

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

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 to be held at **Montgomery County Government Center, 755 Roanoke Street, Christiansburg Virginia 24073**, on **August 21, 2025** at **12:00PM** in the **Board of Supervisors Board Room, 2<sup>nd</sup> Floor**.

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 Walker Commercial Services, Inc. (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Account Nos.	TACS No.	Property Description
N1	Deborah L Carroll	TM No. 097-A 6A Parcel No. 003155	496212	Shawsville District; Georgia Run; on Georges Run Rd; 1.255+/- AC; unimproved
N2	Sally D. Dirico	TM No. 105-8-68A Parcel No. 032842	779537	Riner District; Viewland Sec 3, Well Lot; 0.286+/- AC; unimproved
N3	Monty Ray Early	TM No. 058-A 47 Parcel No. 005771	496122	Mount Tabor District; Ironoto; 0.83+/- AC; unimproved
N4	J.L. Handy	TM No. 065-A 14A Parcel No. 008019	647083	Prices Fork District; N/S Slate Branch; 2.5+/- AC; unimproved
N5	James Long & Bessie Long	TM No. 089-A 29 Parcel No. 014065	779538	Riner District; Near Radford; 0.2+/- AC; unimproved
N6	Catherine Thompson	TM No. 080-A 64 Parcel No.031258	495900	Shawsville District; NR N & W RR; 3.0+/- AC; unimproved
N7	Unknown	TM No. 069-A 88 Parcel No. 026138	564167	Mount Tabor District; N F R, Parcel 3/3; 0.16+/- AC; unimproved
N8	Bettie Wright	TM No. 498-A 28 Parcel No. 021513	496070	Town of Christiansburg; Shawsville District; Summit Cut; 1.8+/- AC; unimproved

**GENERAL TERMS OF SALE:** The Treasurer 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

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 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 pay the high bid in full, along with the buyer's premium and deed recording costs, following the close of the auction. **There will be a 10% buyer's premium, subject to a minimum of \$150, added to the winning bid.**

Credit Card information will be collected as part of the registration process for verification purposes. A *hold* in the amount of One Thousand Dollars (\$1,000) will be placed on the credit card provided. Please note that the credit card on file will not be *charged* unless the high bidder fails to remit the necessary funds in accordance with the terms of sale.

**Terms applicable to In-Person Bidders ONLY:** The highest bidder shall make payment in full on the day of the auction. All payments must be made in the form of personal check, traveler's 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.walkercommercialservices.com](http://www.walkercommercialservices.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 Walker Commercial Services, at (540) 344-6160 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 full balance due must be received within seven (7) days following the auction closing (no later than August 28, 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 Montgomery 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 Montgomery or Town of Christiansburg 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.walkercommercialservices.com](http://www.walkercommercialservices.com), by email [asher@walkercommercialservices.com](mailto:asher@walkercommercialservices.com) or by phone to (540) 344-6160. 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 804-548-4424, or by writing to the address below.

Taxing Authority Consulting Services, PC  
Attn: Tax Sales  
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 Thursday, August 21, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$\_\_\_\_\_.

**Tax Ticket Name:**

**Tax Map Number:**

**Account Number:**

**TACS Number:**

**Bid Amount: \$**\_\_\_\_\_

**Buyers Premium: \$**\_\_\_\_\_

**Deed Recordation Cost: \$**\_\_\_\_\_

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

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

I understand that the above-referenced "Total Due" is to be **received** by TACS **no later than** \_\_\_\_\_. I agree that the Total Due shall be paid via certified funds or wire transfer. I understand that sale of the property is not contingent upon obtaining financing.

Certified funds shall be made payable to \_\_\_\_\_ and forwarded to TACS at the address shown below. Wire transfer instructions will be provided upon request. All payments must reference the Tax Map No. of the parcel. I understand that cash and personal checks will **not** be accepted. I understand that in the event my payment is returned, improperly tendered, or is otherwise not made, the contract of sale may be voided, 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, unknown liens, 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 Special Warranty Deed, will be prepared after payment clearance and that the same will be forwarded to the Montgomery County Circuit Court Clerk's Office for recordation. I understand that I will receive the recorded Deed as soon as the same is made available and that I have no right of entry upon the property until such time as the deed is recorded as anticipated herein.

I understand that I will be responsible for any real estate taxes on this parcel from the auction closing date. I further understand that in the event I owe delinquent taxes to the above-named locality, that this contract shall become 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 enforceable. I also understand that my electronic signature shall be considered true and accurate for the purposes of this transaction. I understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, I agree to forfeit all amounts paid and pay any charges incurred in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

_____ <b>Signature</b>	_____ 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 21st day of August 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

## NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

**Parcel N1: Deborah L. Carroll**  
**Parcel ID No. 003155**  
**Tax Map No. 097-A 6A**

Parcel ID: 003155	CARROLL DEBORAH L GEORGES RUN RD
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### Owners

Owner1	CARROLL DEBORAH L
Owner2	
Mailing Address	5686 COLES RD
Mailing Address2	
City, State, Zip	ELLISTON VA 24087

### Parcel

Tax Map Number	097- A 6A
Property Address	GEORGES RUN 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:	1147-0504
Notes:	
Notes:	
Notes:	
Notes:	3
Notes:	

### Legal Description

Legal Description 1	GEORGIA RUN
Legal Description 2	
Tax District Code/Description	MS/SHAWSVILLE
Deeded Acres	1.255
Deed Book	1147
Page	0504
Assessed Land	\$6,300
Assessed Buildings	\$0
Total Assessed Value	\$6,300
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 N2: Sally D. Dirico**  
**Parcel ID No. 032842**  
**Tax Map No. 105-8 68A**

Parcel ID: 032842

DIRICO SALLY D

### Owners

Owner1	DIRICO SALLY D
Owner2	
Mailing Address	2192 VIEWLAND DR
Mailing Address2	
City, State, Zip	CHRISTIANSBURG VA 24073

### Parcel

Tax Map Number	105- 8 68A
Property Address	
City, State, Zip	VA
Neighborhood Code	MR332002
Class Code/Description	4000/Commercial/Industrial
Use Code/Description	499/OTHER COMMERCIAL STRUCTURES
Primary Zoning Code/Desc	R2/RESIDENTIAL TWO
Restriction Code/Description 1	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	0320-0034
Notes:	COMMUNITY WELL
Notes:	PUMPING STATION
Notes:	
Notes:	3
Notes:	

### Legal Description

Legal Description 1	VIEWLAND SEC 3
Legal Description 2	WELL LOT
Tax District Code/Description	MR/RINER
Deeded Acres	.286
Deed Book	2020
Page	008307
Assessed Land	\$2,900
Assessed Buildings	\$0
Total Assessed Value	\$2,900
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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**Parcel N3: Monty Ray Early**  
**Parcel ID No. 005771**  
**Tax Map No. 058-A 47**

Parcel ID: 005771	EARLY MONTY RAY 3326 IRONTO RD
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### Owners

Owner1	EARLY MONTY RAY
Owner2	
Mailing Address	313 LOTH LORIN DR NW
Mailing Address2	
City, State, Zip	WILLIS VA 24380

### Parcel

Tax Map Number	058- A 47
Property Address	3326 IRONTO RD
City, State, Zip	ELLISTON VA 24087
Neighborhood Code	MR317000
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:	0955-0739
Notes:	DEMOLISHED STRUCTURE ON SITE
Notes:	
Notes:	
Notes:	3
Notes:	4

### Legal Description

Legal Description 1	IRONTO
Legal Description 2	
Tax District Code/Description	MMT/MOUNT TABOR
Deeded Acres	.83
Deed Book	0955
Page	0739
Assessed Land	\$15,700
Assessed Buildings	\$0
Total Assessed Value	\$15,700
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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**Parcel N4: J.L. Handy  
Parcel ID No. 008019  
Tax Map No. 065-A 14A**

Parcel ID: 008019 HANDY J L

### Owners

Owner1	HANDY J L
Owner2	
Mailing Address	REPO
Mailing Address2	
City, State, Zip	

### Parcel

Tax Map Number	065- A 14A
Property Address	
City, State, Zip	VA
Neighborhood Code	MR331000
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:	0128-0464
Notes:	MNT LAND BESIDE
Notes:	
Notes:	
Notes:	3
Notes:	4

### Legal Description

Legal Description 1	N/S SLATE BRANCH
Legal Description 2	
Tax District Code/Description	MPF/PRICES FORK
Deeded Acres	2.5
Deed Book	128
Page	464
Assessed Land	\$4,200
Assessed Buildings	\$0
Total Assessed Value	\$4,200
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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**Parcel N5: James Long & Bessie Long**  
**Parcel ID No. 014065**  
**Tax Map No. 089-A 29**

Parcel ID: 014065	LONG JAMES LONG BESSIE ROCK RD
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#### Owners

Owner1	LONG JAMES
Owner2	LONG BESSIE
Mailing Address	REPO
Mailing Address2	
City, State, Zip	REPO VA 00000

#### Parcel

Tax Map Number	089- A 29
Property Address	ROCK RD
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:	0922-0074
Notes:	
Notes:	
Notes:	
Notes:	3
Notes:	

#### Legal Description

Legal Description 1	NEAR RADFORD
Legal Description 2	
Tax District Code/Description	MR/RINER
Deeded Acres	.2
Deed Book	0922
Page	0074
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 N6: Catherine Thompson**

**Parcel ID No. 031258**

**Tax Map No. 084-A 64**

Parcel ID: 031258

THOMPSON CATHARINE C/O  
ANNA GROGANS

**Owners**

Owner1	THOMPSON CATHARINE
Owner2	C/O ANNA GROGANS
Mailing Address	2829 ENVOY DR
Mailing Address2	
City, State, Zip	ROANOKE VA 24019

**Parcel**

Tax Map Number	080- A 64
Property Address	
City, State, Zip	VA
Neighborhood Code	MR341000
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:	
Notes:	
Notes:	
Notes:	
Notes:	
Notes:	

**Legal Description**

Legal Description 1	NR N & W RR
Legal Description 2	
Tax District Code/Description	MS/SHAWSVILLE
Deeded Acres	3
Deed Book	
Page	

Assessed Land	\$9,400
Assessed Buildings	\$0
Total Assessed Value	\$9,400
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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**Parcel N7: Unknown**  
**Parcel ID No. 026138**  
**Tax Map No. 069-A 88**

Parcel ID: 026138 UNKNOWN

### Owners

Owner1	UNKNOWN
Owner2	
Mailing Address	REPO
Mailing Address2	
City, State, Zip	REPO VA 00000

### Parcel

Tax Map Number	069- A 88
Property Address	
City, State, Zip	VA
Neighborhood Code	MR316000
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:	0395-0642
Notes:	
Notes:	
Notes:	
Notes:	3
Notes:	4

### Legal Description

Legal Description 1	N F R
Legal Description 2	PARCEL 3/3
Tax District Code/Description	MMT/MOUNT TABOR
Deeded Acres	.16
Deed Book	
Page	
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 N8: Bettie Wright**  
**Parcel ID No. 021513**  
**Tax Map No. 498-A 28**

Parcel ID: 021513

WRIGHT BETTIE C/O BETTY S  
JOHNSON

**Owners**

Owner1	WRIGHT BETTIE
Owner2	C/O BETTY S JOHNSON
Mailing Address	REPO
Mailing Address2	
City, State, Zip	REPO VA 00000

**Parcel**

Tax Map Number	498- A 28
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:	0028-0320
Notes:	VACANT LAND
Notes:	
Notes:	
Notes:	3
Notes:	

**Legal Description**

Legal Description 1	SUMMIT CUT
Legal Description 2	
Tax District Code/Description	CS/CHRISTIANSBURG/SHAWSVILLE
Deeded Acres	1.8
Deed Book	0028
Page	0320
Assessed Land	\$8,600
Assessed Buildings	\$0
Total Assessed Value	\$8,600
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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