

**NOTICE OF PUBLIC AUCTION  
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE  
SMYTH COUNTY, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Smyth County, the undersigned Special Commissioner will offer for sale at public auction the following described real property in the Circuit Court of Smyth County, located at 109 West Main Street, Marion, Virginia 24354, Suite No. G033B, located on the ground floor of the Courthouse, on **Monday, October 29, 2018 at 11:00 a.m.**, or as soon thereafter as may be effected. The sale of such property is subject to the terms and conditions below 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.

	<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
1	Dock Cline	Tax Map No. 44-A-1A Acct. No. 58939 TACS No. 446155	Walker Creek Chilhowie, Virginia Land 23 Acres, more or less
2	Thomas W. Surber, et al.	Tax Map No. 29A-1A-9 Acct. No. 128872 TACS No. 410035	2279 Saltville Highway Saltville, Virginia North Holston 1, Lot 9 North Fork Magisterial District
3	Pearle Cooper	Tax Map No. 53D1-4-19 Acct. No. 93386 TACS No. 446147	811 Meadowbrook Drive Chilhowie, Virginia Clairmont Hts 6, Lot 19
4	Columbus G. Russell Estate	Tax Map No. 210-126-B-17 Acct. No. 10561 TACS No. 409950 TPI: \$5,096.50	427 Pearl Avenue Marion, Virginia Pearl Avenue, Lot 17 Town of Marion
5	Gary Finley, et al.	Tax Map No. 53D1-A-15 Acct No. 75493 TACS No. 446119	207 Double D Drive Chilhowie, Virginia Clairmont, Lot 1 0.1 Acre, more or less
6	Shirley J. Fry, et al.	Tax Map No. 28A11-1- 100A and 28A11-1-102A Acct. No. 38971 TACS No. 446159	202 Walnut Street Saltville, Virginia Lots 102 and 100 0.2 Acre, more or less
7	Larry L Greer, et al.	Tax Map No. 230-134-B-18, 19 and 20 Acct. No. 6955 TACS No. 446118	Lots 18, 19 and 20 Palmer Avenue Royal Oak Magisterial District Town of Marion
8	Mason Brothers	Tax ID: 227-103-289; 227-103- 290; and 227-103-291 Acct. No. 21016 TACS No. 410022	Lots 289, 290 and 291 Holston Hills Park Magisterial District Land – no access
9	Dale A. Gross, et al.	Tax Map No. 44-A-69 Acct. No. 77992 TACS No. 446120	Off Walker Creek Road Chilhowie Magisterial District Land 10 Acres, more or less

10	Stella Sue Goodman <b>REMOVED</b>	Tax Map No. 56G-A-1 Acct. No. 79235 TACS No. 446122 <b>REMOVED</b>	Howard Chitwood Properties Lot 8 Chilhowie, Virginia Off Lee Highway near Tipton Lane <b>REMOVED</b>
11	Brenda S. Jones	Tax Map No. 57B-4-2 Acct. No. 100766 TACS No. 446164	Town Branch Lot 2 Royal Oak Magisterial District 0.34 Acre, more or less
12	Brenda S. Jones	Tax Map No. 57B-2-14 Acct. No. 99783 TACS No. 446164	Town Branch Royal Oak Magisterial District Land 5.5 Acres, more or less
13	Brenda S. Jones	Tax Map No. 58-A-46I Acct. No. 93875 TACS No. 446164	Staleys Creek PT Killinger Tr Royal Oak Magisterial District Land 2.6 Acres, more or less
14	Melissa Meek., et al.	Tax Map No. 171-71-1 Acct. No. 6268 TACS No. 446162	North of N&W RR Adkins Magisterial District Land - (part of quarry) - Minerals 5.71 Acres, more or less
15	William J. Murray Estate	Tax Map No. 44-A-30 Acct. No. 103667 TACS No. 446100	Walkers Creek Park Magisterial District 21.75 Acres, more or less Land - Access Unknown
16	J.L. Shumate, et al.	Tax Map No. 87-A-3 Acct. No. 123030 TACS No. 446132 TPI: \$14,097.31	White Top Rye Valley Magisterial District Laurel Valley near Swamp Road 26.83 acres, more or less
17	Willard Shupe, et al.	Tax Map No. 12-A-17B Acct. No. 123251 TACS No. 446151	North Fork Magisterial District Off Route 42 Land 30 Acres, more or less
18	Kayla Doane, et al.	Tax Map No. 211-130-24 Account: 15156 TACS No. 410045	642 Spruce Street Marion, Virginia Royal Oak Magisterial District 0.43 Acre, more or less
19	Willian Clarence and Ora Eller	Tax Map No. 42-A-94 Account: 69493 TACS No. 410033	Carlock Creek, Lot 1 Chilhowie Magisterial District Land
20	C.H. Kegley Estate	Tax Map No. 37-A-33 Acct. No. 92622 TACS No. 410034	Off Crow Hollow Adkins Magisterial District Land 36.04 Acres, more or less
21	Maggie Body Montgomery	Tax Map No. 53D2-A-121A Acct. No. 102320 TACS No. 410011	501Whitetop Road Chilhowie, Virginia Town of Chilhowie 0.17 Acre, more or less

22	Dorothy S. Pickle Estate	Tax Map No. 27-A-17 Acct. No. 110043 TACS No. 410046	133 Banjo Alley Saltville, Virginia 24370 Red Rock Cove 2.46 Acres, more or less
23	Mattie Lee Richardson	Tax Map No. 58-A-11 Acct. No. 115371 TACS No. 446115	Staleys Creek Royal Oak District Marion, Virginia Land 1 Acre, more or less
24	D.C. Allison	Tax Map No. 28A3-A-112 Acct. No. 41025 TACS No. 410027	Allison Gap Lot 3 Saltville Magisterial District
25	Homer Cullop	Tax Map No. 61-A-12 Acct. No. 64149 TACS No. 410031	Summit, Lot 1 Rye Valley Magisterial District Land – no access
26	Debbie L. and Amanda Dalton	Tax Map No. 189-96-37 Acct. No. 16691 TACS No. 446111	127 Gilman Street Marion Virginia Park Magisterial District
27	Bobby D. Goff	Tax Map No. 28-A-46 Acct. No. 124346 TACS No. 446133	Map X 94 Henrytown, Lot 166 Saltville Magisterial District 0.08Acre, more or less
28	Opal G. Allison	Tax Map No. 28-A-6 Acct. No. 41041 TACS No. 410028	636 Robinson Rock Cove Saltville, Virginia Red Rock Cove 0.35 Acre, more or less
29	Joseph M. Norman, et al.	Tax Map No. 35-A-8C Acct. No. 105021 TACS No. 95928	Snider Branch Park Magisterial District 0.22 Acre, more or less NO WATER OR SEWER
30	Earnestine L. Hockett Estate	Tax Map No. 28A16-1-15 Acct. No. 36498 TACS No. 410040	St Rd 91 Saltville, Magisterial District 1.55 Acres, more or less
31	Steven Hastings, et al.	Tax Map No. 189-94-20 Acct. No. 14419 TACS No. 446106	133 W. Lee Street Marion, Virginia Lot 20 Park Magisterial District
32	Stephen A. Harris, et al.	Tax Map No. 210-118-88 Acct. No. 16713 TACS No. 424005	329 South Iron Street Marion, Virginia Iron Street, Lot 8 Royal Oak Magisterial District

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of the County of Smyth. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, at the time of the auction. 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). Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. All deposits must be made in the form of personal check, traveler's check, cashier's check or money order. No cash will be accepted. The balance of the purchase price shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. 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. **There will be a 10% buyer's premium added to the final bid to determine final contract price.** The buyer's premium or flat fee is due at the time of the auction. Recording costs for deed recordation will be the responsibility of the successful bidder and will be due with the balance of the purchase price within fifteen (15) days of confirmation of sale by the Court.

Properties are offered for sale as-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 prior to bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence prior to the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to the County of Smyth and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS online at [www.taxva.com](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), or by phone to (804) 548-4429.

John A. Rife, Esq.  
Jeffrey A. Scharf, Esq.  
Andrew M. Neville, Esq.  
Phillip E. Lecky, Esq.  
Paul LaBarr, Esq.  
Special Commissioners  
Taxing Authority Consulting Services, PC  
P.O. Box 31800  
Henrico, Virginia 23294-1800