

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
MONTGOMERY COUNTY, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a public auction to be held at the **Montgomery County Government Center, 755 Roanoke Street, Christiansburg, Virginia 24073 in the Board Room on the 2nd Floor**, on **Thursday, January 17, 2019 at 1:00pm**, 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>No.</u>	<u>Property Owner(s)</u>	<u>Account Nos.</u>	<u>Description</u>
1.	William E. McNew TACS No. 496146	Tax Map No. 073-A-15M Parcel ID No. 034212	1240 Brake Road Elliston 24087; Shawsville Magisterial District; Vacant land; Brake Branch Tract A-1; 0.678 Acres
2.	Maggie E. Porter Estate TACS No. 496035	Tax Map No. 047-A 1 26F Parcel ID No. 036262	Shawsville Magisterial District; Vacant Land off Green Hill Lane; PT 20 FT Alley; .072 Acres
3.	Betty Ellis Johnson, et al. TACS No. 496125	Tax Map No. 498-A 30 Parcel ID No. 009685	Town of Christiansburg/Shawsville Magisterial District; Summit Cut/Josie Jennings Land; Landlocked; 1 Acre
4.	Betty Ellis TACS No. 496066	Tax Map No. 498-A 31 Parcel ID No. 015667	Town of Christiansburg/Shawsville Magisterial District; Summit Cut; Landlocked; 0.9 Acre
5.	Ruth Lea Rispoli, et al. TACS No. 496133	Tax Map No. 036-A 41 Parcel ID No. 016029	Prices Fork Magisterial District; Vacant land, Wake Forest; 0.8 Acres
6.	Frank L. Sheppard, et al. TACS No. 496157	Tax Map No. 060-A 137 Parcel ID No. 220064	Shawsville Magisterial District; Vacant land off Cove Hollow Rd Elliston 24087; near Lafayette; 0.25 Acres
7.	William J. Rollins, Jr., et al. TACS No. 495903	Tax Map No. 497-A 153A,153C Parcel ID No. 031749	Shawsville Magisterial District; 2 Vacant Lots; Opp Passenger Sta; Adjacent to railroad tracks
8.	Henry Billingsby, et al. TACS No. 495880	Tax Map No. 498-A 45D Parcel ID No. 001626	Town of Christiansburg/Shawsville Magisterial District; Summit Cut; 0.1 Acre
9.	Harrison Carter TACS No. 495966	Tax Map No. 083-C1 A 13 Parcel ID No. 003226	Shawsville Magisterial District; Vacant land off Oldtown Rd.
10.	Curtis Wallace TACS No. 495927	Tax Map No. 089-A 71 Parcel ID No. 031722	Riner Magisterial District; Vacant land off Rock Road; 0.25 Acres
11.	Franklin R. Funk TACS No. 495975	Tax Map No. 098-A 33E Parcel ID No. 024639	Shawsville Magisterial District; Stapleton Branch; Vacant land off Willis Hollow Rd; 0.62 Acres

TERMS OF SALE: The highest bidder shall make payment in full at the time of the auction. All payments must be made in the form of personal check, traveler's check, cashier's check or money order. Cash will not be accepted. The County has the right to reject any bids determined to be unreasonable in relation to 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 buyer's premium of 10% or \$100.00, whichever is greater, added to the winning bid and deed recordation costs added to the winning bid to determine final contract price. The final contract price must be paid in full the day of the auction.**

Properties are offered for sale as-is, where 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 Montgomery County, Virginia, and you may not be a Defendant in any delinquent tax suit. Questions concerning the property subject to sale or the tax sale process should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to (804) 545-2500 or (804) 548-4424, or by writing to the address below.

John A. Rife, Esq.
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

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

At that certain real estate tax sale held on Thursday, January 17, 2019, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

**[Property Owner]
[Account Number(s)]
[Tax Map Number(s)]**

I understand that payment in full for my bid stated above, a buyer's premium in the amount of \$_____ (10% or \$100, whichever is greater), and recordation costs in the amount of \$_____ are to be paid in full today. I understand that in the event my payment is returned or is otherwise not made within twenty (20) days, the contract of sale may be voided and the next highest bidder will be contacted to purchase the property.

I understand that this property is being sold without the benefit of a title search and is subject to any liens, 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 these limitations. 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 a Treasurer's Deed will be prepared within fifteen (15) days of payment clearance and that the same will be forwarded to the County of Montgomery Circuit Court Clerk's Office for recordation. I understand that I will receive the entered Deed as soon as the same is made available.

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 Montgomery, including being named as a Defendant in any delinquent tax suit filed by the County of Montgomery, Virginia, that this contract will 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.

I understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, that the bid amount and buyer's premium paid hereunder will be forfeited, and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

Name (please print)

Signature

Address

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 17th day of January, 2019, 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

**Parcel 1: William E. McNew
Tax Map #: 073-A 15M
Parcel ID #: 034212**

Owner1	MCNEW WILLIAM E
Owner2	MCNEW RUTH A
Mailing Address	48 OAK LEAF RD
Mailing Address2	
City, State, Zip	BLUE RIDGE VA 24064

Parcel	
Tax Map Number	073- A 15M
Property Address	1240 BRAKE RD
City, State, Zip	ELLISTON VA 24087
Neighborhood Code	MR348000
Class Code/Description	2000/Single Family Res Suburban
Use Code/Description	501/RES,VACANT LAND,SUBURBAN, 0-19.999 ACRES
Primary Zoning Code/Desc	A1/AGRICULTURAL
Restriction Code/Description 1	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	0720-0768
Notes:	VACANT LAND
Notes:	
Notes:	
Notes:	3
Notes:	

Legal Description	
Legal Description 1	BRAKE BRANCH
Legal Description 2	TRACT A-1
Tax District Code/Description	MS/SHAWSVILLE
Deeded Acres	.678
Deed Book	0720
Page	0768

Assessed Values	
Assessed Land	\$4,100
Assessed Buildings	\$0
Total Assessed Value	\$4,100
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While Montgomery County has worked to ensure that the assessment data contained herein is accurate, the County assumes no liability for any errors, omissions, or inaccuracies in the information provided for any reliance on any maps or data provided herein. Please consult County records for official information.

**Parcel 2: Maggie E. Porter, Est.
Tax Map #: 047- 1 26F
Parcel ID #: 036262**

Owner1	PORTER MAGGIE E ESTATE
Owner2	DEBORAH PORTER DAVIS EXECUTOR
Mailing Address	3415 ALLTREE TRL
Mailing Address2	
City, State, Zip	SALEM VA 24153

Parcel

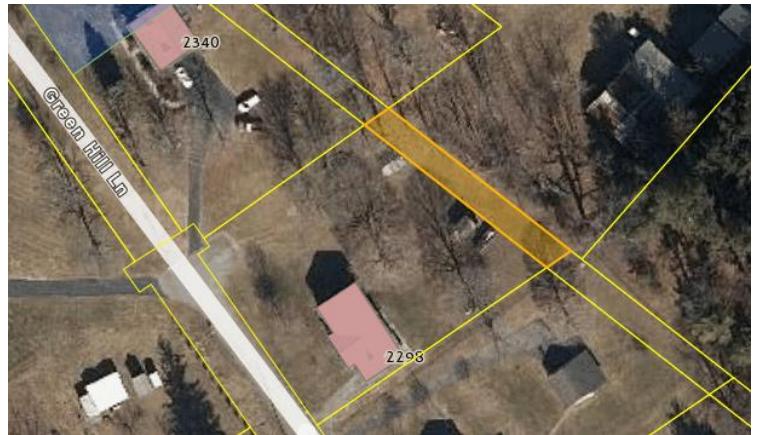
Tax Map Number	047-A 1 26F
Property Address	
City, State, Zip	VA
Neighborhood Code	MR348001
Class Code/Description	2000/Single Family Res Suburban
Use Code/Description	501/RES,VACANT LAND,SUBURBAN, 0-19.999 ACRES
Primary Zoning Code/Desc	A1/AGRICULTURAL
Restriction Code/Description 1	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	1124-0573
Notes:	OFF GREEN HILL LANE
Notes:	
Notes:	
Notes:	3

Legal Description

Legal Description 1	PT 20 FT ALLEY
Legal Description 2	20 FT X 157 FT
Tax District Code/Description	MS/SHAWSVILLE
Deeded Acres	.072
Deed Book	2008
Page	000218

Assessed Values

Assessed Land	\$100
Assessed Buildings	\$0
Total Assessed Value	\$100
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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Parcel 3: Betty Ellis Johnson, et al.
Tax Map #: 498-A 30
Parcel ID #: 009685

Owner1	JOHNSON BETTY ELLIS ETAL
Owner2	
Mailing Address	REPO
Mailing Address2	
City, State, Zip	

Parcel

Tax Map Number	498- A 30
Property Address	
City, State, Zip	VA
Neighborhood Code	CR060800
Class Code/Description	1000/Single Family Res Urban
Use Code/Description	510/SINGLE FAMILY IMPROVED URBAN
Primary Zoning Code/Desc	A/AGRICULTURAL
Restriction Code/Description 1	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	LANDLOCKED
Notes:	
Notes:	
Notes:	
Notes:	3
Notes:	

Legal Description

Legal Description 1	SUMMIT CUT
Legal Description 2	JOSIE JENNINGS LAND
Tax District Code/Description	CS/CHRISTIANSBURG/SHAWSVILLE
Deeded Acres	1
Deed Book	0768
Page	0064

Assessed Land	\$2,400
Assessed Buildings	\$0
Total Assessed Value	\$2,400
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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Parcel 4: Betty Ellis
Tax Map #: 498-A 31
Parcel ID #: 015667

Owner1	ELLIS BETTY S
Owner2	C/O BETTY S JOHNSON
Mailing Address	REPO
Mailing Address2	
City, State, Zip	

Parcel	
Tax Map Number	498- A 31
Property Address	
City, State, Zip	VA
Neighborhood Code	CR060800
Class Code/Description	1000/Single Family Res Urban
Use Code/Description	510/SINGLE FAMILY IMPROVED URBAN
Primary Zoning Code/Desc	A/AGRICULTURAL
Restriction Code/Description 1	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	0618-0812
Notes:	
Notes:	
Notes:	
Notes:	3
Notes:	

Legal Description	
Legal Description 1	SUMMIT CUT
Legal Description 2	
Tax District Code/Description	CS/CHRISTIANSBURG/SHAWSVILLE
Deeded Acres	.9
Deed Book	0618
Page	0812

Assessed Land	\$2,200
Assessed Buildings	\$0
Total Assessed Value	\$2,200
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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**Parcel 5: Ruth Lea Rispoli
Tax Map #: 036-A 41
Parcel ID #: 016029**

Owner1	RISPOLI RUTH LEA
Owner2	C/O RUTH LEA DONOHUE
Mailing Address	1477 J PASSEY LN
Mailing Address2	
City, State, Zip	LANCASTER PA 17603

Parcel

Tax Map Number	036- A 41
Property Address	
City, State, Zip	VA
Neighborhood Code	MR323000
Class Code/Description	2000/Single Family Res Suburban
Use Code/Description	501/RES,VACANT LAND,SUBURBAN, 0-19.999 ACRES
Primary Zoning Code/Desc	A1/AGRICULTURAL
Restriction Code/Description 1	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	0854-0723
Notes:	VACANT LAND
Notes:	
Notes:	
Notes:	3

Legal Description

Legal Description 1	WAKE FOREST
Legal Description 2	
Tax District Code/Description	MPP/PRICES FORK
Deeded Acres	.8
Deed Book	0854
Page	0723

Assessed Land	\$2,400
Assessed Buildings	\$0
Total Assessed Value	\$2,400
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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**Parcel 6: Frank L. Sheppard, et al.
Tax Map #: 060-A 137
Parcel ID #: 220064**

Owner1	SHEPPARD FRANK L
Owner2	
Mailing Address	REPO
Mailing Address2	
City, State, Zip	

Parcel

Tax Map Number	060- A137
Property Address	COVE HOLLOW RD
City, State, Zip	ELLISTON VA 24087
Neighborhood Code	MR348000
Class Code/Description	2000/Single Family Res Suburban
Use Code/Description	501/RES,VACANT LAND,SUBURBAN, 0-19.999 ACRES
Primary Zoning Code/Desc	A1/AGRICULTURAL
Restriction Code/Description 1	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	PICKUP 2016 PER RESEARCH
Notes:	
Notes:	
Notes:	
Notes:	
Notes:	

Legal Description

Legal Description 1	NEAR LAFAYETTE
Legal Description 2	
Tax District Code/Description	MS/SHAWSVILLE
Deeded Acres	.25
Deed Book	0162
Page	0280

Assessed Land	\$400
Assessed Buildings	\$0
Total Assessed Value	\$400
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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**Parcel 7: William J. Rollins, Jr. et al.
 Tax Map #: 497-A 153A,153C
 Parcel ID #: 031749**

Owner1	ROLLINS WILLIAM J JR ETAL
Owner2	MANNONI A HEIRS ETAL
Mailing Address	REPO
Mailing Address2	
City, State, Zip	

Parcel	
Tax Map Number	497- A153A,153C
Property Address	
City, State, Zip	VA
Neighborhood Code	CR060400
Class Code/Description	1000/Single Family Res Urban
Use Code/Description	510/SINGLE FAMILY IMPROVED URBAN
Primary Zoning Code/Desc	A/AGRICULTURAL
Restriction Code/Description 1	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	0274-0843
Notes:	
Notes:	
Notes:	
Notes:	3
Notes:	

Legal Description	
Legal Description 1	OPP PASSENGER STA
Legal Description 2	2 LOTS
Tax District Code/Description	CS/CHRISTIANSBURG/SHAWSVILLE
Deeded Acres	0
Deed Book	0274
Page	0843

Assessed Land	\$4,600
Assessed Buildings	\$0
Total Assessed Value	\$4,600
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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**Parcel 8: Henry Billingsby, et al.
Tax Map #: 498-A 45D
Parcel ID #: 001626**

Owner1	BILLINGSBY HENRY
Owner2	C/O FRED ROLLIN FRANKLIN III
Mailing Address	P O BOX 2293
Mailing Address2	
City, State, Zip	CHRISTIANSBURG VA 24068

Parcel	
Tax Map Number	498- A 45D
Property Address	
City, State, Zip	VA
Neighborhood Code	CR060400
Class Code/Description	1000/Single Family Res Urban
Use Code/Description	510/SINGLE FAMILY IMPROVED URBAN
Primary Zoning Code/Desc	A/AGRICULTURAL
Restriction Code/Description 1	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	
Notes:	
Notes:	
Notes:	
Notes:	

Legal Description	
Legal Description 1	SUMMIT CUT
Legal Description 2	
Tax District Code/Description	CS/CHRISTIANSBURG/SHAWSVILLE
Deeded Acres	.1
Deed Book	
Page	000

Assessed Land	\$600
Assessed Buildings	\$0
Total Assessed Value	\$600
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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Parcel 9: Harrison Carter
Tax Map #: 093-C1 A 13
Parcel ID #: 003226

Owner1	CARTER HARRISON
Owner2	
Mailing Address	REPO
Mailing Address2	
City, State, Zip	

Parcel	
Tax Map Number	083-C1 A 13
Property Address	OLDTOWN RD
City, State, Zip	SHAWSVILLE VA VA 24162
Neighborhood Code	MR344000
Class Code/Description	2000/Single Family Res Suburban
Use Code/Description	501/RES,VACANT LAND,SUBURBAN, 0-19.999 ACRES
Primary Zoning Code/Desc	A1/AGRICULTURAL
Restriction Code/Description 1	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	0752-0481
Notes:	VACANT LOT
Notes:	POOR TOPO
Notes:	
Notes:	3
Notes:	

Legal Description	
Legal Description 1	SHAWSVILLE
Legal Description 2	LOT
Tax District Code/Description	MS/SHAWSVILLE
Deeded Acres	0
Deed Book	0752
Page	0481

Assessed Land	\$1,400
Assessed Buildings	\$0
Total Assessed Value	\$1,400
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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**Parcel 10: Curtis Wallace
Tax Map #: 089-A 71
Parcel ID #: 031722**

Owner1	WALLACE CURTIS W
Owner2	WALLACE SHIRLEY S
Mailing Address	REPO
Mailing Address2	
City, State, Zip	

Parcel	
Tax Map Number	089- A 71
Property Address	
City, State, Zip	VA
Neighborhood Code	MR332000
Class Code/Description	2000/Single Family Res Suburban
Use Code/Description	501/RES,VACANT LAND,SUBURBAN, 0-19.999 ACRES
Primary Zoning Code/Desc	A1/AGRICULTURAL
Restriction Code/Description 1	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	0498-0800
Notes:	
Notes:	
Notes:	
Notes:	3
Notes:	

Legal Description	
Legal Description 1	ROCK ROAD
Legal Description 2	
Tax District Code/Description	MR/RINER
Deeded Acres	.25
Deed Book	0498
Page	0800

Assessed Land	\$1,500
Assessed Buildings	\$0
Total Assessed Value	\$1,500
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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**Parcel 11: Franklin R. Funk
Tax Map #: 098-A 33E
Parcel ID #: 024639**

Owner1	FUNK FRANKLIN R
Owner2	FUNK MARCUS LORRAINE
Mailing Address	REPO
Mailing Address2	
City, State, Zip	

Parcel

Tax Map Number	098- A 33E
Property Address	WILLIS HOLLOW RD
City, State, Zip	VA
Neighborhood Code	MR347000
Class Code/Description	2000/Single Family Res Suburban
Use Code/Description	501/RES,VACANT LAND,SUBURBAN, 0-19.999 ACRES
Primary Zoning Code/Desc	A1/AGRICULTURAL
Restriction Code/Description 1	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	0479-0888
Notes:	
Notes:	
Notes:	
Notes:	3
Notes:	

Legal Description

Legal Description 1	STAPLETON BRANCH
Legal Description 2	
Tax District Code/Description	MS/SHAWSVILLE
Deeded Acres	.62
Deed Book	0479
Page	0888

Assessed Land	\$2,500
Assessed Buildings	\$0
Total Assessed Value	\$2,500
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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