

**NOTICE OF DELINQUENT TAXES
AND TREASURER'S SALE OF REAL PROPERTY
LOCALITY, 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, which will **commence at Holston Hill Country Club, 1000 Country Club Road, Marion, Virginia 24354 on February 24, 2023 at 12:00 PM** or 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 The 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(s)	Tax Map No.	Account No.	TACS No.	Property Description
N1	Lester Stuart Welsh Jr.	41-A-34	105074	734930	Vacant; Mountain Road, Saltville
N2	Hugh R. Parks	71-A-35A	107671	734865	Vacant; Cedar Springs Road, Sugar Grove
N3	Estel Cardwell	28-A-105	55948	627945	Vacant; near Back Hollow Road, Saltville
N4	Irene Ashlin Estate	71-A-61A	42714	627970	Vacant; Flat Ridge Road, Sugar Grove
N5	Gyp McNew c/o Patricia McNew Simpson	28A2-A-89	99864	735099	131 Poor Valley Road, Saltville
N6	Mason Brother	227-102 227-103 227-104 227-105 227-106 227-107 227-108 227-109 227-110 227-111 227-112 227-113 227-114 227-115 227-116 227-117 227-118 227-119 227-120 227-121 227-122 227-123 227-124 227-125 227-126 227-127 227-128 227-129 227-130 227-131 227-132 227-133 227-134 227-135 227-136 227-137 227-138 227-139 227-140 227-141 227-142 227-143 227-144 227-145 227-146 227-147 227-148 227-149 227-150 227-151 227-152 227-153 227-154 227-155 227-156 227-157 227-158 227-159 227-160 227-161 227-162 227-163 227-164 227-165 227-166 227-167 227-168 227-169 227-170 227-171 227-172 227-173 227-174 227-175 227-176 227-177 227-178 227-179 227-180 227-181 227-182 227-183 227-184 227-185 227-186 227-187 227-188 227-189 227-190 227-191 227-192 227-193 227-194 227-195 227-196 227-197 227-198 227-199 227-200	21016		Vacant; near Country Club Road, Marion
N7	Pamela Michelle Vanhoy	211-130-14	23116	734810	Vacant; Buchanan Street, Marion
N8	J B Hogston	28A3-A-69	86550	627946	Vacant; Allison Gap Road, Saltville
N9	Jerry Alan Orr, et al.	32-A-13	102130	851359	Vacant; near Valley Road, Saltville

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 remit payment in full at the time of the auction. **There will be a 10% buyer's premium or a \$100.00 flat fee, whichever is greater, added to the final bid.** Recording costs for deed recordation will also be the responsibility of the successful bidder and are due at the time of the auction.

Terms applicable to In-Person Bidders ONLY: The total balance is due from the highest bidder at the conclusion 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 auction price 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 Smyth 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 online at www.countsauction.com, by email to counts@countsauction.com or by phone to (434) 525-2991. Questions concerning the properties 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 Non-Judicial Sale Auction
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800