

**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 **February 24, 2023** at **12:00 PM**.

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 made on the day of the auction take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
1	Willis E. Dinsmore, et als	28A6-1-20	38253	734875	337 Henrytown Road, Saltville
2	Fred T. Haynes, III et al.	28A15-2-28	35939	734806	217 Old Quarry Road, Saltville
3	Shirley H. Walls Estate	28A8-3-29 and 28A8-3-28B	39233	513974	401 Second Ave, Saltville
4	Gerald G. Widener, et al.	54-A-67A	140253	734791	Vacant; near Middle Fork Road, Marion
5	Graham B. Harris, et al.	41-A-89	81370	734849	Vacant; off Sparks Lane, Saltville
6	Graham B. Harris, et al.	41-A-42A	81354	734849	Vacant; near Mountain Road, Saltville
7	Graham B. Harris, et al.	41-A-59	81388	734849	Vacant; off Old Quarry Road, Saltville
8	James Richardson, Jr. Estate	58A-1-19	115231	734863	111 Solar Lane, Marion

9	Loyal M. Cregger Estate, et al.	11-A-22	63291	627985	1819 Old Wilderness Road, Ceres
10	Carrie M. Sexton Estate	189-98-13-10A and 189-98-13-11	26999	628038	306 Lincoln Avenue, Marion
11	Tanya Savicz and Jeremy Michael Bohenkamp	70-A-10D	68524	627962	Vacant; off Pugh Mountain Road, Sugar Grove
12	Removed	Removed	63380	Removed	Removed
13	Elizabeth Ann F. Obregon	48B-2-1	71641	646990	Vacant; Lee Highway and Atkins Tank Road, Atkins
14	David T. Richmond	170-67-28, 170-67-29, 170-67-30, 170-67-31, 170-67-32, and 170-67-33	25275 and 28924	627993	322 and 328 Wolfe Avenue, Marion
15	Melsina Campbell Iglesias and John M. Campbell	170-68-A-8A and 170-68-A-9	30601	627994	231 Gilman Street, Marion
16	Dianna Lynne Hester & Richard Eugene Hester	64A-4-15	52957	647034	280 Green Hill Circle, Chilhowie

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.

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: On the day of the auction, 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 \$100.00, 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) 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 <https://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 March 3, 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.

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 counts@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.

Re: County of Smyth 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 Special Commissioner's sale held on Friday, February 24, 2023 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:

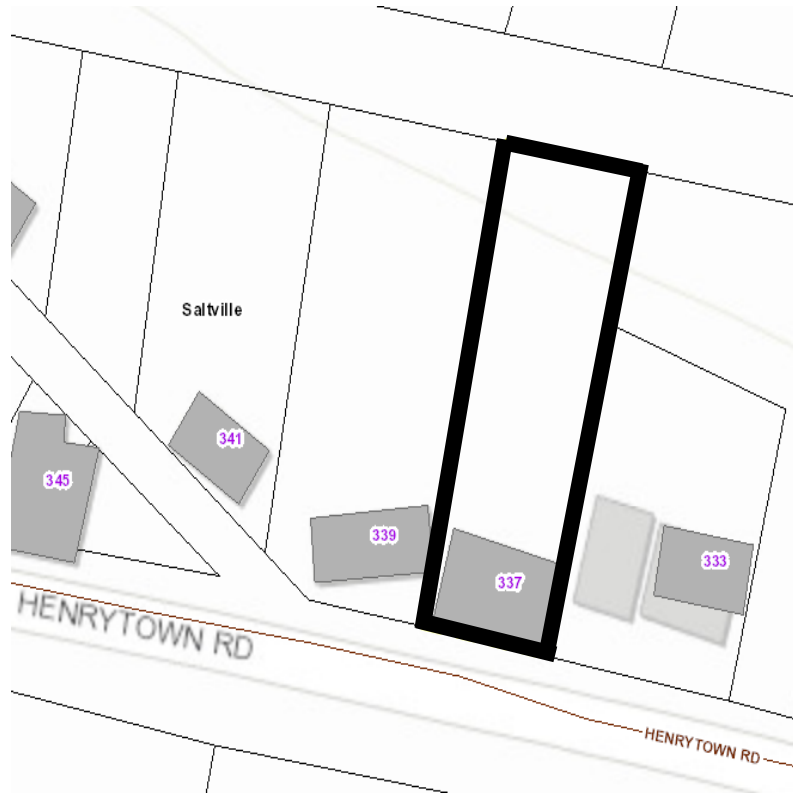
Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 24th day of February 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
Willis E. Dinsmore, et als



Current Owner: Willis E. Dinsmore, et als

Tax ID: 28A6-1-20

Account: 38253

Building Value: \$29,900

Land Value: \$5,000

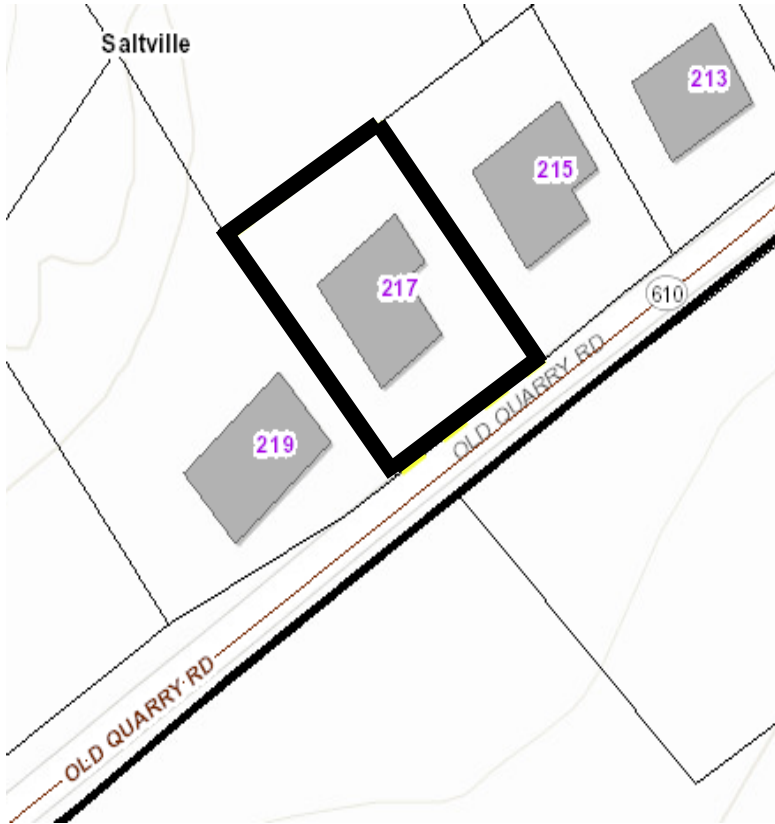
Total Value: \$34,900

Acreage: n/a

Property Description: 337 Henrytown 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 2
Fred T. Haynes, III, et al.



Current Owner: Fred T. Haynes, III, et al.

Tax ID: 28A15-2-28

Account: 35939

Building Value: \$31,100

Land Value: \$5,000

Total Value: \$36,100

Acreage: n/a

Property Description: 217 Old Quarry 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 3
Shirley H. Walls Estate



Current Owner: Shirley H. Walls, Estate

Tax ID: 28A8-3-28B

Account: 39233

Building Value: \$15,500

Land Value: \$10,000

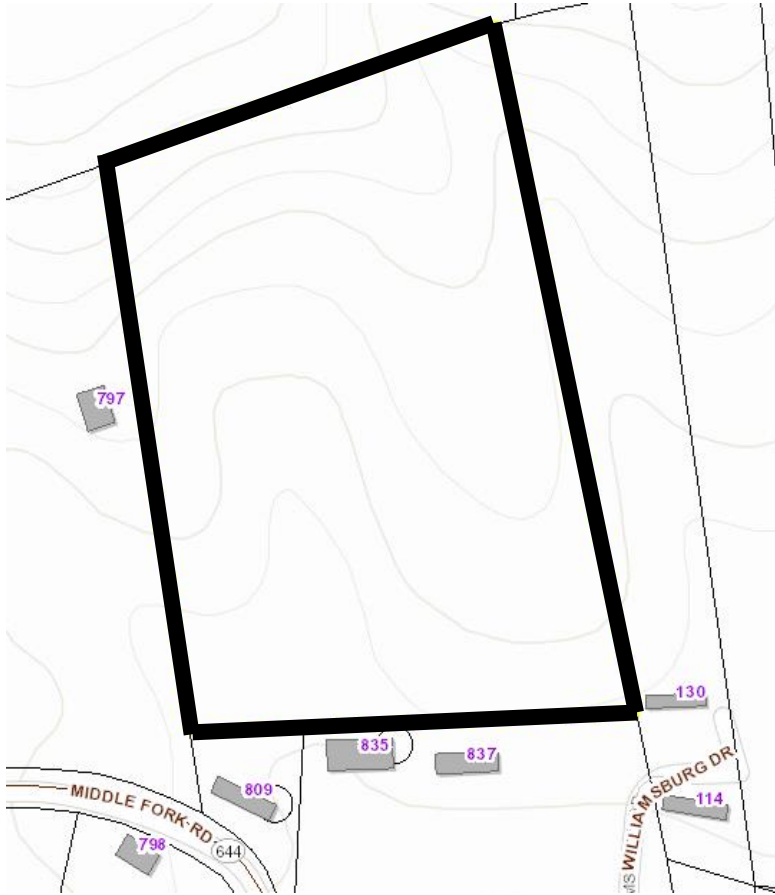
Total Value: \$25,500

Acreage: n/a

Property Description: 401 Second Ave, 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 4
Gerald G. Widener, et al.



Current Owner: Gerald G. Widener, et al.

Tax ID: 54-A-67A

Account: 140253

Building Value: n/a

Land Value: \$32,000

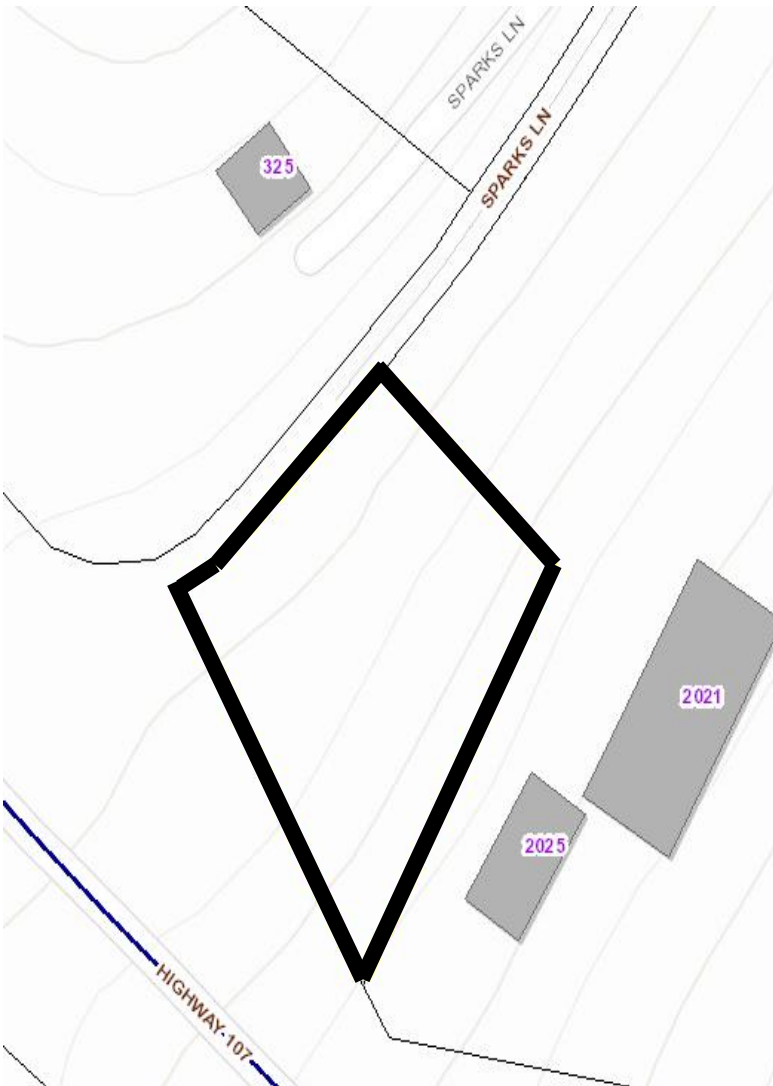
Total Value: \$32,000

Acreage: ± 7.1

Property Description: Vacant; near Middle Fork 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 5
Graham B. Harris, et al.



Current Owner: Graham B. Harris, et al.

Tax ID: 41-A-89

Account: 81370

Building Value: n/a

Land Value: \$1,500

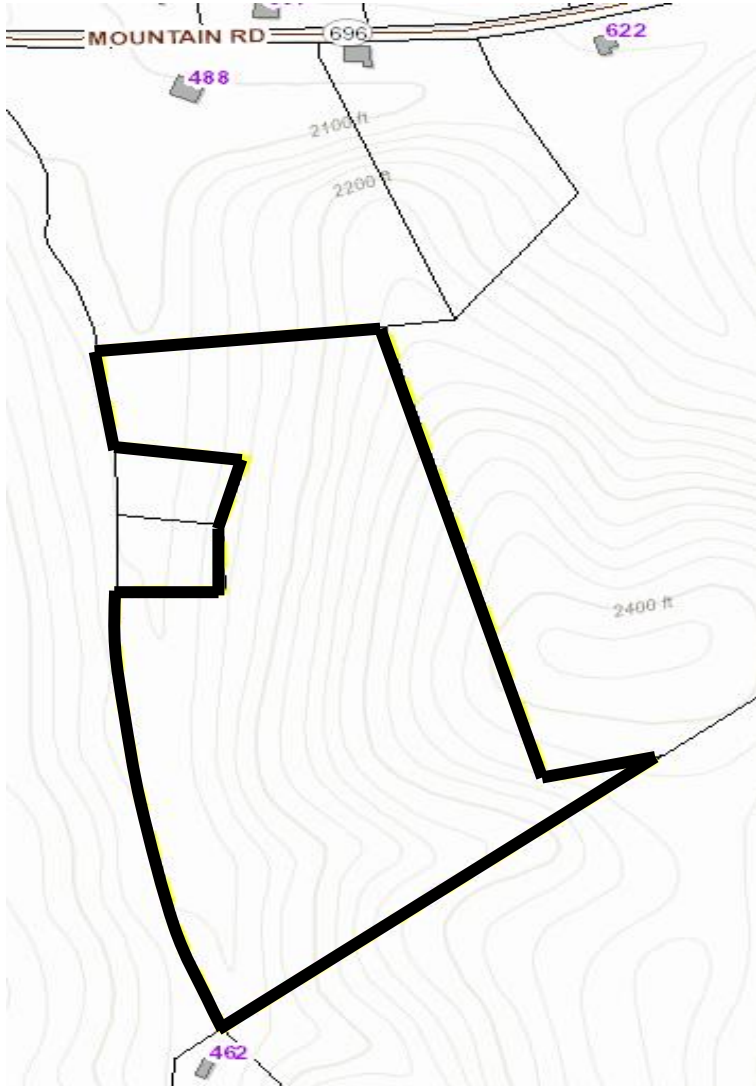
Total Value: \$1,500

Acreage: ± 1.00

Property Description: Vacant; off Sparks Lane, 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 6
Graham B. Harris, et al.



Current Owner: Graham B. Harris, et al.

Tax ID: 41-A-42A

Account: 81354

Building Value: n/a

Land Value: \$21,800

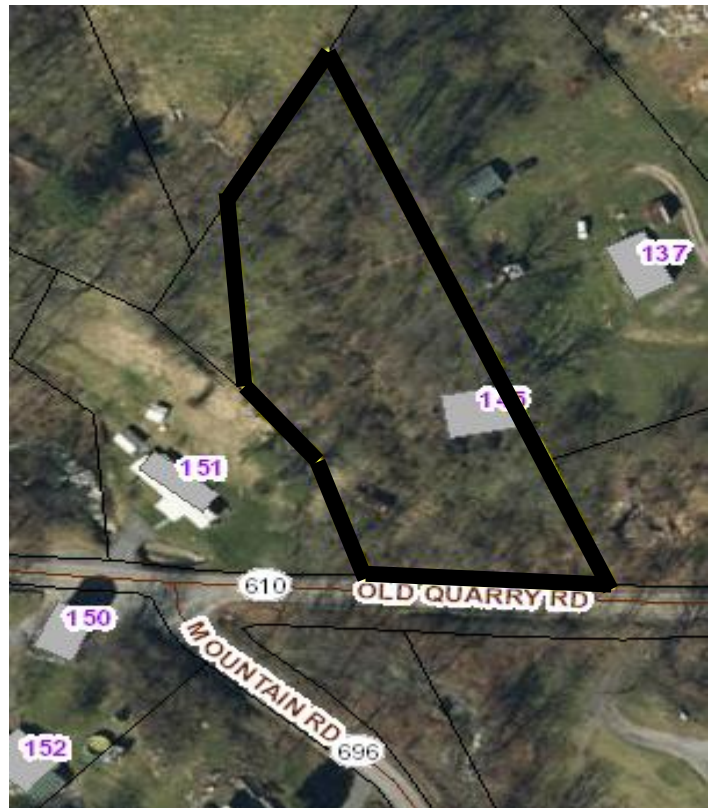
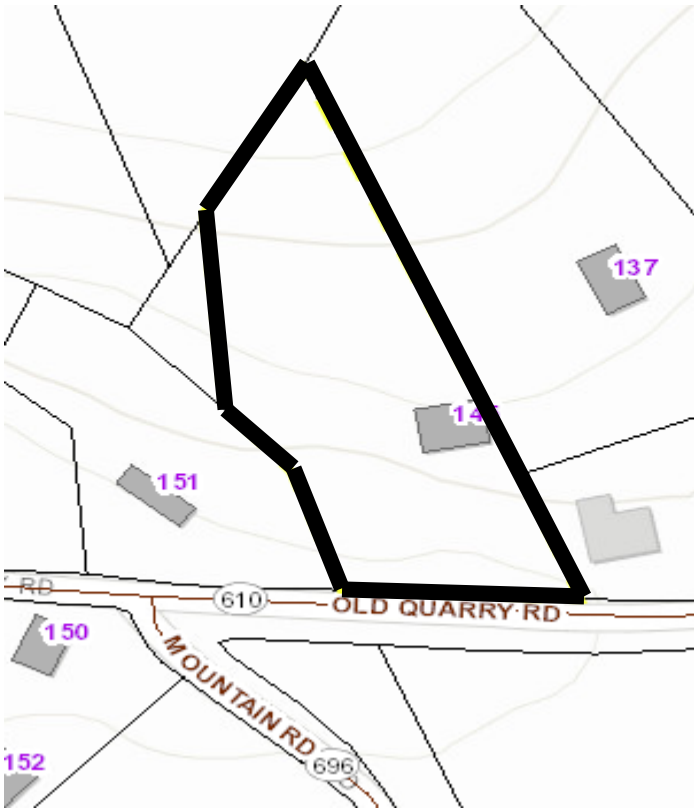
Total Value: \$21,800

Acreage: ± 14.5

Property Description: Vacant; near Mountain 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 7
Graham B. Harris, et al.



Current Owner: Graham B. Harris, et al.

Tax ID: 41-A-59

Account: 81388

Building Value: n/a

Land Value: \$8,000

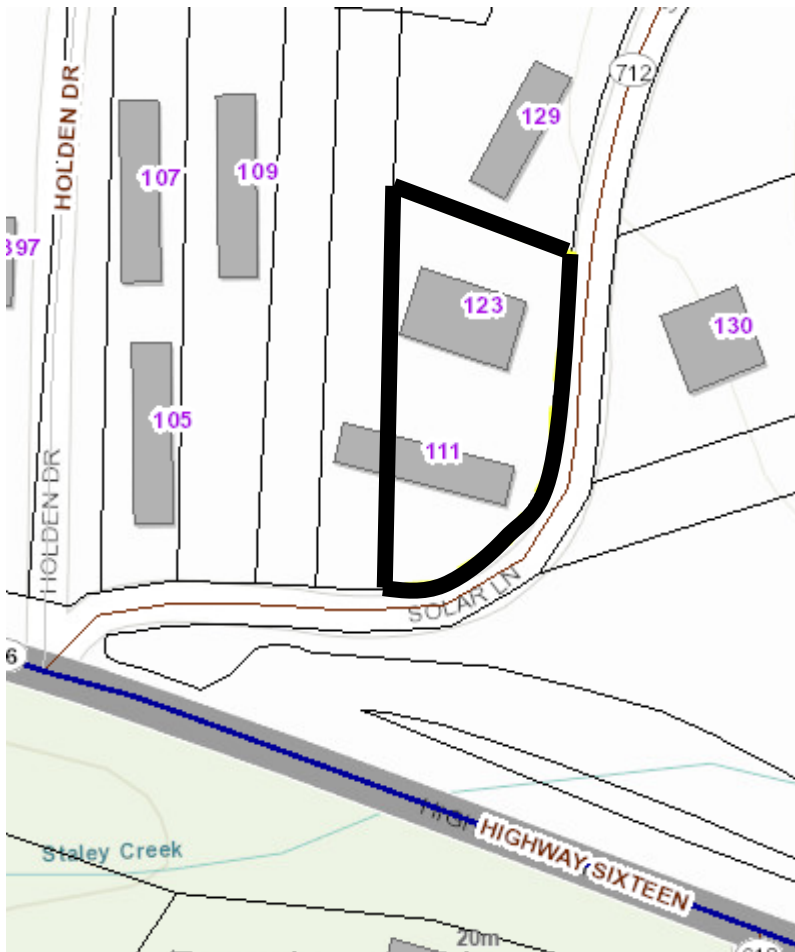
Total Value: \$8,000

Acreage: ± 0.75

Property Description: Vacant; off Old Quarry 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 8
James Richardson, Jr. Estate



Current Owner: James Richardson, Jr. Estate

Tax ID: 58A-1-19

Account: 115231

Building Value: \$200

Land Value: \$10,000

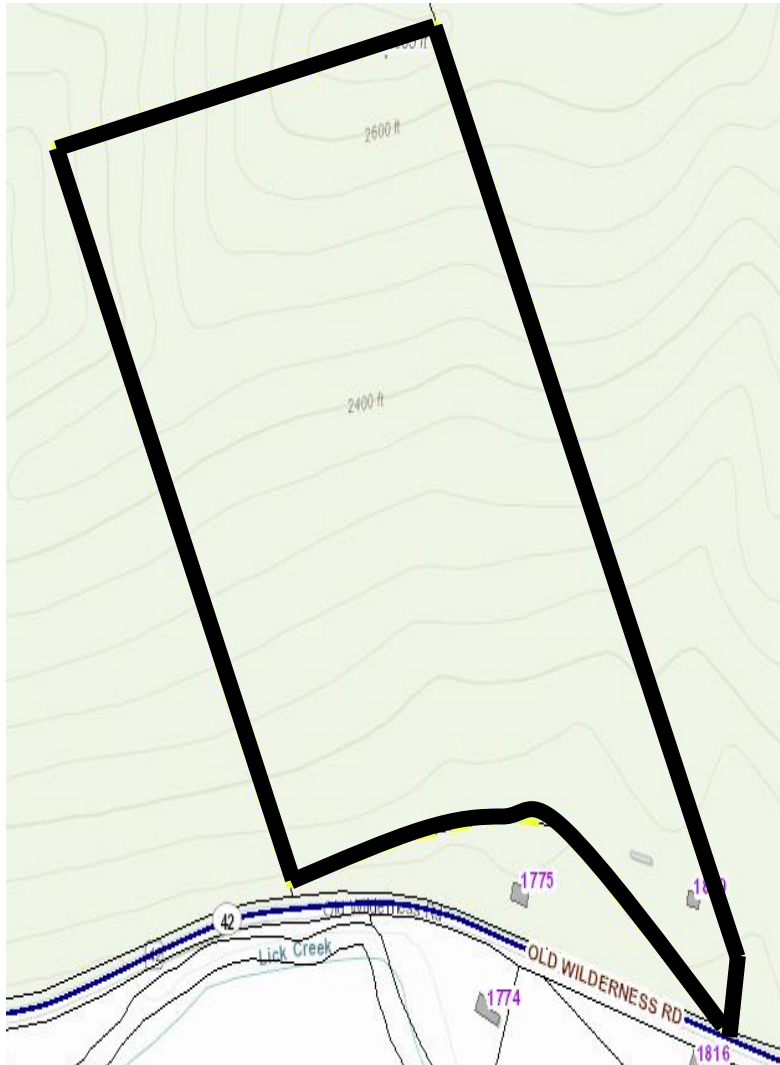
Total Value: \$10,200

Acreage: n/a

Property Description: 111 Solar 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 9
Loyal M. Cregger Estate, et al.



Current Owner: Loyal M. Cregger, Estate, et al.

Tax ID: 11-A-22

Account: 63291

Building Value: \$34,500

Land Value: \$71,400

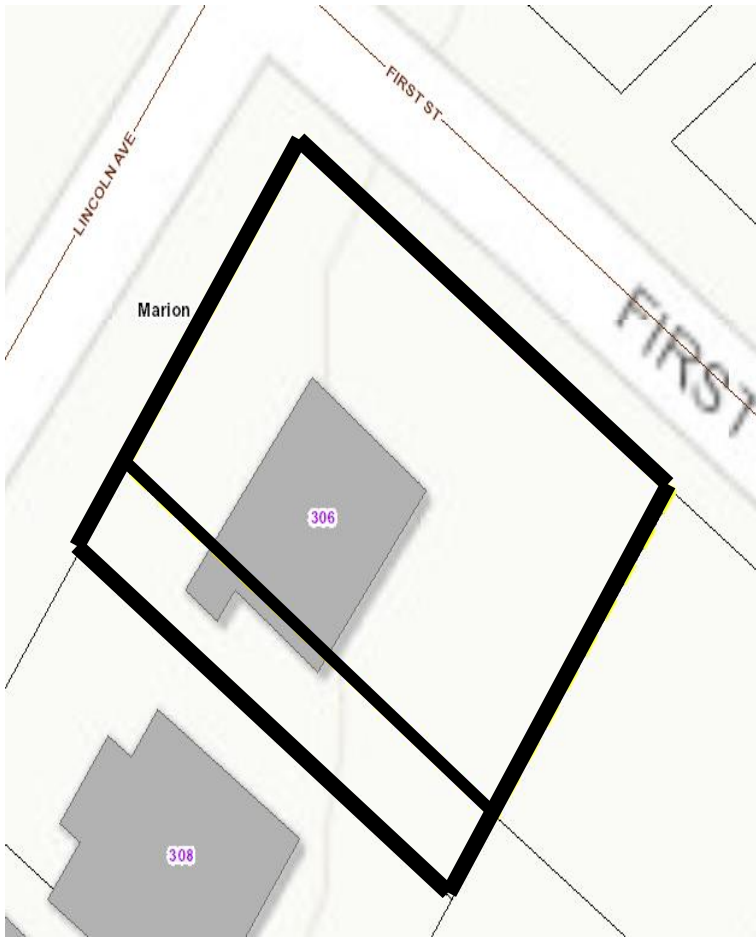
Total Value: \$105,900

Acreage: ± 30.25

Property Description: 1819 Old Wilderness Road, Ceres

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
Carrie M. Sexton Estate



Current Owner: Carrie M. Sexton Estate

Tax ID: 189-98-13-10A and 189-98-13-11

Account: 26999

Building Value: \$16,800

Land Value: \$10,000

Total Value: \$26,800

Acreage: n/a

Property Description: 306 Lincoln Avenue, 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 11

Tanya Savicz and Jeremy Michael Bohenkamp



Current Owner: Tanya Savicz & Jeremy Michael Bohenkamp

Tax ID: 70-A-10D

Account: 68524

Building Value: \$1,000

Land Value: \$26,300

Total Value: \$27,300

Acreage: ± 5.51

Property Description: Vacant; off 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
Angela Hodge, et als



Current Owner: Angela Hodge, et als

Tax ID: 60-A-10

Account: 63380

Building Value: \$69,000

Land Value: \$23,800

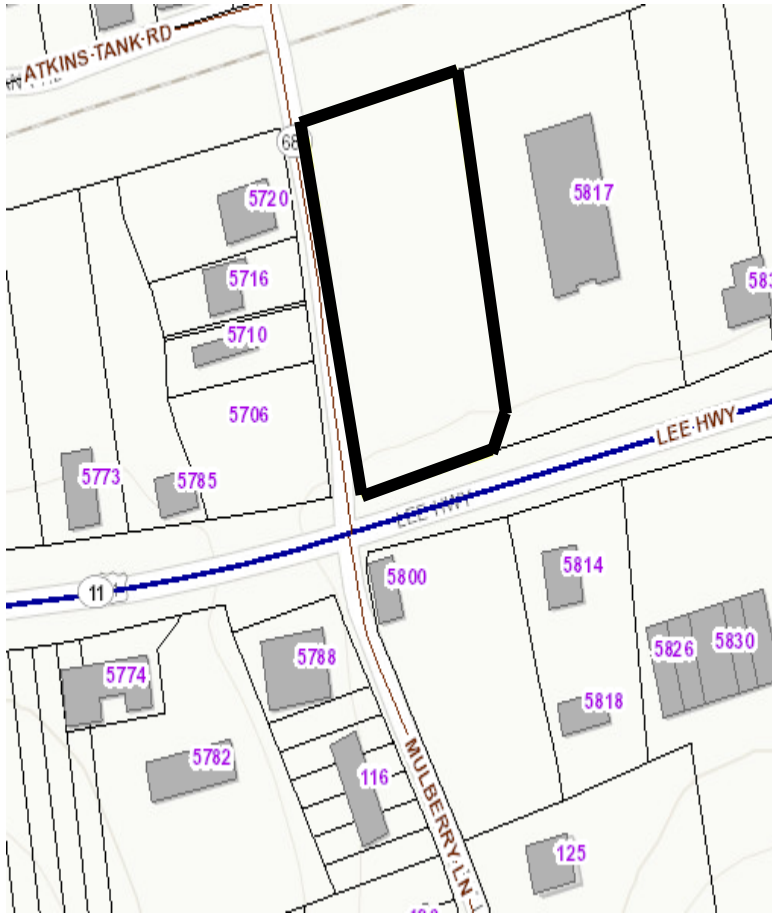
Total Value: \$93,200

Acreage: ± 2.88

Property Description: 4416 Sugar Grove Highway, 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 13
Elizabeth Ann F. Obregon



Current Owner: Elizabeth Ann F. Obregon

Tax ID: 48B-2-1

Account: 71641

Building Value: n/a

Land Value: \$188,200

Total Value: \$188,200

Acreage: ± 1.08

Property Description: Vacant; Lee Highway and Atkins Tank Road, Atkins

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
David T. Richmond



Current Owner: David T. Richmond

Tax ID: 170-67-28, 170-67-29, 170-67-30, 170-67-31, 170-67-32, and 170-67-33

Account: 25275 and 28924

Building Value: \$58,700 total

Land Value: \$30,000 total

Total Value: \$88,700 total

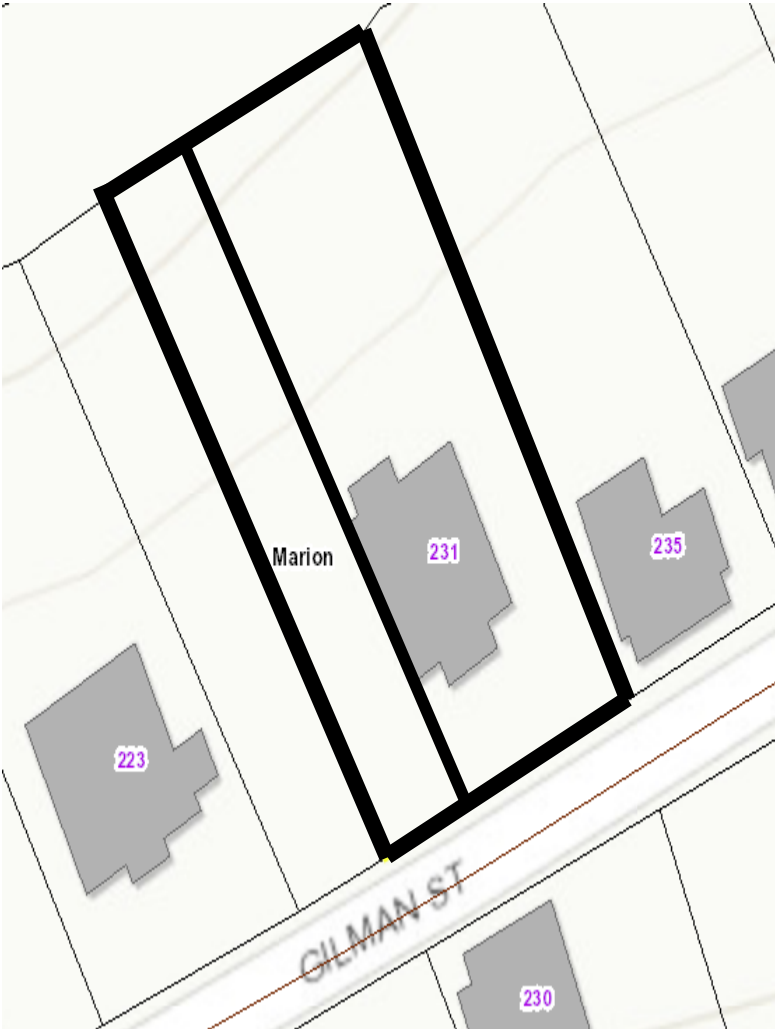
Acreage: n/a

Property Description: 322 and 328 Wolfe Avenue, 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 15

Melsina Campbell Iglesias and John M. Campbell



Current Owner: Melsina Campbell Iglesias and John M. Campbell

Tax ID: 170-68-A-8A and 170-68-A-9

Account: 30601

Building Value: \$29,800

Land Value: \$9,000

Total Value: \$38,800

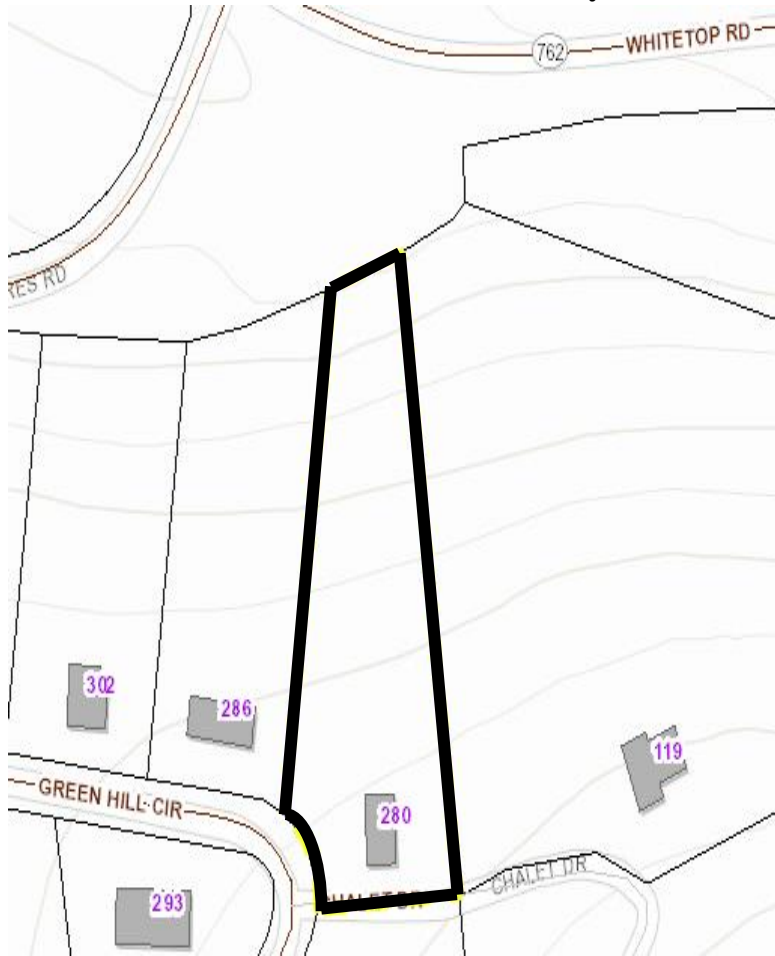
Acreage: n/a

Property Description: 231 Gilman 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

Dianna Lynne Hester and Richard Eugene Hester



Current Owner: Dianna Lynne Hester and Richard Eugene Hester

Tax ID: 64A-4-15

Account: 52957

Building Value: \$80,900

Land Value: \$15,000

Total Value: \$95,900

Acreage: n/a

Property Description: 280 Green Hill Circle, 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.