**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 **November 6, 2026** 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.

| | Property Owner(s) | Tax Map No. | Account No. | TACS No. | Property Description |
|---|---|---|---|---|---|
| J1 | Wendy Grove (Trivett) Titter REDEEMED | 87-A-2A | 123013 | 934311 REDEEMED | 895 Laurel Valley Road, Troutdale 24378 |
| J2 | Dave Harris | 28A16-1-16 | 36943 | 627956 | Vacant; Worthy Boulevard, Saltville 24370 |
| J3 | Lacy K. and Victoria J. Bowman | 56H-1-7 | 41408 | 830066 | 175 Rolling Hills, Marion 24354 |
| J4 | Ronnie J. James, et al. | 149-49-1, 149-49-1A, 149-49-2, 149-49-2A, 149-49-3, 149-49-3A, 149-49-4, 149-49-4A, 149-49-5, 149-49-5A, 149-49-6 & 149-49-6A | 18546 | 934260 | **LAND ONLY** 101 Hockett Street, Marion 24354 |

| | | | | | |
|---|---|---|---|---|---|
| J5 | REDEEMED Ronnie J. James, et al. | 228-108-C-1, 228-108-C-2, 228-103-C-3, 228-108-C-4 & 228-108-C-5 | 31976 | 934260 | REDEEMED 642 Cumberland Street, Marion 24354 |
| J6 | Billy R. McElraft | 29-A-119 | 99279 | 934266 | 502 Buckeye Hollow Road, Saltville 24370 |
| J7 | Walter J. Dennison Estate and Beulah Dennison Estate | 67-A-183 | 66516 | 628033 | 111 Spring Hollow Road, Marion 24354 |
| J8 | Timothy A. Griffey | 57-5-2I | 77223 | 735089 | 129 King Lane, Marion 24354 |
| J9 | Merle M. Lambert, et als | 58-A-8 | 83305 | 734976 | 245 Crisp Road, Marion 24354 |
| J10 | REMOVED Joseph Allyn Stovall and Germercial Henderson Stovall, Jr. | 190-90-11A and 190-90-13A | 7668 | 446146 | REMOVED 246 East Chilhowie Street, Marion 24354 |
| J11 | REDEEMED Tanya Queen, Derek Allen Blackwell and William D. Gross, Jr. | 44-A-70 | 78034 | 446168 | REDEEMED 3027 Brookside Lane, Marion 24354 |
| J12 | REMOVED Bonita A. Raber, et al | 55C-2-2G | 42867 | 735016 | 2189 Daywood Lane, Marion REMOVED |
| J13 | REMOVED Shelby Harman Hagy | 17-A-60 | 81531 | 646961 | 104 Stillhouse Hollow Road, Saltville 24370 REMOVED |

**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 and the buyer assumes the risk of loss from the date of the

sale. 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 suitableness 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 all funds paid as liquidated damages to cover attorney's fees of $2,500.00 and auctioneer fees of $1,000.00, with any remaining amount go to the locality to cover additional costs of resale. Failure to make a timely or sufficient deposit also makes the high bidder liable for these fees, plus resale costs and deficiencies.

**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 at the close 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 November 13, 2026**). 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 https://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) 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, November 6, 2026, 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:** **$_____**

SAMPLE

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 that I bear the risk of loss from the date of this contract. 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 (November 6, 2026). 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 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

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

enforceable. 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 confirmation, I agree to forfeit of all funds paid as liquidated damages to cover attorney's fees of $2,500.00 and auctioneer fees of $1,000.00, with any remaining amount go to the locality to cover additional costs of resale. Failure to make a timely or sufficient deposit also makes the high bidder liable for these fees, plus resale costs and deficiencies.

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** | Street Address |
| _____ | _____ |
| Name (please print) | 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 6th day of November 2026, 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

SAMPLE

REDEEMED

**Property J1**
**Wendy Grove (Trivett) Titter**

## 895 LAUREL VALLEY RD

Sales | Print | Map It

| | | | |
|---|---|---|---|
| **Location** | 895 LAUREL VALLEY RD | **Mblu** | 87/ A/ 2/ A/ |
| **Acct#** | 123013 | **Owner** | TITTER WENDY GROVE (TRIVETT) |
| **PBN** | SINGLE FAMILY SUBURB | **Total Market Value** | $148,600 |
| **PID** | 123013 | **Building Count** | 1 |
| **Legal Description** | WHITE TOP 87 A 2A | **Assessing District** | DEFAULT |
| **District** | 03: 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.

**Property J2**
**Dave Harris**

## 0 UNASSIGNED

Sales | Print | Map It

| | | | |
|---|---|---|---|
| **Location** | 0 UNASSIGNED | **Mblu** | 28/A16 1/ 16/ / |
| **Acct#** | 36943 | **Owner** | HARRIS DAVE |
| **PBN** | SINGLE FAMILY URBAN | **Total Market Value** | $17,100 |
| **PID** | 36943 | **Building Count** | 1 |
| **Legal Description** | PL B 028A16 1 16 | **Assessing District** | DEFAULT |
| **District** | 0S: TOWN OF SALTVILLE | | |

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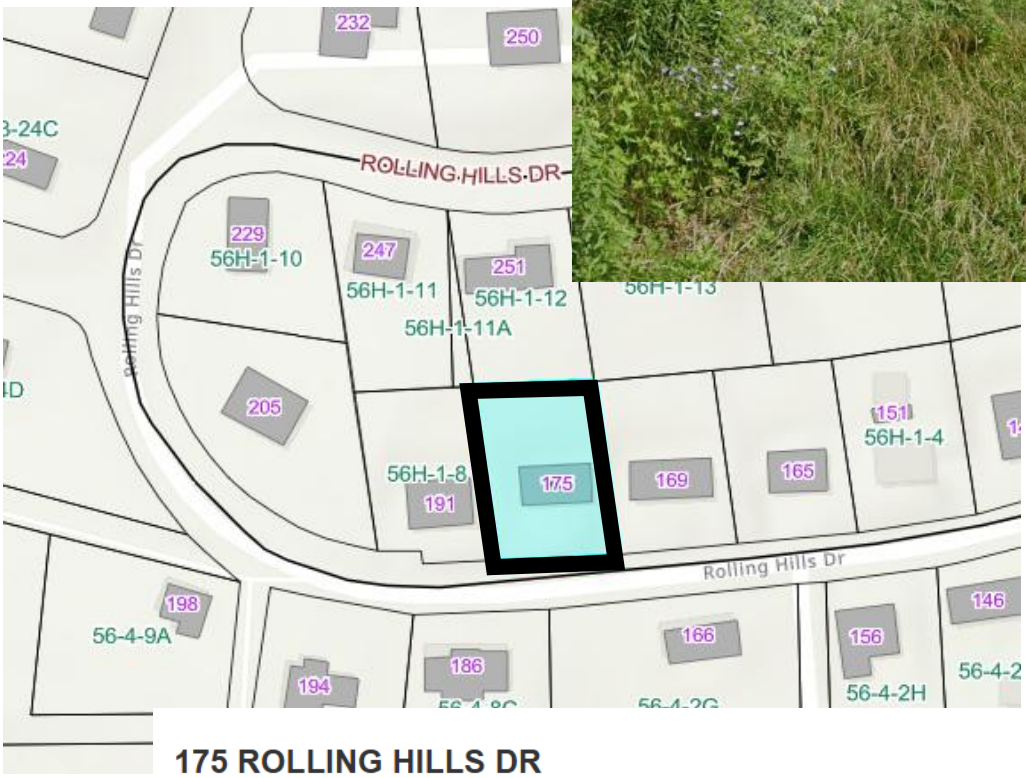
**Property J3**
**Lacy K. and Victoria J. Bowman**




## 175 ROLLING HILLS DR

Sales | Print | Map It

| | | | |
|---|---|---|---|
| **Location** | 175 ROLLING HILLS DR | **Mblu** | 56/ H 1/ 7/ / |
| **Acct#** | 41408 | **Owner** | BOWMAN LACY K & VICTORIA J |
| **PBN** | SINGLE FAMILY SUBURB | **Total Market Value** | $104,600 |
| **PID** | 41408 | **Building Count** | 1 |
| **Legal Description** | ROLLING HILLS LOT 7 56H 1 7 | **Assessing District** | DEFAULT |
| **District** | 07: RYE VALLEY | | |

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**Property J4**
**Ronnie J. James, et al**

## 0 UNASSIGNED

Sales | Print | Map It

| | | | |
|---|---|---|---|
| **Location** | 0 UNASSIGNED | **Mblu** | 149/ 49/ 1/ / |
| **Acct#** | 18546 | **Owner** | JAMES RONNIE J ETAL |
| **PBN** | SINGLE FAMILY URBAN | **Total Market Value** | $12,000 |
| **PID** | 18546 | **Building Count** | 1 |
| **Legal Description** | HOCKETT LOTS 1-6A 149 49 1 | **Assessing District** | DEFAULT |
| **District** | 0M: TOWN OF MARION | | |

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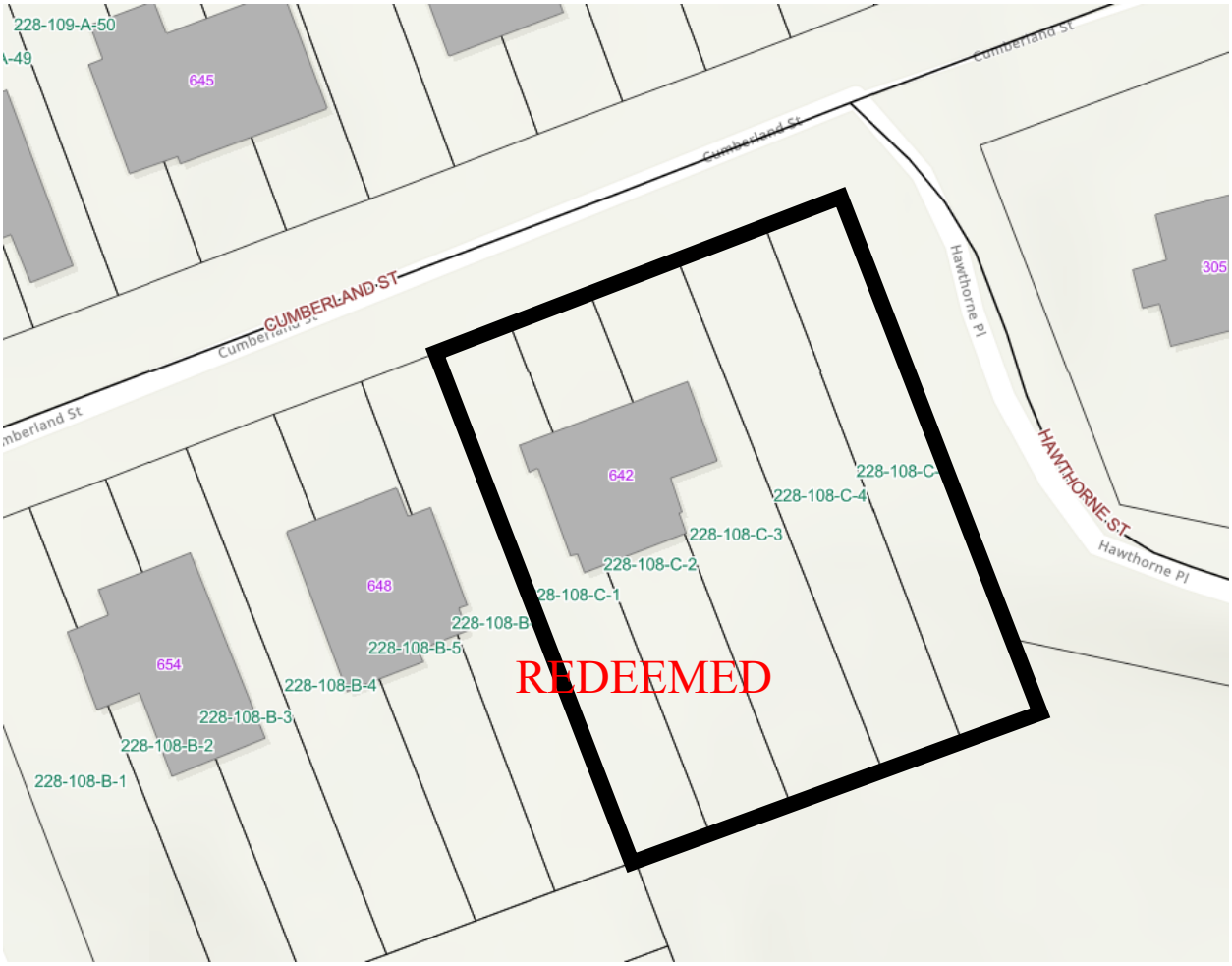
REDEEMED

**Property J5**
**Ronnie J. James, et al.**




## 642 CUMBERLAND ST

Sales | Print | Map It

| | | | |
|---|---|---|---|
| **Location** | 642 CUMBERLAND ST | **Mblu** | 228/ 108/ C 1/ / |
| **Acct#** | 31976 | **Owner** | JAMES RONNIE J ETAL |
| **PBN** | SINGLE FAMILY URBAN | **Total Market Value** | $94,400 |
| **PID** | 31976 | **Building Count** | 1 |
| **Legal Description** | CUMBERLAND HTS LOT 1-5 228 108C 1 | **Assessing District** | DEFAULT |
| | | **District** | 0M: TOWN OF MARION |

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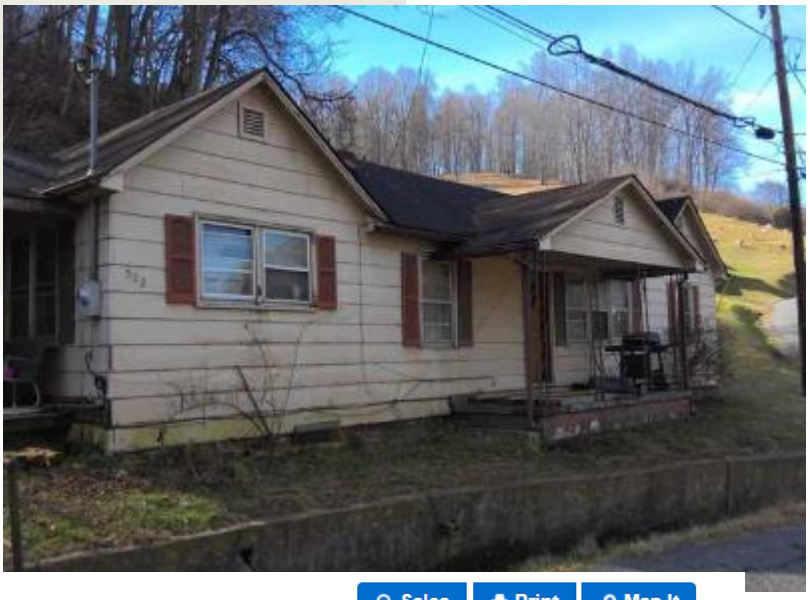
**Property J6**
**Billy R. McElraft**



## 502 BUCKEYE HOLLOW

Sales | Print | Map It

| | | | |
|---|---|---|---|
| **Location** | 502 BUCKEYE HOLLOW | **Mblu** | 29/ A/ 119/ / |
| **Acct#** | 99279 | **Owner** | MCELRAFT BILLY R |
| **PBN** | SINGLE FAMILY SUBURB | **Total Market Value** | $37,900 |
| **PID** | 99279 | **Building Count** | 1 |
| **Legal Description** | RIDGE LOT 29 A 119 | **Assessing District** | DEFAULT |
| **District** | 01: SALTVILLE | | |

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**Property J7**
**Walter J. Dennison Estate and Beulah Dennison Estate**

## 111 SPRING HOLLOW RD

Sales | Print | Map It

| | | | |
|---|---|---|---|
| **Location** | 111 SPRING HOLLOW RD | **Mblu** | 67/ A/ 183/ / |
| **Acct#** | 66516 | **Owner** | DENNISON WALTER J ESTATE |
| **PBN** | SINGLE FAMILY SUBURB | **Total Market Value** | $50,100 |
| **PID** | 66516 | **Building Count** | 1 |
| **Legal Description** | SOUTH FORK 67 A 183 | **Assessing District** | DEFAULT |
| **District** | 07: RYE VALLEY | | |

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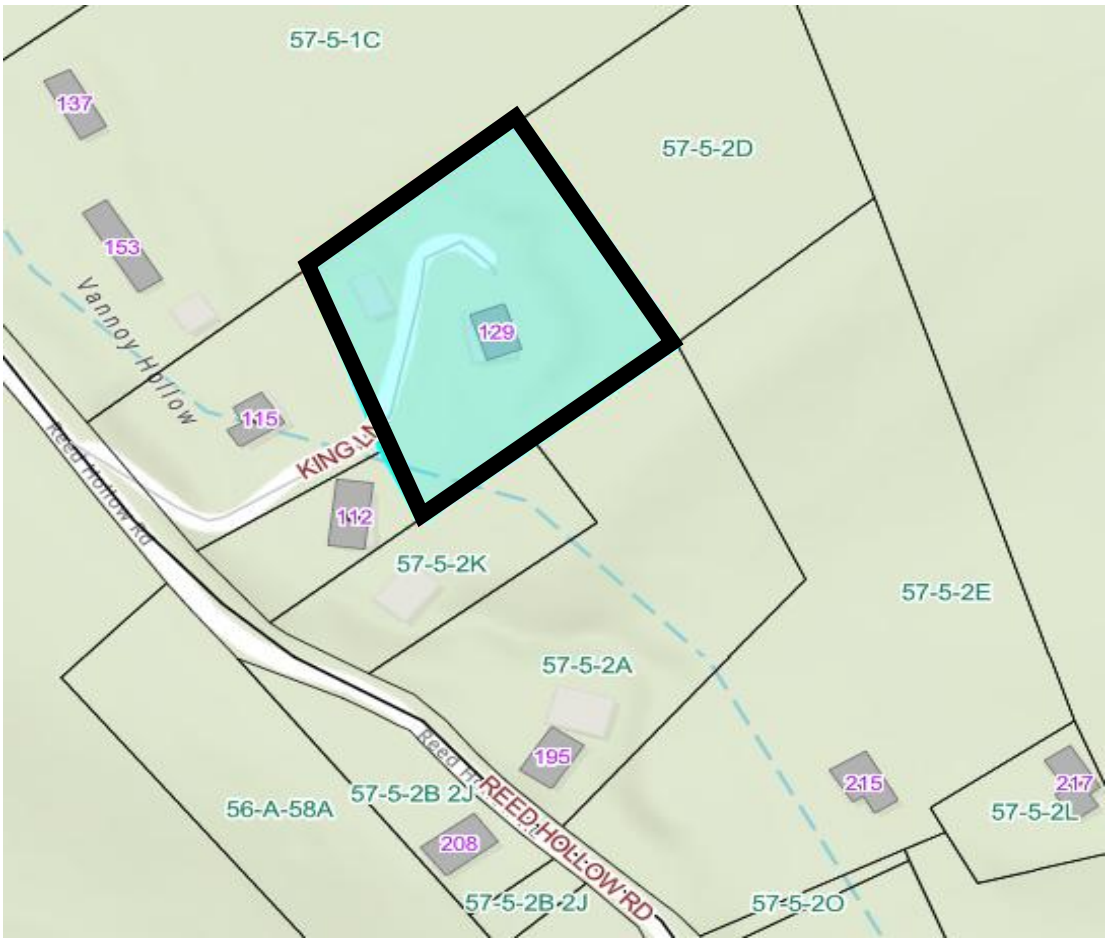
**Property J8**
**Timothy A. Griffey**




## 129 KING LN

Sales | Print | Map It

| | | | |
|---|---|---|---|
| **Location** | 129 KING LN | **Mblu** | 57/ 5/ 2/ I/ |
| **Acct#** | 77223 | **Owner** | GRIFFEY TIMOTHY A |
| **PBN** | SINGLE FAMILY SUBURB | **Total Market Value** | $78,100 |
| **PID** | 77223 | **Building Count** | 1 |
| **Legal Description** | SCRATCH GRAVEL 57 5 2I | **Assessing District** | DEFAULT |
| **District** | 06: ROYAL OAK | | |

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**Property J9**
**Merle M. Lambert**

## 245 CRISP RD

Sales | Print | Map It

| | | | |
|---|---|---|---|
| **Location** | 245 CRISP RD | **Mblu** | 58/ A/ 8/ / |
| **Acct#** | 83305 | **Owner** | LAMBERT MERLE M ETALS |
| **PBN** | SINGLE FAMILY SUBURB | **Total Market Value** | $44,100 |
| **PID** | 83305 | **Building Count** | 1 |
| **Legal Description** | STALEYS CREEK 1 LOT 58 A 8 | **Assessing District** | DEFAULT |
| **District** | 06: ROYAL OAK | | |

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REMOVED

**Property J10**
**Joseph Allyn Stovall and Germercial Henderson Stovall, Jr.**

REMOVED

## 246 E CHILHOWIE ST

Sales | Print | Map It

| | | | |
|---|---|---|---|
| **Location** | 246 E CHILHOWIE ST | **Mblu** | 190/ 90/ 11/ A/ |
| **Acct#** | 7668 | **Owner** | STOVALL JOSEPH ALLYN |
| **PBN** | SINGLE FAMILY URBAN | **Total Market Value** | $75,600 |
| **PID** | 7668 | **Building Count** | 1 |
| **Legal Description** | CHILHOWIE ST PART 11 13 190 90 11A | **Assessing District** | DEFAULT |
| | | **District** | 0M: TOWN OF MARION |

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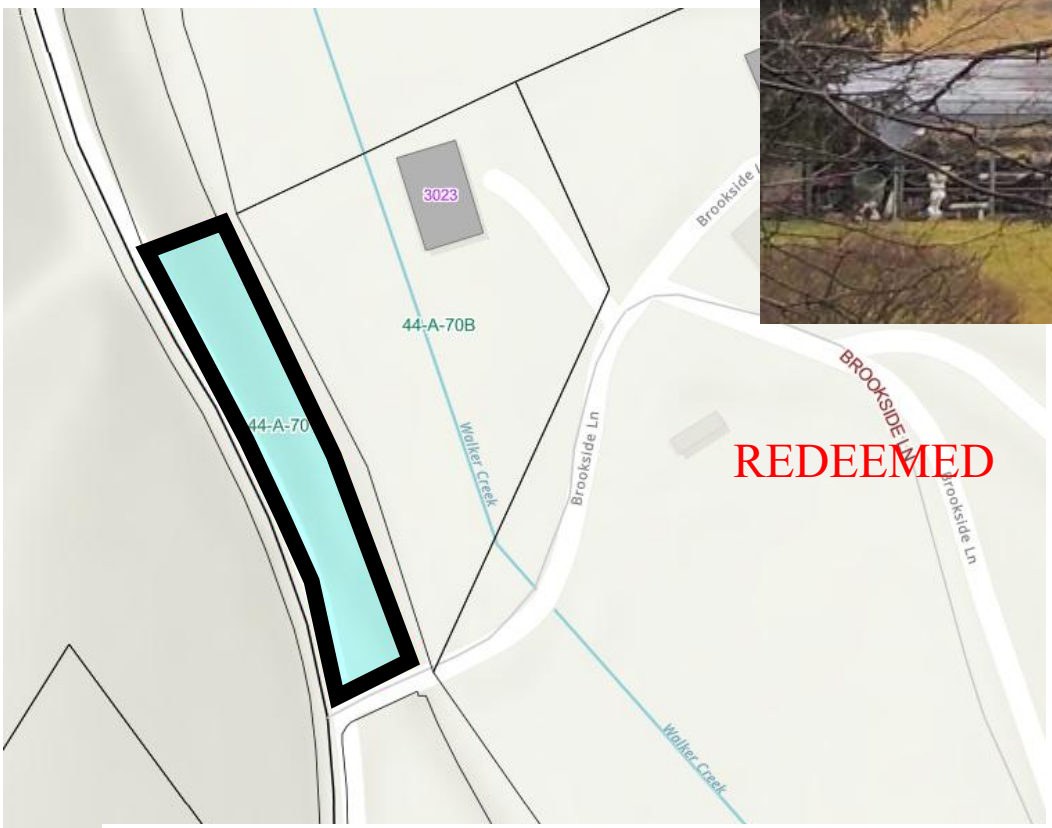
REDEEMED

**Property J11**
**Tanya Queen, Derek Allen Blackwell, and William D. Gross, Jr.**




REDEEMED

## 3027 BROOKSIDE LN

Sales | Print | Map It

| | | | |
|---|---|---|---|
| **Location** | 3027 BROOKSIDE LN | **Mblu** | 44/ A/ 70/ / |
| **Acct#** | 78034 | **Owner** | QUEEN TANYA, BLACKWELL DEREK ALLEN |
| **PBN** | AGR/UNDDEV 20-99 ACR | **Total Market Value** | $49,800 |
| **PID** | 78034 | **Building Count** | 1 |
| **Legal Description** | WALKERS CREEK 44 A 70 | **Assessing District** | DEFAULT |
| **District** | 04: PARK | | |

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REMOVED

**Property J12**
**Bonita A. Raber, et al.**

## 2189 DAYWOOD LN

Sales | Print | Map It

| | | | |
|---|---|---|---|
| **Location** | 2189 DAYWOOD LN | **Mblu** | 55/ C 2/ 2/ G/ |
| **Acct#** | 42867 | **Owner** | RABER BONITA A ETAL |
| **PBN** | SINGLE FAMILY SUBURB | **Total Market Value** | $67,900 |
| **PID** | 42867 | **Building Count** | 1 |
| **Legal Description** | MIDDLE FORK TR 2 55C 2 2G | **Assessing District** | DEFAULT |
| **District** | 07: RYE VALLEY | | |

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REMOVED

**Property J13**
**Shelby Harman Hagy**

REMOVED

## 104 STILL HSE HOLLOW RD

Sales | Print | Map It

| | | | |
|---|---|---|---|
| **Location** | 104 STILL HSE HOLLOW RD | **Mblu** | 17/ A/ 60/ / |
| **Acct#** | 81531 | **Owner** | HAGY SHELBY HARMAN |
| **PBN** | SINGLE FAMILY SUBURB | **Total Market Value** | $116,900 |
| **PID** | 81531 | **Building Count** | 1 |
| **Legal Description** | POORE VALLEY LOT 1 17 A 60 | **Assessing District** | DEFAULT |
| **District** | 02: NORTH FORK | | |

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