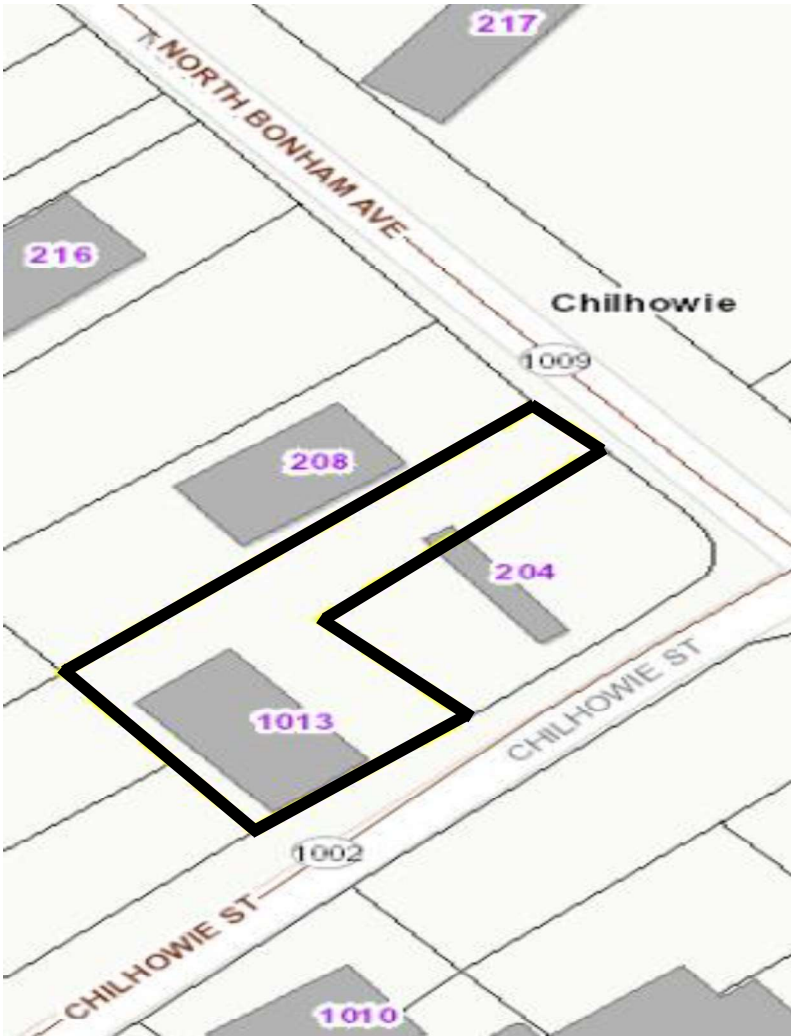
**Acreage:** ± 1.46 acres

**Property Description:** 132 Lighthouse Road, Sugar Grove

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 9**  
**Roxie Nickirk Estate**



**Owner:** Roxie Nickirk Estate

**Account No.:** 4057

**Tax ID:** 53D3-7-58

**Land Value:** \$15,000

**Building Value:** \$16,200

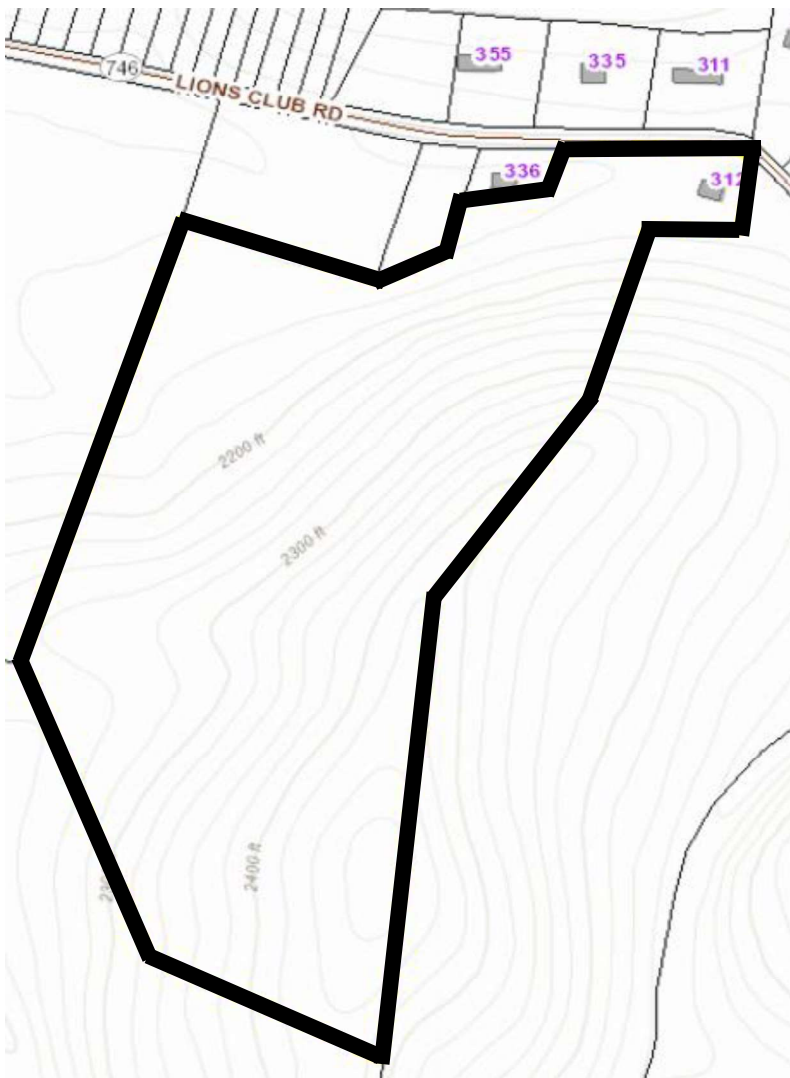
**Total Value:** \$31,200

**Acreage:** n/a

**Property Description:** 1013 Chilhowie Street, Chilhowie

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 10**  
**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

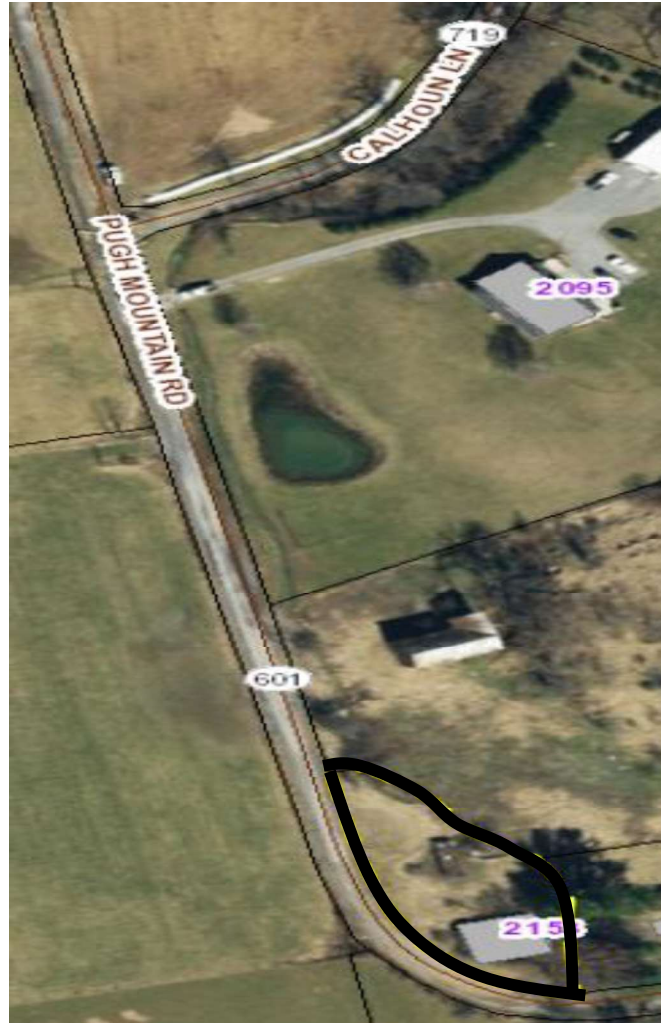
**Acreage:** ± 19.67 acres

**Property Description:** 312 Lions Club Road, Saltville

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 11**  
**Wess and Effie Woods**



**Owner:** Wess & Effie Woods

**Account No.:** 141941

**Tax ID:** 70-A-11

**Land Value:** \$10,000

**Building Value:** \$7,500

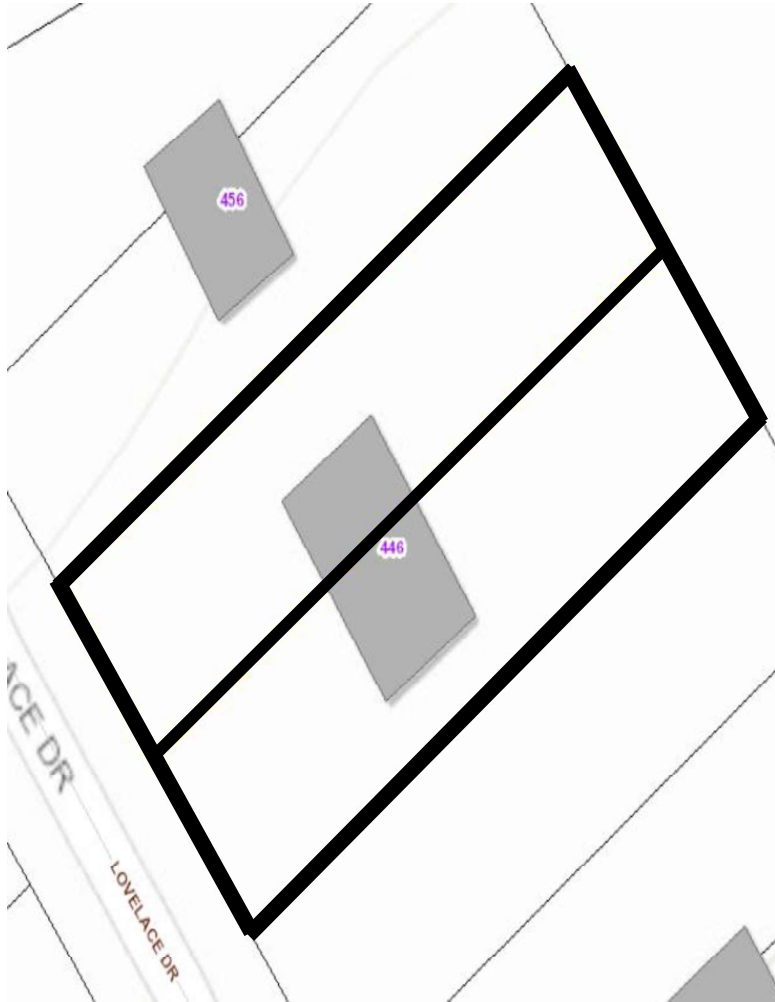
**Total Value:** \$17,500

**Acreage:** ± 0.50 acre

**Property Description:** 2153 Pugh Mountain Road, Sugar Grove

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 12**  
**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

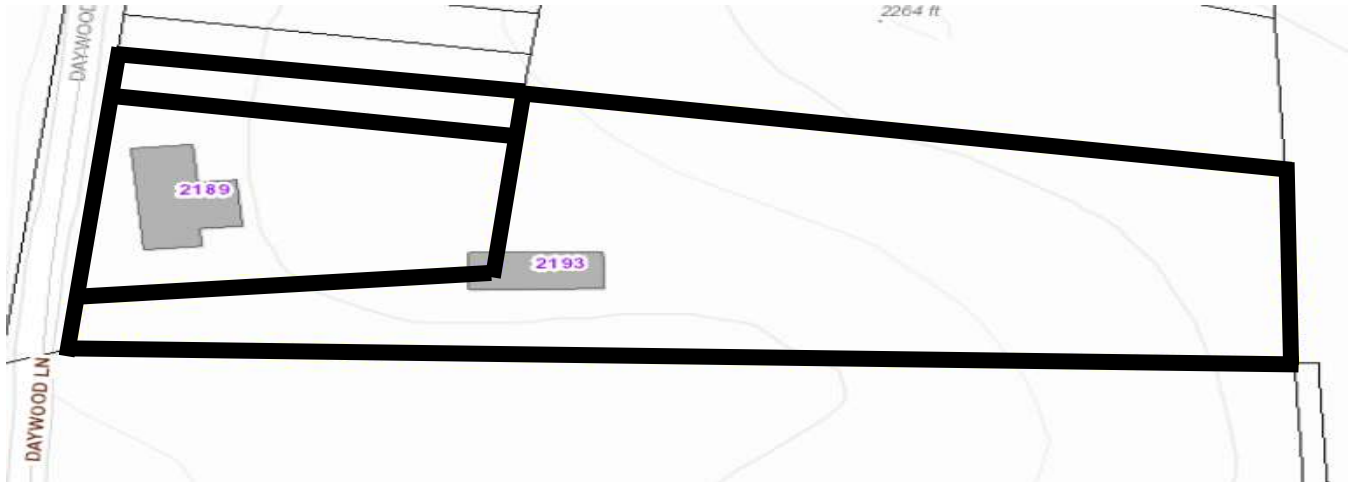
**Total Value:** \$60,000

**Acreage:** n/a

**Property Description:** 446 Lovelace Drive, Marion

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 13**  
**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

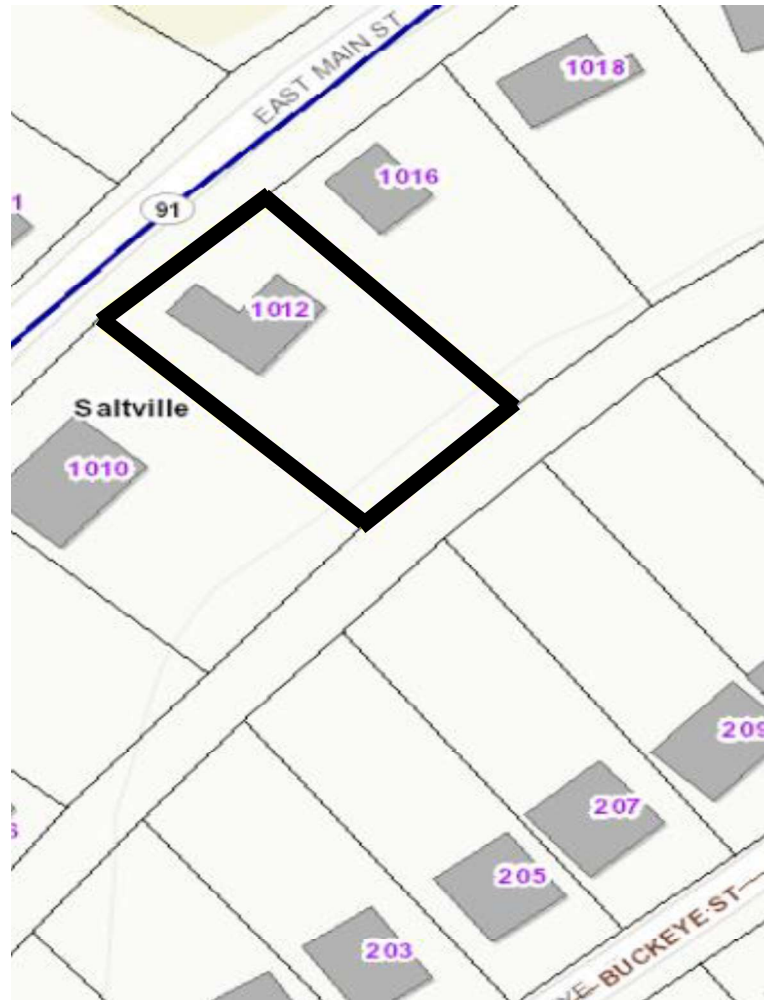
**Acreage:** n/a

**Property Description:** 2189 and 2193 Daywood Lane, Marion

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 14**  
**Thomas J. McElraff**



**Owner:** Thomas J. McElraff

**Account No.:** 37575

**Tax ID:** 28A8-5-54

**Land Value:** \$7,500

**Building Value:** \$13,000

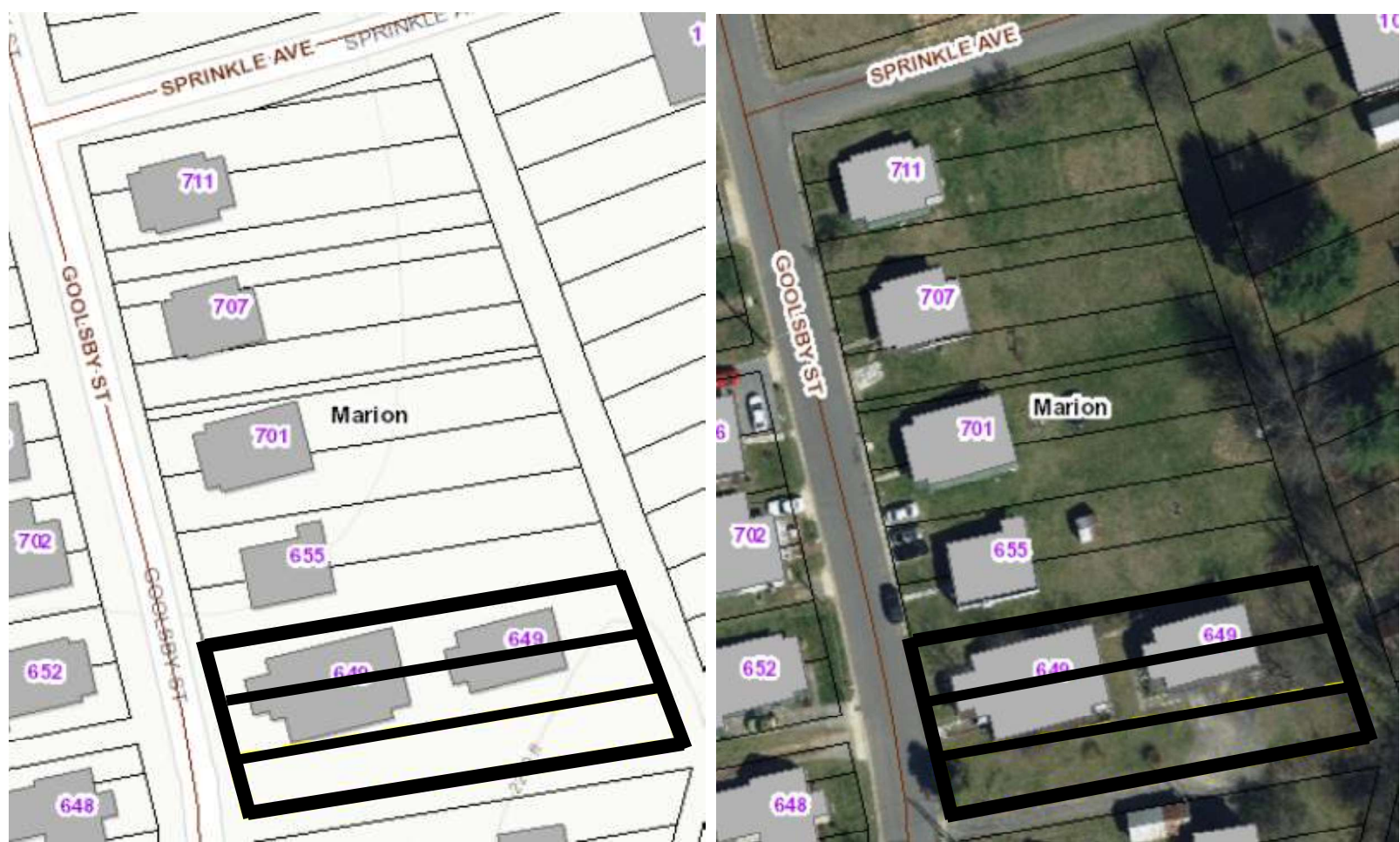
**Total Value:** \$20,500

**Acreage:** n/a

**Property Description:** 1012 East Main Street, Saltville

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 15**  
**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

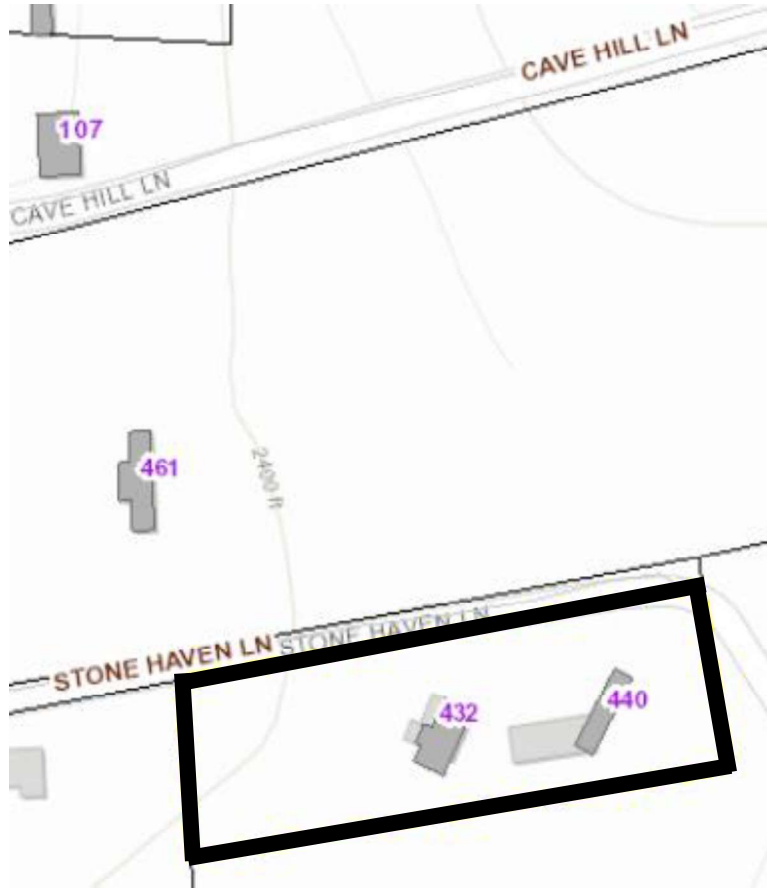
**Acreage:** n/a

**Property Description:** 649 Goolsby Street, Marion

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 16**  
**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

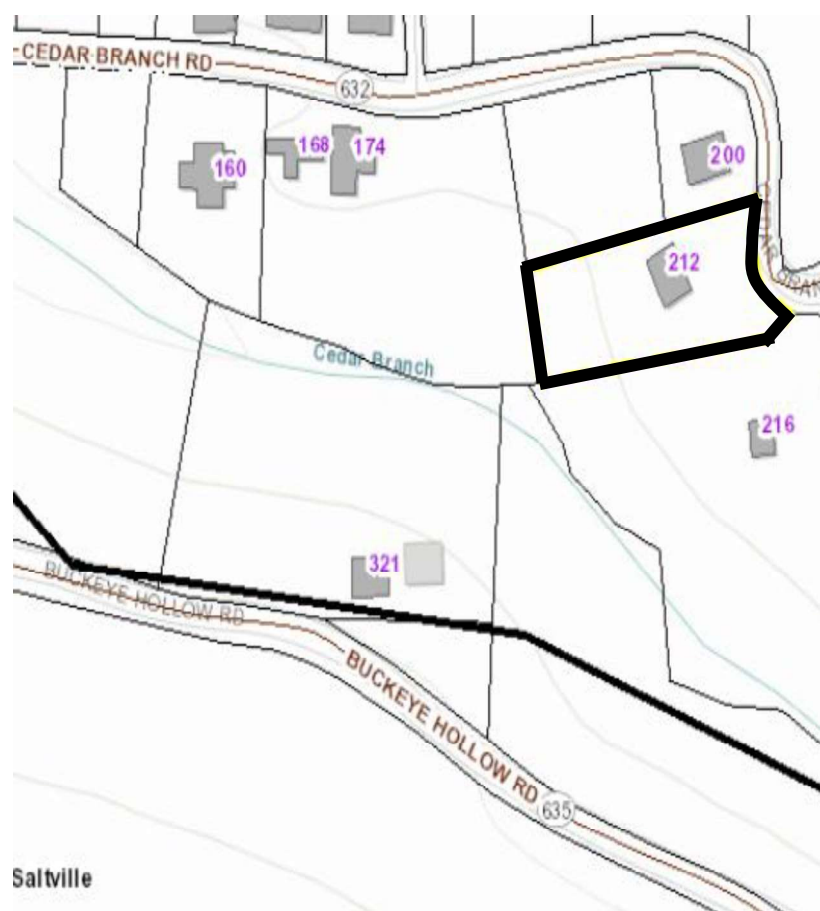
**Acreage:** ± 1.74 acres

**Property Description:** 432 Stone Haven Lane, Marion

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 17

### 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

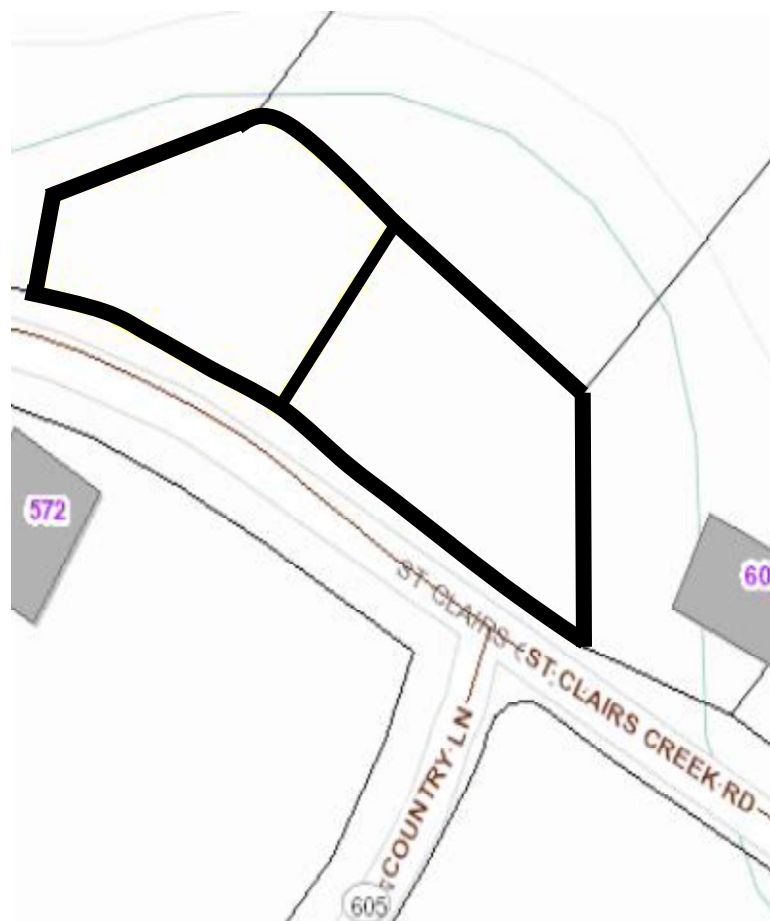
**Acreage:** ± 0.52 acre

**Property Description:** 212 Cedar Branch Road, Saltville

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 18

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

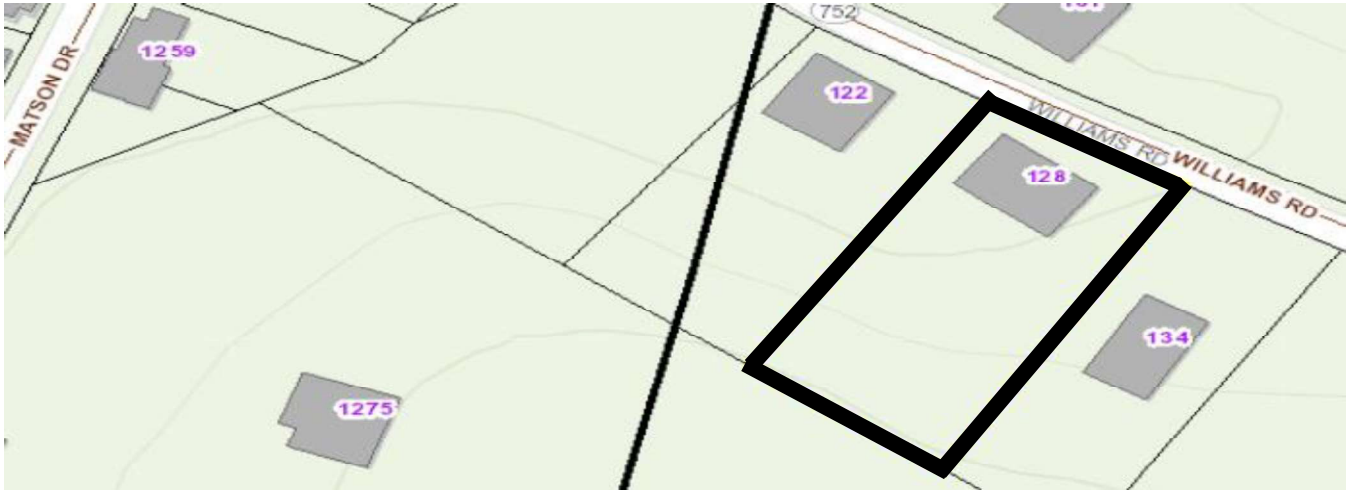
**Property Description:** Vacant; St. Clairs Creek Road, Chilhowie

**Note:** \*The successful bidder will have thirty (30) days from deed recordation to secure the property to prevent unauthorized access to the structure and to submit a plan of action for abatement to the County Zoning Administrator for approval.\*

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 19**  
**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.