

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

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 **September 3, 2026 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 terms or conditions which may be 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<br>Parcel No. 003155 | 496212   | Fronts on Georges Run Road; Georgia Run; Shawsville District; 1.255ac, more or less |
| N2 | Unknown Owners     | TM No. 069-A 88<br>Parcel No. 026138 | 564167   | Near North Fork Road; Mount Tabor District; 0.16 ac, more or less                   |

**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 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 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 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 \$750 and auctioneer fees of \$250, 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 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.**

**Terms applicable to In-Person Bidders ONLY:** The highest bidder shall make payment in full 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 . 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, Inc., 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 September 10, 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 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. Questions concerning the registration and bidding process should be directed to the Auctioneer online at [www.walkercommercialservices.com](http://www.walkercommercialservices.com), by email to [asher@walkercommercialservices.com](mailto:asher@walkercommercialservices.com) or by phone to Asher Walker, at (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, September 3, 2026, 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 Cumberland 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.

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

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 3rd day of September 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

## 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. 096- 4 10**

Parcel ID: 003155

CARROLL DEBORAH L  
GEORGES RUN RD

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

|                   |         |
|-------------------|---------|
| Parcel ID: 026138 | UNKNOWN |
|-------------------|---------|

|               |  |
|---------------|--|
| <b>Owners</b> |  |
|---------------|--|

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

|               |  |
|---------------|--|
| <b>Parcel</b> |  |
|---------------|--|

|                                |                                              |
|--------------------------------|----------------------------------------------|
| 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                                            |

|                          |  |
|--------------------------|--|
| <b>Legal Description</b> |  |
|--------------------------|--|

|                               |                 |
|-------------------------------|-----------------|
| 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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