

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Smyth County, the undersigned Special Commissioner will offer for sale at public auction the following described real property at the **Smyth County Courthouse**, located at **109 West Main Street, Marion, Virginia 24354, Suite No. G033B, located on the ground floor of the Courthouse**, on **Friday, January 24, 2020, at 1:00 p.m.**, or as soon thereafter as may be effected. The sale of such property is subject to the terms and conditions below 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.

	<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
1.	J. L. Woods, et al.	Tax Map No. 26-A-1 Acct. No. 141879 TACS No. 494067	Middle Fork, ± 53 acres, North of Holston Spring Road
2.	Virgil A. (Britton) Hubble, et al.	Tax Map No. 12-A-16 Acct. No. 88111 TACS No. 494091	Old Wilderness Road near Haven Ridge Road, ± 60 acres
3.	Mary M. Eshelman, et al.	Tax Map Nos. 46A-1-144 Acct. No. 130869 TACS No. 493770	825 West Chilhowie Street, Lots 144-153 & 161-168
4.	Robert L. Heath, et al.	Tax Map No. 59-A-35B Acct. No. 84809 TACS No. 446125	Staley's Creek, Off Marlin Lane, ± 0.39 acres
5.	Charles W. Smith, Sr., Estate	Tax Map No. 41B-2-23 Acct. No. 123951 TACS No. 410016	110 Harmony Drive, Saltville
6.	Amber Carter Williams	Tax Map No. 28A8-3-48 Acct. No. 40185 TACS No. 494138	305 Third Avenue, Saltville
7.	Allen D. Bush	Tax Map No. 190-92-7 Acct. No. 23728 TACS No. 410023	302 Maple Street, Marion
8.	Donna Kay Coffey, et al.	Tax Map No. 190-88-132 Acct. No. 24627 TACS No. 494140	315 East Main Street, Marion
9.	Beverly Lynn Bretsch, et al.	Tax Map No. 90-A-6A Acct. No. 157627 TACS No. 470123	Vacant; Off Whitetop Road; Old County Road; ± 11.8 acres total
		Tax Map No. 90-A-6E Acct. No. 157630 TACS No. 470123	

RENEWED

10.	Joseph Woods, et al. REMOVED	Tax Map No. 71-A-91C Acct. No. 126908 TACS No. 494085	132 Lighthouse Road, Sugar Grove; ± 1.46 acres REMOVED
11.	Hazel Peake Lyles Estate	Tax Map No. 43-A-31B Acct. No. 96903 TACS No. 494093	807 Cleghorn Valley Road, Marion

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of Smyth County. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, at the time of the auction. 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). Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. All deposits must be made in the form of personal check, traveler's check, cashier's check or money order. **NO CASH WILL BE ACCEPTED. There will be a 10% buyer's premium added to the final bid to determine final contract price. The buyer's premium is due at the time of the auction.**

The balance of the purchase price shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court. **Recording costs for deed recordation will be the responsibility of the successful bidder and will be due with the balance of the purchase price within fifteen (15) days of confirmation of sale by the Court.** 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.

All properties are sold in gross and not by the acre. Properties are offered for sale as-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 prior to bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence prior to the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable.

Please be advised that in order to qualify as a purchaser at this auction, you may not owe delinquent taxes to Smyth County and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, or by phone to (804) 545-2500 or (804) 612-9041, or by writing to the address below.

John A. Rife, Esq.
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

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

At that certain Special Commissioner's sale held on January 24, 2020 in the cause styled County of Smyth v. _____ (Case No. _____), the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____, and a buyer's premium of \$ _____.

Tax Map No. _____

Account No. _____

I understand that a deposit of \$ _____ (25% of the purchase price or \$1,000.00, whichever is more, or the entire purchase price if less than \$1,000.00, or \$20,000.00 if purchase price is more than \$80,000.00) is required to be deposited today with the Special Commissioner and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Smyth, Virginia. Further, I understand that a buyer's premium is required in this auction and have agreed to pay \$ _____ as a buyer's premium.

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 Court intends 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 (auction date). I further understand that in the event I owe delinquent taxes to the County of Smyth or if I am named as a Defendant in any delinquent tax suit filed by the County of Smyth, Virginia, that this contract may 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.

If the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit the deposit and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount. I further understand that if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, that this real estate may be resold and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

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

Print Name:

Address:

Phone:

Email:

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 January 2020, 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 purchaser and are true and correct to the best of my knowledge.

Taxing Authority Consulting Services, PC

Property 1

J. L. Wood, et al.

Account No. 141879

Map No. 26-A-1

Owner: J.L. Wood, et al.

Property Description: Middle Fork

Acreage: 53

Total Assessed: \$79,500

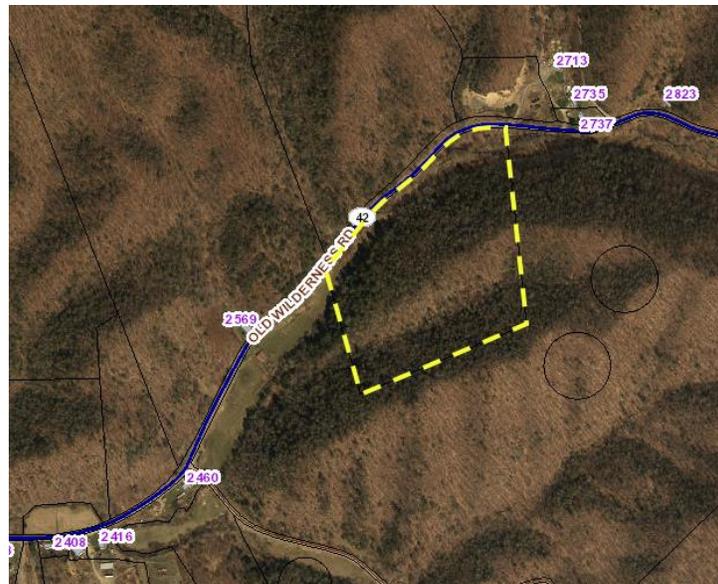
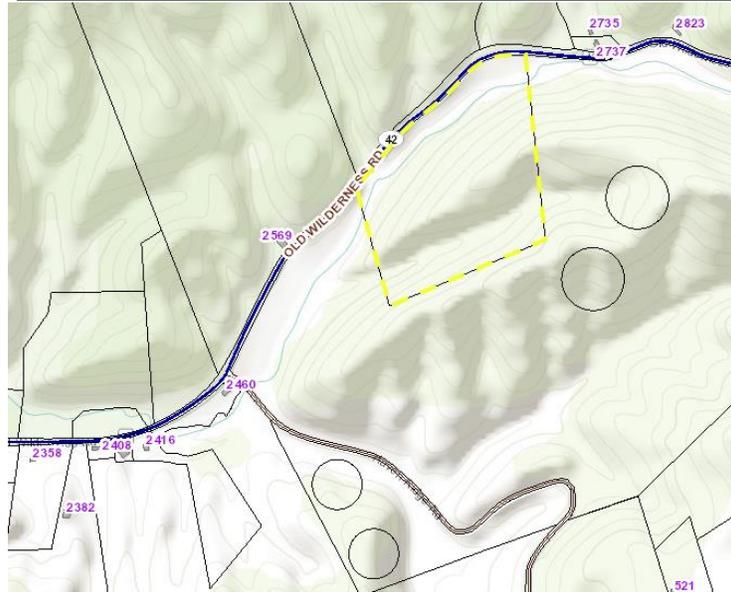


This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to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

Property 2

Virgil Anne Hubble, et al.

Account No. 88111
Map No. 12-A-16
Owner: Virgil Anne Hubble, et al.
Property Description: off Old Wilderness Road
Acreage: 60
Total Assessed: \$90,000



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

Mary M. Eshelman, et al.

Account No. 130869

Map No. 46A-1-144

Owner: Mary M. Eshelman, et al.

Property Description: 825 West Chilhowie Street,
Lots 144-153 & 161-168

Acreage:

Total Assessed: \$31,300



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 Robert L. Heath, et al.

Account No. 84809

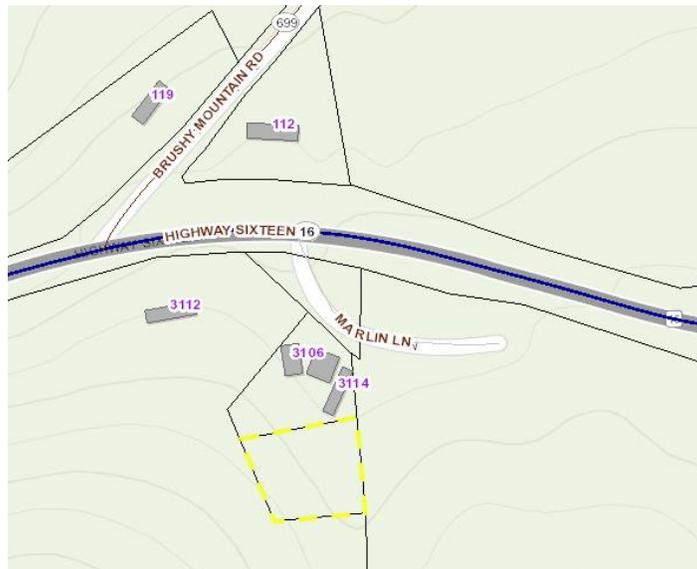
Map No. 59-A-35B

Owner: Robert L. Heath, et al.

Property Description: Staley's Creek, Off Marlin Lane

Acreage: 0.39

Total Assessed: \$5,000



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
Charles W. Smith, Sr., Estate

Account No. 123951
Map No. 41B-2-23
Owner: Mabel Smith
Property Description: 110 Harmony Drive
Acreage:
Total Assessed: \$51,900



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 Amber Carter Williams

Account No. 40185
Map No. 28A8-3-48
Owner: Amber Carter Williams
Property Address: 305 Third Avenue, Lot 48
Acres:
Total Assessed: \$55,800



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 Allen D. Bush

Account No. 23728
Map No. 190-92-7
Owner: Allen D. Bush
Property Description: 302 Maple Street;
Lot 7
Acreage:
Total Assessed: \$23,100

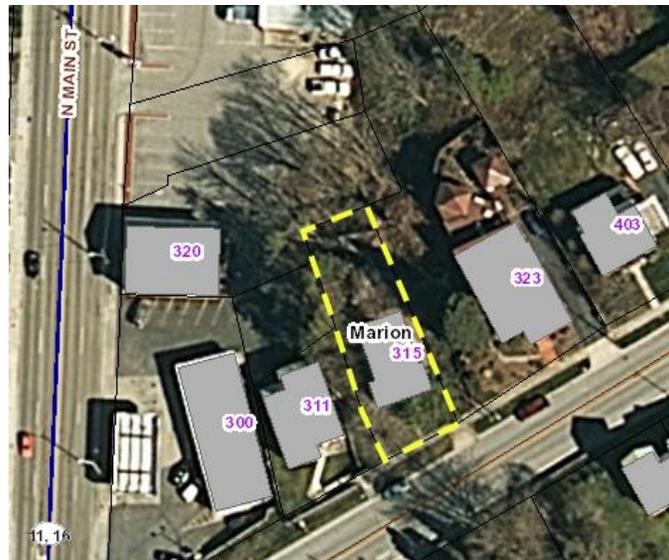


This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to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

Property 8

Donna Kay Coffey, et al.

Account No. 24627
Map No. 190-88-132
Owner: Donna Kay Coffey, et al.
Property Description: 315 East Main Street
Acreage:
Total Assessed: \$35,200



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 Beverly Lynn Bretsch, et al.

Account No. 157627

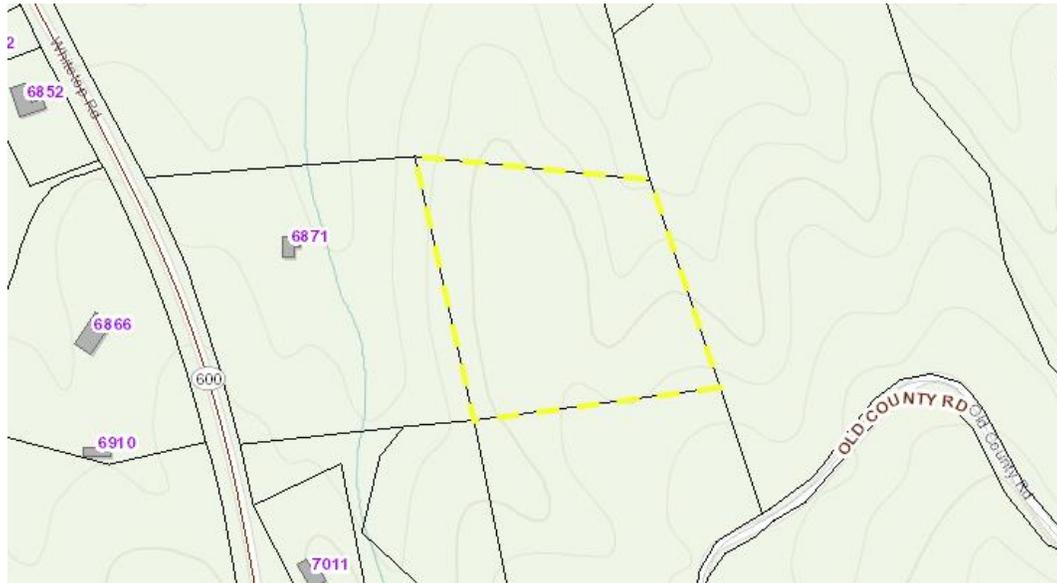
Map No. 90-A-6A

Owner: Beverly Lynn Bretsch, et al.

Property Description: Off Whitetop Road; Vacant

Acreage: 9.51

Total Assessed: \$22,800

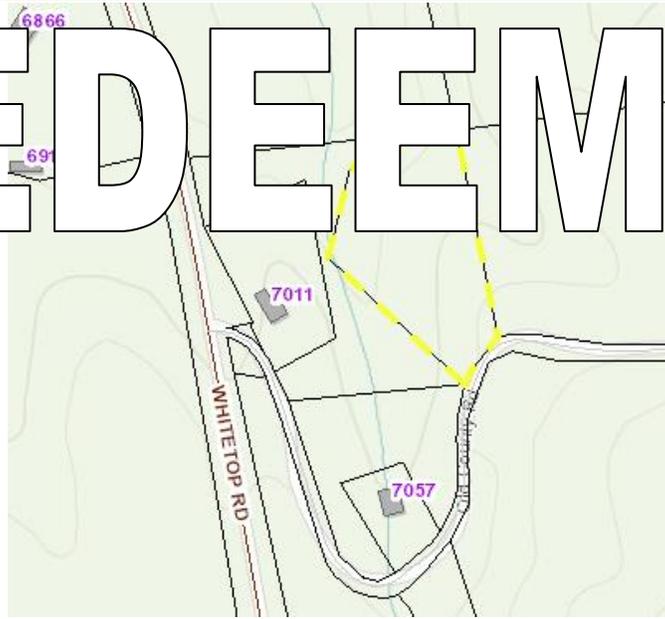


This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to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

**Property 9 Continued
Beverly Lynn Bretsch, et al.**

Account No. 157630
Map No. 90-4-6E
Owner: Beverly Lynn Bretsch, et al.
Property Description: Off WhiteTop Road
Acreage: 2.29
Total Assessed: \$11,900

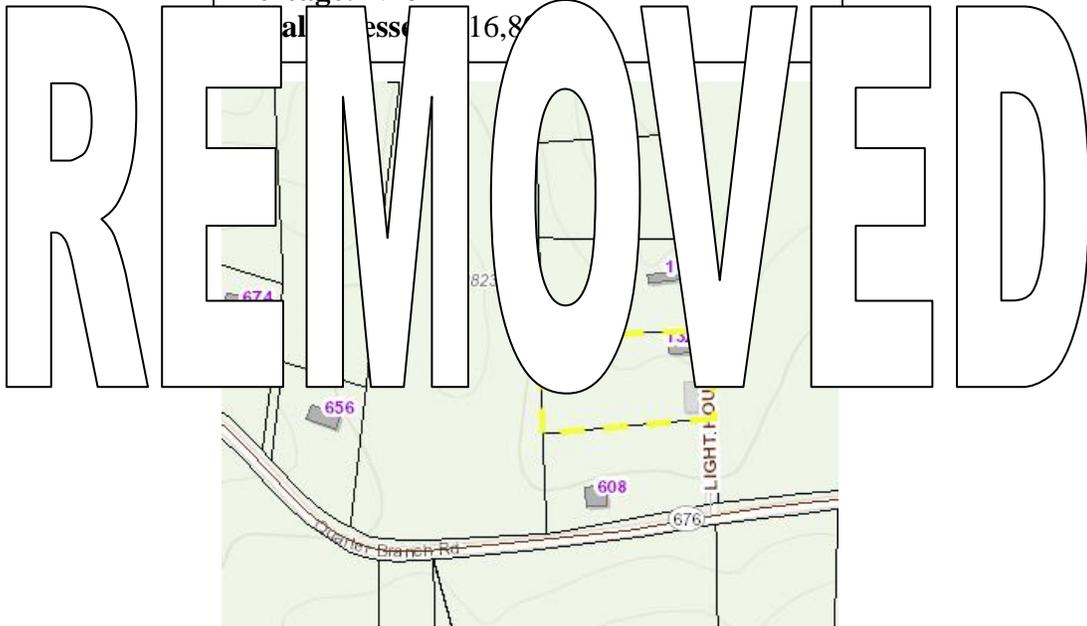
REDEEMED



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
Joseph Woods, et al.

Account No. 126908
Map No. 43-A-31B
Owner: Joseph Woods, et al.
Property Description: 132 Lighthouse Road
Acreage: 1.46



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

Hazel Peake Lyles Estate

Account No. 096903

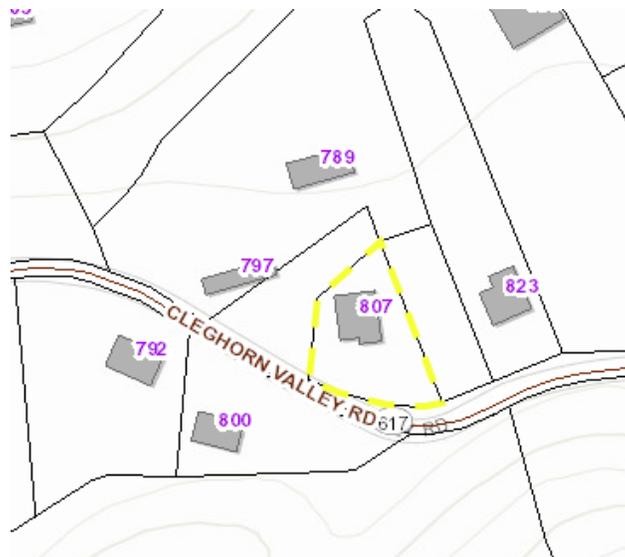
Map No. 43-A-31B

Owner: Hazel Peake Lyles Estate

Property Description: 807 Cleghorn Valley Road;
Lot 1

Acreage:

Total Assessed: \$37,900



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.