

**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 Smyth County, the undersigned Special Commissioner will offer for sale at public auction (**with online simulcast**) the following described real estate at **Holston Hills Country Club**, located at **1000 Country Club Road, Marion, Virginia 24354**, on **Wednesday, April 14, 2021, at 12:00pm** or as 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 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	Identification	Description
1.	Flossie & James Earl Orr	Tax Map No. 29A-1A-37 RPC No. 117277 TACS No. 446150	Vacant, Saltville Highway, Holston, ±0.3 acre.
2.	Richard & Dollie Worley	Tax Map No. 17-A-77 RPC No. 81205 TACS No. 570447	1038 Upper Poore Valley Road, Saltville, ±0.87 acre.
3.	Arlene M. Porter, et al.	Tax Map No. 10-A-4C RPC No. 84108 TACS No. 575626	Vacant, B.F. Buchanan Highway, Saltville, ±1 acre.
4.	Arlene M. Porter, et al.	Tax Map No. 10-1-3E RPC No. 150428 TACS No. 575626	Vacant, near B.F. Buchanan Highway, Saltville, ±2 acres.
5.	Shane & Amber Debord	Tax Map No. 31-A-22A RPC No. 142094 TACS No. 498146	248 Bent Lane, Saltville, ±0.23 acre.
6.	***REMOVED***	Tax Map No. 28A11-1-31 RPC No. 35238 TACS No. 410037	***REMOVED***
7.	Guy & Maisie Cahill	Tax Map No. 28A8-3-47 RPC No. 33456 TACS No. 513972	303 Third Avenue, Saltville, ±0.2 acre.

8.	Ronald & Mary Chapman	Tax Map No. 28A15-A-11 RPC No. 37133 TACS No. 565696	981 Palmer Avenue, Saltville, ±0.16 acre.
9.	Betty Garrett Rouse DeBoard	Tax Map Nos. 66-A-48 & 66-A-47 RPC Nos. 74128 & 74110 TACS No. 446156	2 parcels, 1625 Red Stone Road, Chilhowie, ±12 acres total.
10.	Stewart Taylor	Tax Map Nos. 74A-2-12 & 74A-2-13 RPC Nos. 136492 & 136506 TACS No. 500602	2 parcels, Vacant, Hale Lake Road, Sugar Grove, ±0.96 acre total.
11.	Herbert D. Anderson	Tax Map No. 71F-A-60 RPC No. 93696 TACS No. 498144	Carroll Lane, Sugar Grove, ±1.69 acres. [Note address correction]
12.	Dennis R. Long	Tax Map No. 71F-A-60- BO RPC No. 68324 TACS No. 446117	219 Carroll Lane, Sugar Grove (Building only) [Note address correction]
13.	Sidney C. Blankenbeckler, et als	Tax Map No. 71-A-46 RPC No. 47198 TACS No. 562435	230 Slemp Creek Road, Sugar Grove, ±5 acres.
14.	Sidney & Phillip Blankenbeckler	Tax Map No. 71-A-8 RPC No. 143553 TACS No. 562434	211 Slemp Creek Road, Sugar Grove, ±2 acres.
15.	William R. Wymer, Jr. & Rochelle Wymer	Tax Map Nos. 210-115-1- 4 & 210-115-1-5 RPC No. 13129 TACS No. 494073	153 Cemetery Street, Marion, ±0.2 acre.
16.	Tina R. Perkins, et al.	Tax Map Nos. 210-116- 78A, 210-116-78B & 210- 116-77D RPC No. 23817 TACS No. 510075	311 S. Sheffey Street, Marion, ±0.1 acre.
17.	Garry L. Carrico, Jr.	Tax Map No. 190-88-10 RPC No. 9334 TACS No. 509162	227 E. Chilhowie Street, Marion, ±0.1 acre.

18.	***REMOVED***	Tax Map Nos. 190-90-11A & 190-90-13A RPC No. 7668 TACS No. 446146	***REMOVED***
19.	Samantha I. Eller, et al.	Tax Map No. 189-96-6 RPC No. 18457 TACS No. 494111	168 W. Chilhowie Street, Marion, ±0.5 acre (described on property card as 163 W. Chilhowie Street).
20.	Norman & Wendy Marchant	Tax Map Nos. 59-A-31C & 59-A-31D RPC No. 97333 TACS No. 498189	2822 & 2828 Highway 16, Marion, ±1.72 acres.
21.	Willard Shupe, et al.	Tax Map No. 12-A-17B RPC No. 123251 TACS No. 446151	Vacant, Old Wilderness Road, Ceres, ±30 acres.
22.	***REMOVED***	Tax Map No. 66C-1-63 RPC No. 65609 TACS No. 494130	***REMOVED***
23.	Stella Sue Meadows Goodman	Tax Map No. 56G-A-1 RPC No. 79235 TACS No. 446122	2192 Lee Highway, Marion, ±0.7 acre.
24.	***REMOVED***	Tax Map Nos. 66-6-3 & 66-A-97B RPC Nos. 51813 & 51817 TACS No. 494128	***REMOVED***
25.	Steven & Pamela Hastings	Tax Map No. 189-94-20 RPC No. 14419 TACS No. 446106	133 W. Lee Street, Marion, ±0.3 acre.

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of the County of Smyth. 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. 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. 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. Subsequent taxes will be prorated from the time of contract (the auction date of April 14, 2021) and the highest bidder will be responsible for taxes from that date forward. Any unsold property will be offered for sale again at the next auction, whenever that may be.

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. It is not guaranteed that the property has a right-of-way or that it is not landlocked. The information shown, including maps, is derived from public records that are constantly undergoing change and do not replace a site survey or inspection. There is no warranty as to the accuracy of the visual maps, nor is the information contained therein a legal representation of any of the features of the property which it depicts.

There will be a **10% buyer's premium added to the final bid** to determine the "final contract price". The **buyer's premium is due upon the close of the auction and will be in addition to the required deposit amount.** Please consider the buyer's premium when placing bids.

Terms applicable to In-Person Bidders ONLY: 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 on the day of the auction, along with their buyer's premium payment. All payments must be made in the form of personal check, traveler's 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 George McDaniel, 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 **bid deposit and buyer's premium** must be **received** in full within five (5) business days following the auction closing (**no later than April 21, 2021, at 1:00pm EST**). Time is of the essence. 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.

GENERAL TERMS OF SALE: Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00). Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full at the time of the auction. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale.

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.

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.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to the 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 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) 545-2500 or (804) 612-9041, or by writing to the address below.

John A. Rife, Esq.
Re: Smyth County Auction
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