

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
SMYTH COUNTY, 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 to be held at the **Holston Hills Country Club, 1000 Country Club Road, on April 29, 2022 at 12:00 PM.**

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be posted or announced Counts Realty & Auction (“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.	TACS No.	Property Description
N1	Annie B. Hester, et al.	57-A-23	509156	Vacant, Matson Drive, Marion; ±1.2 acres
N2	David M. Woodward	28A5-A-20	446137	Vacant, Cedar Branch Road, Saltville; ±0.45 acre
N3	D.A. Woodward & Wife	28A5-A-22, 28A5-A-23, and 28A5-A-24A	446135	Vacant, off Beryl Lane, Saltville; ±3.0 acres total
N4	Raymond H. White, Jr., et al.	74A-2-16	509160	Vacant, Quail Run Road, ±0.46 acre
N5	REMOVED	227-103-289	410022	REMOVED
N6	William Kenneth Hutton Estate	211-130-20	95817	Vacant, near Walnut Street and Spruce Street
N7	William and Ethel Lefler	56F-6-95	446129	Vacant, near S Interstate 81
N8	Homer Cullop	61-A-12	410031	Vacant, near Camp Road

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 pay the high bid in full, along with the buyer's premium and deed recording costs, following the close of the auction. **There will be a 10% buyer's premium, subject to a minimum of \$100, added to the winning bid.**

Terms applicable to In-Person Bidders ONLY: The highest bidder shall make payment in full on the day of the auction. 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. 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 Counts Realty & Auction, at 434-546-9235 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 full balance due must be received within seven (7) days following the auction closing (no later than May 6, 2022).** 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 Washington 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 by email to gmdaniel@countsauktion.com or by phone to Counts Realty & Auction, at 434-546-9235. 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.

Re: Smyth County 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, April 29, 2022, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

**Property Owner:
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:

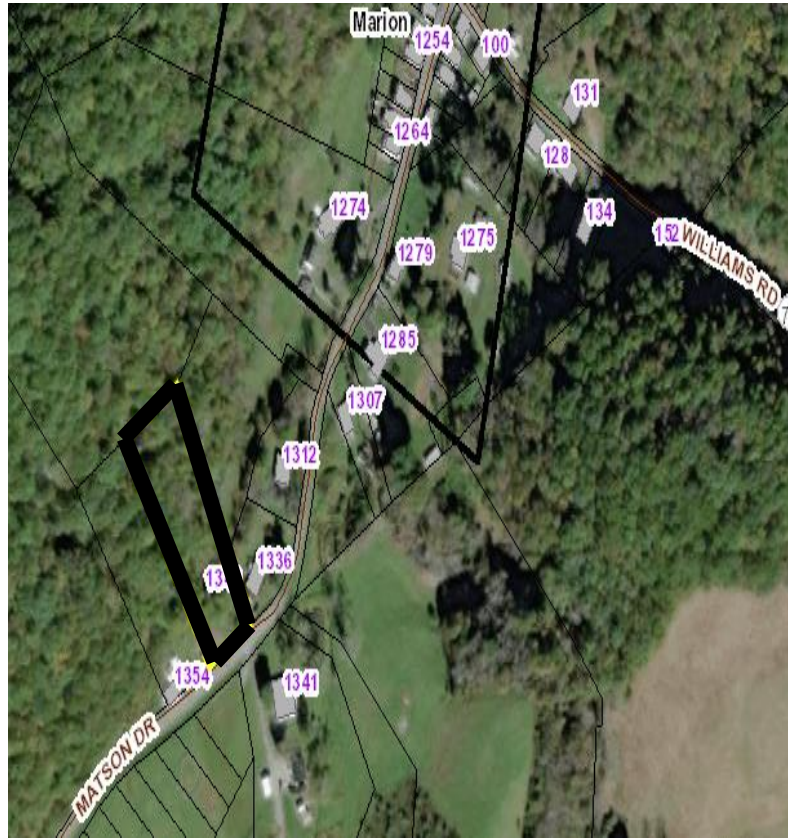
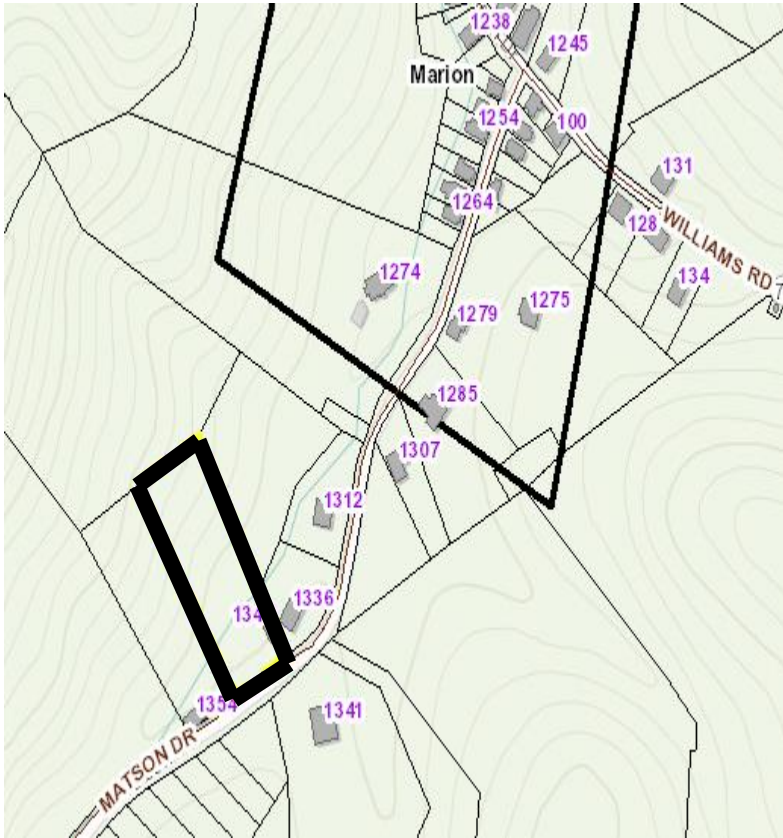
Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has on this 29th day of April, 2022, 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
Annie B. Hester, et al.



Current Data

Tax Map No.: 57-A-23

Account No.: 85910

Owner: Annie B. Hester, et al.

Property Address and Description: Vacant, Matson Drive, Marion

Acreage: ±1.2 acres

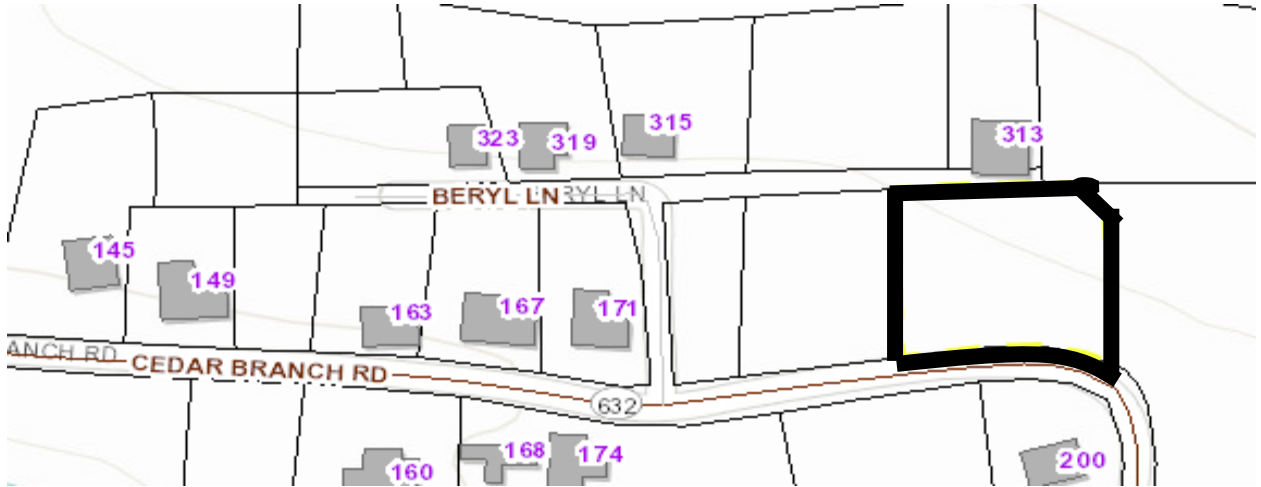
Land Value: \$8,300

Building Value: n/a

Total Value: \$8,300

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 N2
David M. Woodward**



Current Data

Tax Map No.: 28A5-A-20

Account No: 142000

Owner: David M. Woodward

Property Address and Description: Vacant, Cedar Branch Road, Saltville

Acreage: ±0.45 acre

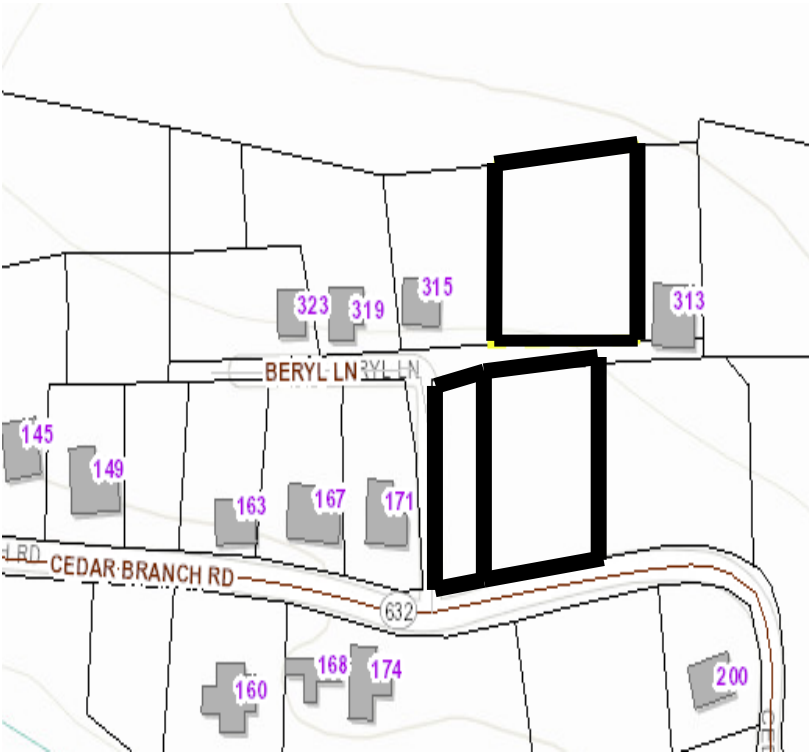
Land Value: \$5,000

Building Value: n/a

Total Value: \$5,000

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**Property N3
D.A. Woodward & Wife**



Current Data

Tax Map No.: 28A5-A-22, 28A5-A-23, and 28A5-A-24A

Account No.: 141976, and 141984

Owner: D.A. Woodward & Wife

Property Address and Description:

Acreage: ± 3.0 acres

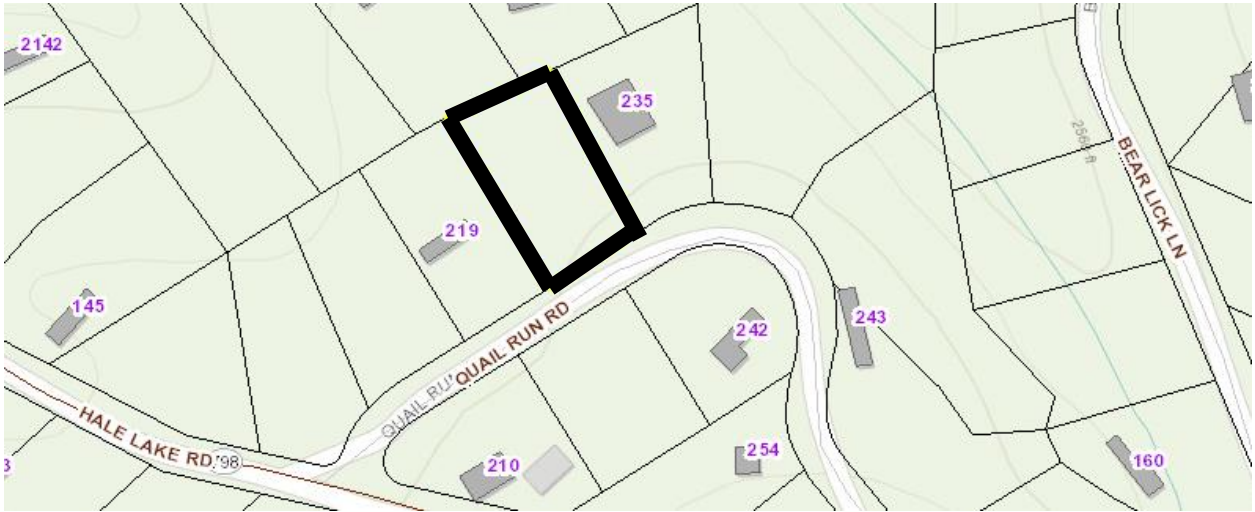
Land Value: \$10,000

Building Value: n/a

Total Value: \$10,000

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**Property N4
Raymond H. White, Jr.**



Current Data

Tax Map No.: 74A-2-16

Account No.: 136531

Owner: Raymond H. White, Jr., et al.

Property Address and Description: Vacant, Quail Run Road

Acreage: ±0.46 acre

Land Value: \$5,000

Building Value: n/a

Total Value: \$5,000

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**Property N5
Mason Brothers**



Current Data

Tax Map No.: 227-103-289

Account No.: 21016

Owner: Mason Brothers

Property Address and Description: Vacant, near Country Club Road and S Main Street

Acreage: n/a

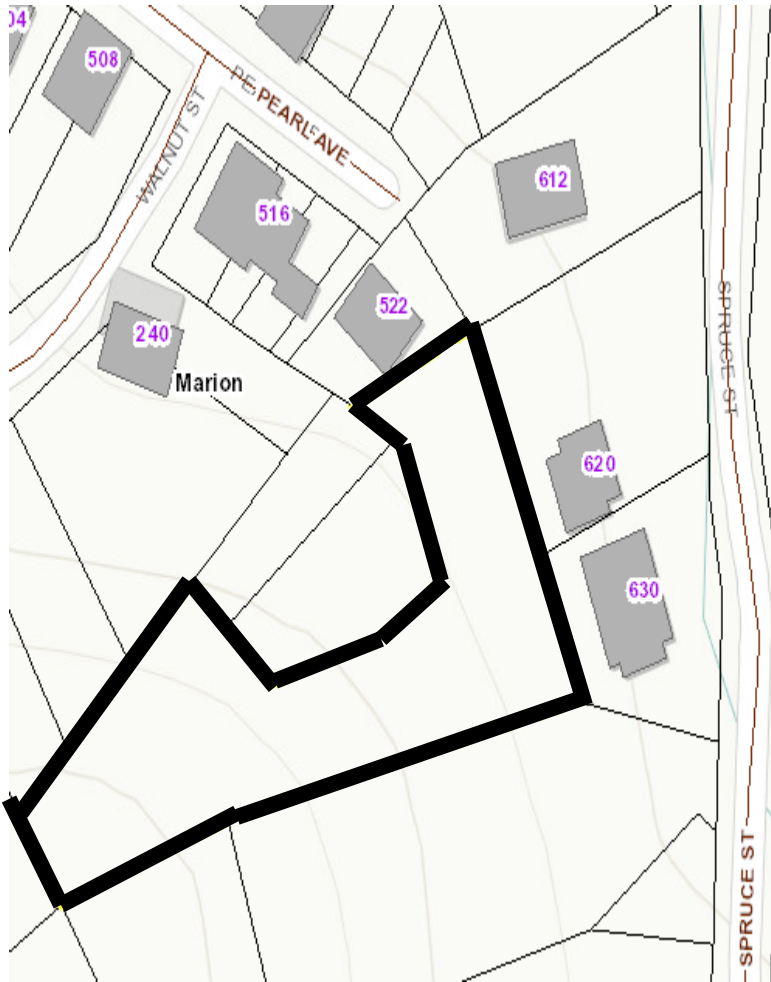
Land Value: \$2,000

Building Value: n/a

Total Value: \$2,000

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Property N6
William Kenneth Hutton Estate



Current Data

Tax Map No.: 211-130-20

Account No.: 23531

Owner: William Kenneth Hutton Estate

Property Address and Description: Vacant, near Walnut Street and Spruce Street

Acreage: n/a

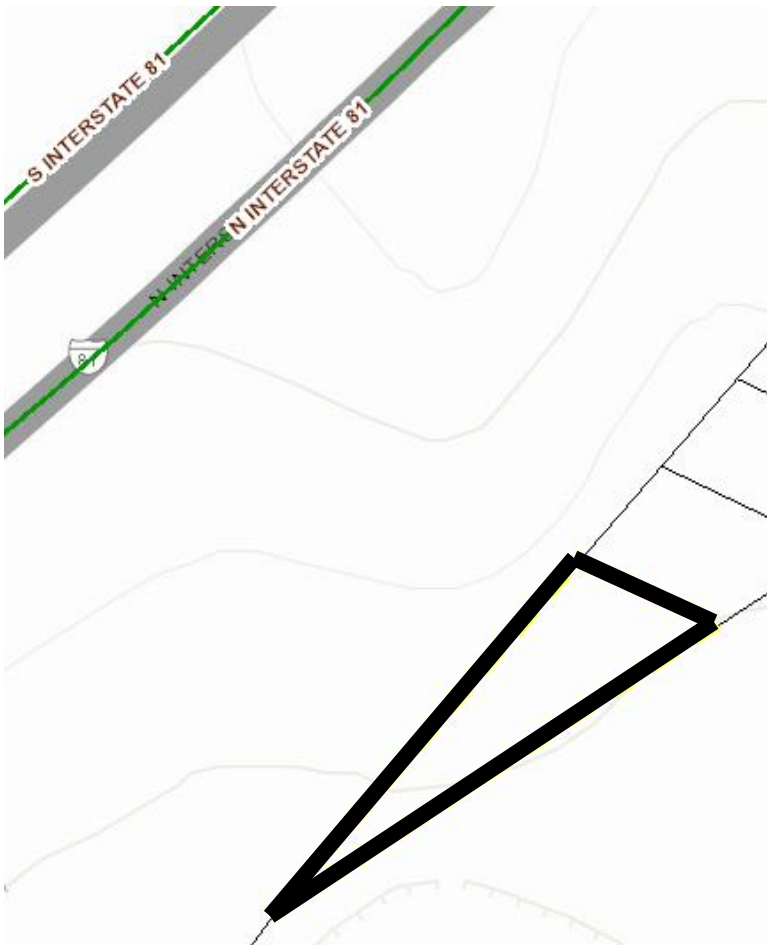
Land Value: \$2,500

Building Value: n/a

Total Value: \$2,500

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**Property N7
William and Ethel Lefler**



Current Data

Tax Map No.: 56F-6-95

Account No.: 95435

Owner: William and Ethel Lefler

Property Address and Description: Vacant, near S Interstate 81

Acreage: n/a

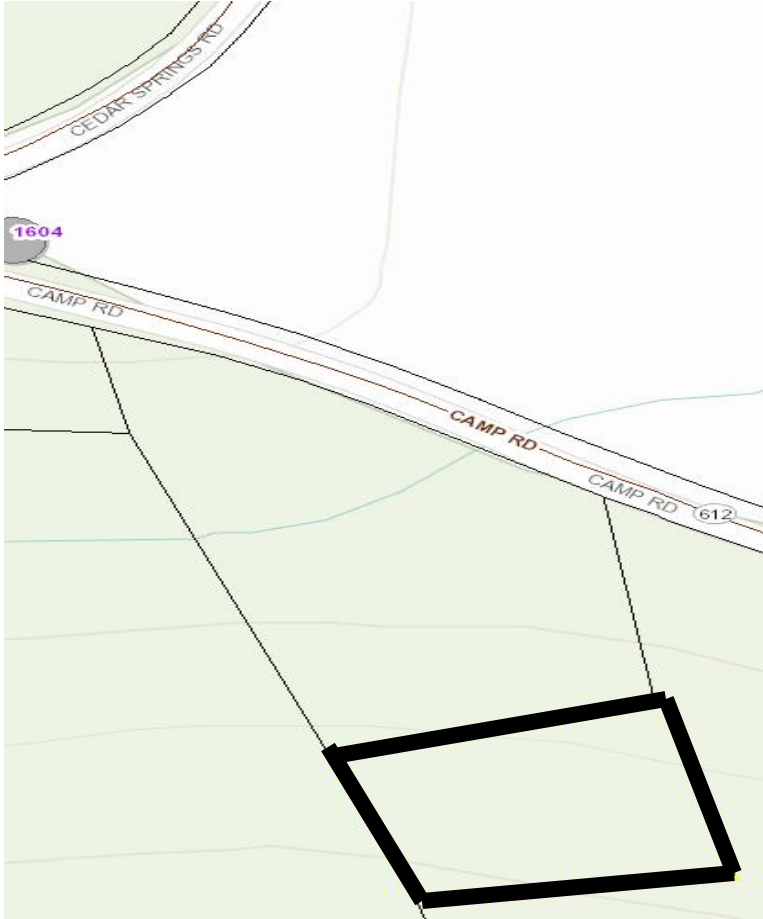
Land Value: \$300

Building Value: n/a

Total Value: \$300

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**Property N8
Homer Cullop**



Current Data

Tax Map No.: 61-A-12

Account No.: 64149

Owner: Home Cullop

Property Address and Description: Vacant, near Camp Road

Acreage: n/a

Land Value: \$800

Building Value: n/a

Total Value: \$800

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