

**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 **the Holston Hills Country Club, 1000 Country Club Road, Marion, Virginia 24354**, on **January 24, 2025 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 take precedence over any prior written or verbal terms of sale.

	<b>Property Owner(s)</b>	<b>Tax Map No.</b>	<b>Account No.</b>	<b>TACS No.</b>	<b>Property Description</b>
J1	Patricia Diana Rajput, et al.	76-4-3A	115681	646983	3935 Whitetop Road, Chilhowie 24319
J2	<del>Kassidy Frocke Blair</del> <b>Redeemed</b>	9-A-13A	62278	735085	523 Cussing Hollow Road, Saltville 24370
J3	R G Keese Estate	42-A-1	92479	410041	Vacant; Valley Road, Saltville 24370
J4	<del>Sally Tucker Heirs</del> <b>Removed</b>	53D3-A-48	5088	627944	Vacant; near Railroad Avenue and Holston Street, Chilhowie 24319
J5	George Martin Woods Estate	71E-2-2 and 71E-2-2A	51390 and 79138	734854	512 Wood Lane, Sugar Grove 24375
J6	Bonita A. Raber	55C-2-2G	42867	735016	2189 and 2193 Daywood Lane, Marion 24354
J7	<del>Jason Ratcliff (LE)</del> <b>Removed</b>	47-A-9	46400	494075	888 Keller Lane, Marion 24354
J8	<del>Jason Ratcliff (LE)</del> <b>Removed</b>	47-A-9F	46403	494075	Vacant; Keller Lane, Marion 24354

J9	Justin B. Jones	37-A-63C	145192	734717	267 Phipps Road, Atkins 24311
	Kelly M. & Justin B. Jones	37-A-52D; 37-A-52B-C; and, 37-A-52A	83145; 145193; and, 145190		

**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. We do not provide and do not assist with obtaining title insurance or title to personal property.

**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 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 \$150.00, 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 (\$20,000.00) 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 [www.countsauction.com](http://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 January 31, 2025).** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier's checks and money orders shall be made payable to County of Smyth and forwarded to TACS, at the address shown below. Cash and personal checks will not be accepted. Wire transfer instructions will be provided to the highest bidder upon request.

**GENERAL TERMS:** 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](http://www.countsauction.com), by email to [gmcdaniel@countsauction.com](mailto: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](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), by phone to (804) 612-0629, or by writing to the address below.

Taxing Authority Consulting Services, PC  
Attn: Tax Sales (Smyth County)  
P.O. Box 31800  
Henrico, Virginia 23294-1800

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

At that certain real estate tax sale which closed on Friday, January 24, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ \_\_\_\_\_.

**Case Name:** County of Smyth v. \_\_\_\_\_ (Case No. \_\_\_\_\_)

**Tax Map Number:** \_\_\_\_\_

**Account Number:** \_\_\_\_\_

**TACS Number:** \_\_\_\_\_

**Buyer's Premium:** \$ \_\_\_\_\_

**Bid Deposit:** \$ \_\_\_\_\_

**Credit Card Hold:** \$( \_\_\_\_\_ )

**Total Due Now:** \$ \_\_\_\_\_

I understand that the above-referenced "Total Due Now" is required to be deposited today with the Special Commissioner and that the balance of the high bid and the deed recordation cost will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Smyth, Virginia. I understand that in the event my payment is returned or otherwise does not clear within twenty (20) days, this contract of sale may be voided, I may be responsible for damages or costs of resale, and the next highest bidder may be contacted to purchase the property.

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 Special Commissioner intends to ask the Court 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 (January 24, 2025). I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit filed by the above-named locality, that this contract shall be voidable 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 Acknowledgement and Contract of Sale, or if the balance of the purchase price is not paid in full within fifteen (15) days of

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

confirmation, I agree to forfeit all amounts paid and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

I understand that by bidding, I have entered into a legally binding contract and that I waive all rescission rights. I understand that my bid was immediately binding, irrevocable, and enforceable.

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.

<b>Signature</b>	Street Address
Name (please print)	City, State, Zip
Telephone	Email Address

Title will be taken in the name of:

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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 2025, 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.

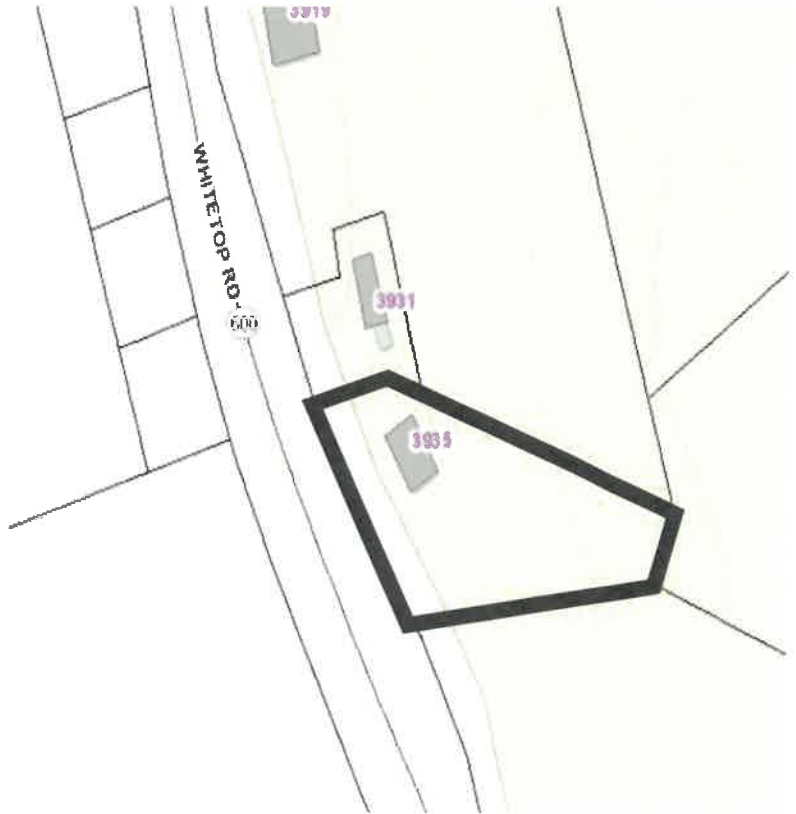
\_\_\_\_\_  
Taxing Authority Consulting Services, PC



**Property J1**  
**Patricia Diana Rajput, et al.**

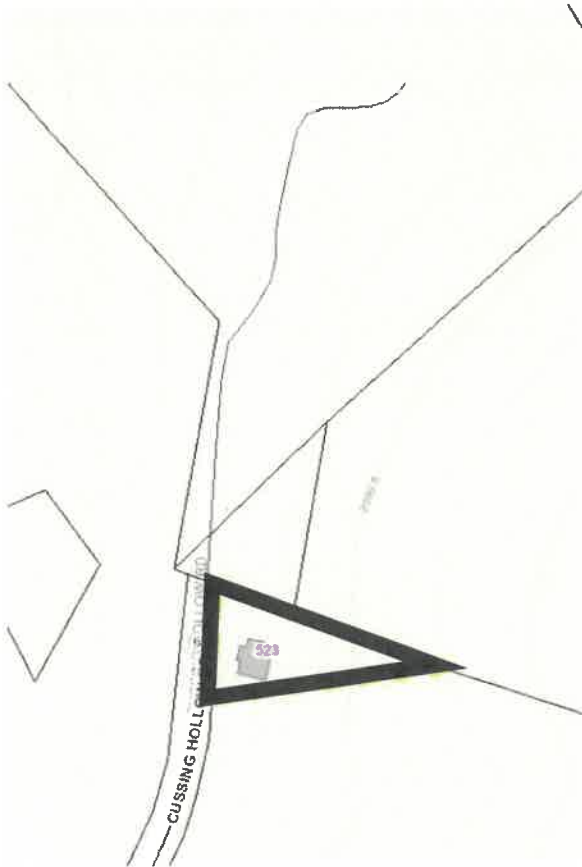


Tax ID: 76-4-3A  
Account: 115681  
Owner: RAJPUT PATRICIA DIANA ETAL  
1332 LAUREL BLUFF RD  
KINGSTON TN 37763  
Acres: 1  
Description 1: GROSS CREEK  
Building Value: \$104,200  
Land Value: \$18,000  
Year Built: 1968  
Sell Date: 5 / 2 / 2019  
Sell Price: \$1  
Deed Book: 1035 Pg: 888  
Will Book: Pg:  
Source: DEED DESCRIPTION  
Grantor: MARTIN PATRICIA DIANA ETAL



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.

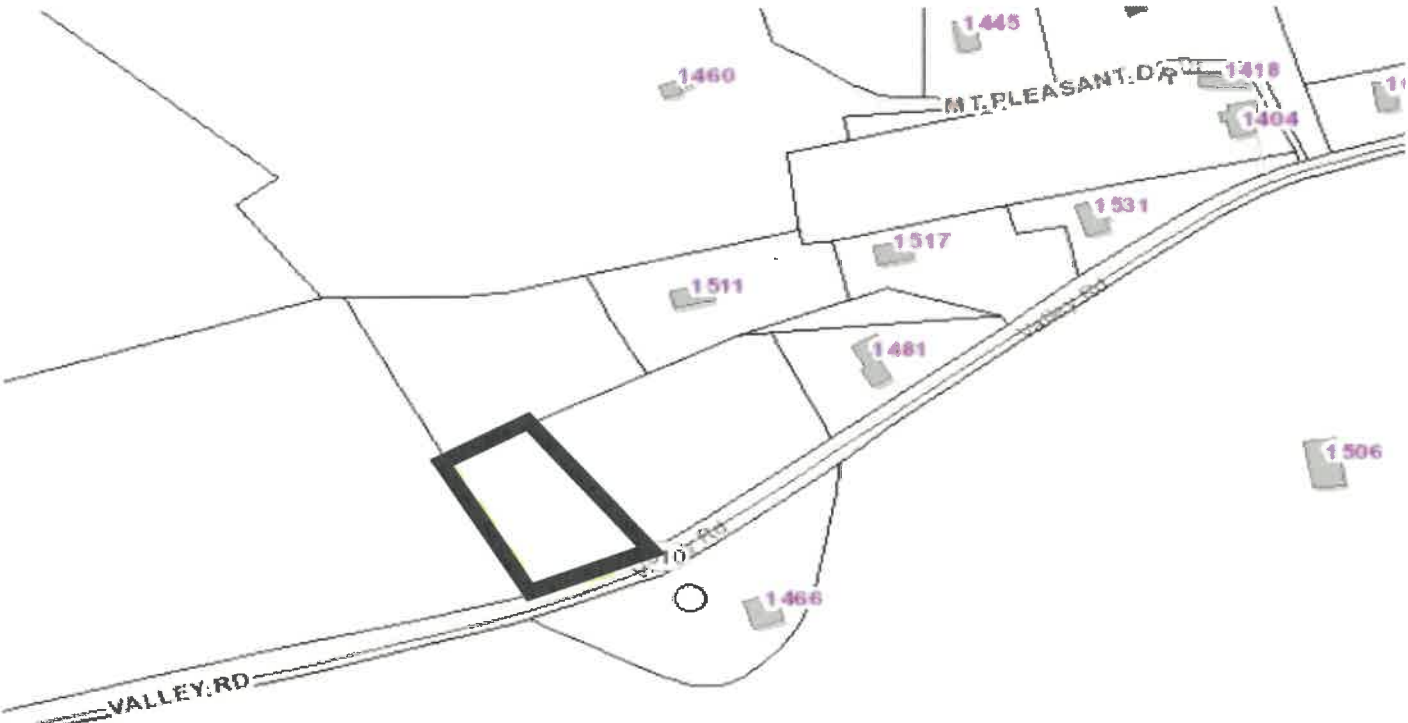
**Property J2**  
**Kassidy Brooke Barr**



Tax ID: 9-A-13A  
Account: 62278  
Owner: BARR KASSIDY BROOKE  
4746 EAST SKYLINE DR  
LARAMIE WY 82070  
Description 1: BRUSHY MT  
Description 2: 1 LOT  
Building Value: \$63,500  
Land Value: \$12,000  
Year Built: 1968  
Sell Date: 2 / 3 / 2022  
Sell Price: \$10  
Deed Book: 1080 Pg: 457  
Will Book: Pg:  
Grantor: BARR DEANNE ELIZABETH

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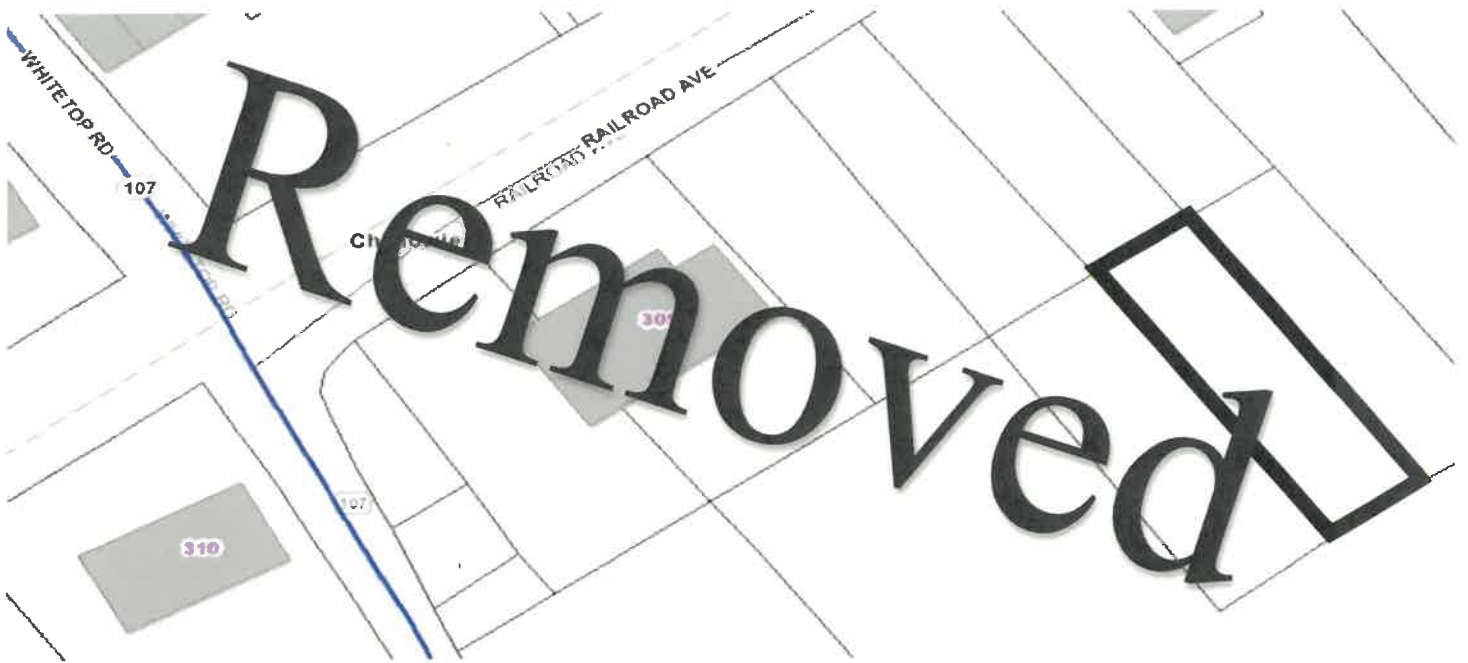
**Property J3**  
**R G Keese Estate**



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**Property J4**  
**Sallie Tucker Heirs**



Tax ID: 53D3-A-48  
Account: 5088  
Owner: TUCKER SALLIE & HEIRS  
C/O MRS ROBERT FIELDS JR  
CHILHOWIE VA 24319  
Acres: 0.31  
Description 1: R R ST  
Land Value: \$15,000  
Sell Date: 1 / 1 / 2000  
Will Book: Pg:

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**Property J5**  
**George Martin Woods Estate**



Tax ID: 71E-2-2  
Account: 51390  
Owner: WOODS GEORGE MARTIN ESTATE  
C/O KATY WOODS  
SUGAR GROVE VA 24375  
Description 1: CRESS CREEK  
Description 2: LOT  
Land Value: \$5,000  
Sell Date: 2/1/1999  
Sell Price: \$8,000  
Deed Book: 524 Pg: 179  
Will Book: Pg:  
Source: TAX MAP

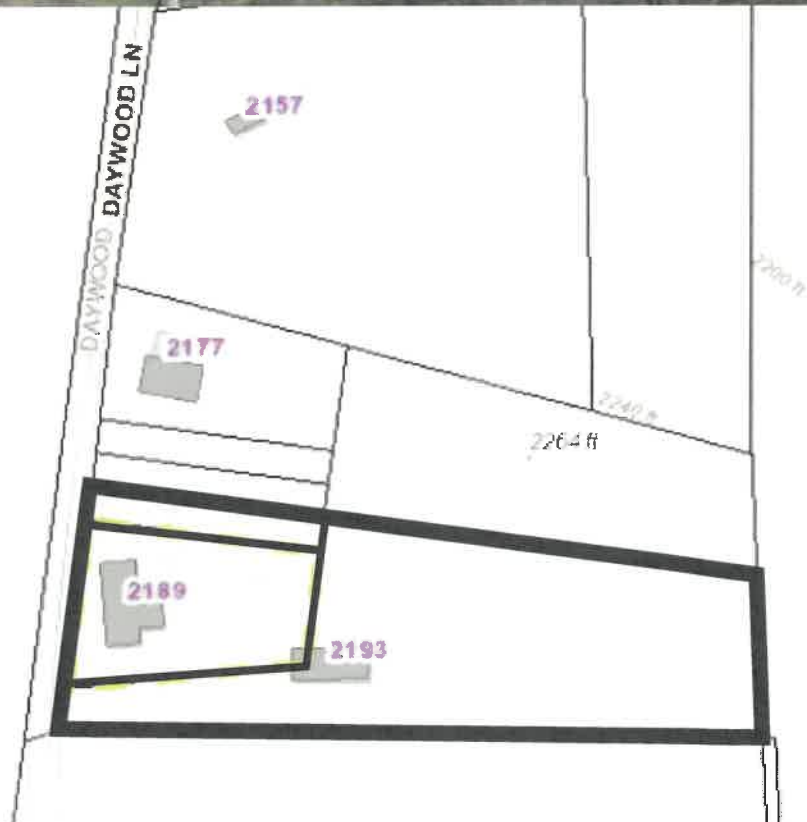
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**Property J6**  
**Bonita A. Raber**



Tax ID: 55C-2-2G  
Account: 42867  
Owner: RABER BONITAA ETAL  
2177 DAYWOOD LN  
MARION VA 24354  
Description 1: MIDDLE FORK  
Description 2: TR 2  
Building Value: \$55,900  
Land Value: \$12,000  
Year Built: 1946  
Sell Date: 9 / 10 / 2007  
Deed Book: 740 Pg: 519  
Will Book: Pg:  
Source: TAX MAP  
Grantor: ATKINS DORIS ALEEN MANICK  
Link: S:\Plats\Book740\Page521.pdf

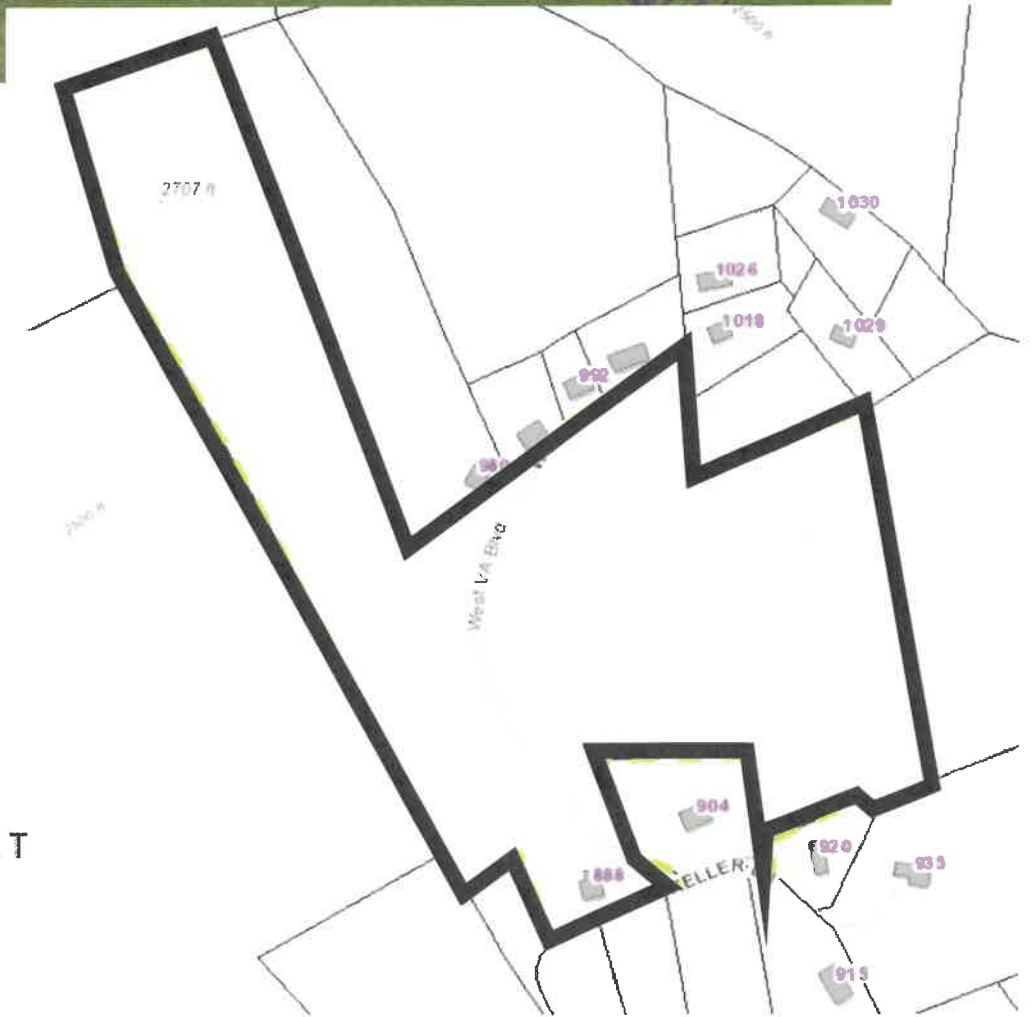


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# Removed

Property J7

Jason Ratcliff (LE)



Tax ID: 47-A-9  
Account: 46400  
Owner: RATCLIFF JASON (LE)  
888 KELLER LANE  
MARION VA 24354  
Acres: 22.52  
Description 1: KELLER LANE  
Building Value: \$102,400  
Land Value: \$83,800  
Year Built: 1950  
Sell Date: 9 / 17 / 1992  
Deed Book: 113 Pg: 564  
Will Book: 42 Pg: 251  
Grantor: DAVIS ROBERT C & DOLLIE T

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# Removed

Property J8

Jason Ratcliff (LE)

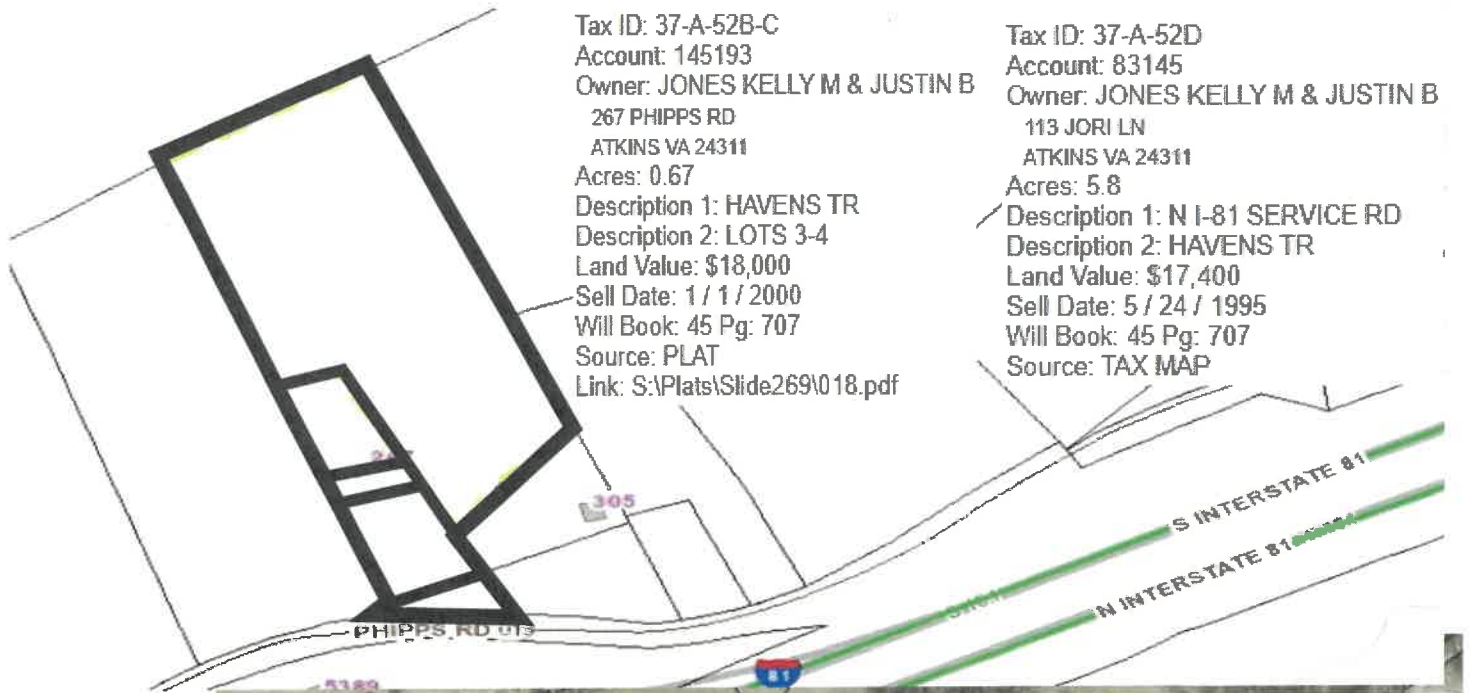


Tax ID: 47-A-9F  
Account: 46403  
Owner: RATCLIFF JASON (LE)  
888 KELLER LANE  
MARION VA 24354  
Acres: 2.34  
Description 1: KELLER LANE  
Description 2: BERRY TR  
Land Value: \$35,400  
Sell Date: 9 / 17 / 1992  
Deed Book: 379 Pg: 559  
Will Book: 42 Pg: 251  
Grantor: BERRY HUGH G

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## Property J9

**Kelly M. & Justin B. Jones**



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