

**NOTICE OF PUBLIC AUCTION
DELINQUENT TAX SALE OF REAL PROPERTY
MONTGOMERY COUNTY, VIRGINIA**

The following real property will be auctioned for sale to the highest bidder at a **Timed-to-Live Simulcast (online-only ending with an online and in-person)** public auction. **The online-only bidding will begin Wednesday, July 14, 2021 at 1:00pm and transition on Wednesday, July 28, 2021 at 1:00pm, or as soon thereafter as possible, to a Simulcast online and in-person bidding session to be held at the Montgomery County Government Center, 755 Roanoke Street, Christiansburg, Virginia 24073 in the Board Room on the 2nd Floor.** The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be subsequently posted by Linkous Auctioneers (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”).

<u>JUDICIAL PARCELS</u>			
<u>No.</u>	<u>Property Owner(s)</u>	<u>Account Numbers</u>	<u>Description</u>
1.	Howd T. Albert, et al.	Parcel ID No. 026420 Tax Map No. 434-A 2 TACS No. 496145	Riner District, Town of Christiansburg; 1215 Peppers Ferry Rd; Improved; 5.179 Acres +/-
2.	Howd T. Albert, et al.	Parcel ID No. 030840 Tax Map No. 434-A 4 TACS No. 496145	Riner District, Town of Christiansburg; 1225 Peppers Ferry Rd; Improved; 0.694 Acres +/-
3.	Howd T. Albert, et al.	Parcel ID No. 032907 Tax Map No. 434-A 6 TACS No. 496145	Riner District; Town of Christiansburg; Albert Subd; Near Belnont; 0.8 Acres +/-
4.	George W. Bowles, et al.	Parcel ID No. 002262 Tax Map No. 044-A 16 TACS No. 496078	Mount Tabor District; 2693 Paris Mtn Rd; Improved; Paris Mt Lot
5.	Ricky Eugene Buggs, et al.	Parcel ID No. 024574 Tax Map No. 090-A 34A TACS No. 564262	Riner District; 3395 Radford Rd; Improved; Commercial property; 1.586 Acres +/-
6.	J.E. Carden, et al.	Parcel ID No. 003108 Tax Map No. 080-A 58 TACS No. 496164	Shawsville District; Unimproved; Houchins; 38.0 Acres +/-
7.	Gary Neil Carter	Parcel ID No. 017321 Tax Map No. 038-A 166 TACS No. 495960	Prices Fork District; Brush Mtn; Unimproved; 3.493 Acres +/-
8.	Mary Cole, et al.	Parcel ID No. 220120 Tax Map No. 081-A 90 TACS No. 496160	Shawsville District; Alleghany Mt.; Unimproved; 20.0 Acres +/-
9.	Henry Harrison Flinchum, et al.	Parcel ID No. 006460 Tax Map No. 120-A 94 TACS No. 496085	Riner; Elliotts Creek; 3567 Pilot Rd; Improved; 0.25 Acres +/-
10.	Kenneth R. Gauss Trust, et al.	Parcel ID No. 023069 Tax Map No. 036-A-5C TACS No. 496105	Prices Fork District; Norris Run; 2961 Orange Ln; 10.669 Acres +/-
11.	Lou Hawley, et al.	Parcel ID No. 130528 Tax Map No. 065-A 92 TACS No. 496015	Prices Fork District; Adjacent to railroad tracks; Unimproved; 8.8 Acres +/-
12.	Donald R Hodge, et al.	Parcel ID No. 030780 Tax Map No. 079-A 1 10 TACS No. 496143	Shawsville District; Rim Rock Est, Sec 1, Lot 10; 1040 Ridgeway Dr.; 0.5341 Acres +/-

13.	Henry McCoy heirs, et al.	Parcel ID No. 120002 Tax Map No. 035-A 53 TACS No. 495993	Prices Fork District; Gap Mtn; triangular shaped parcel; Unimproved; 13.0 Acres +/-
14.	Henry McCoy heirs, et al.	Parcel ID No. 120003 Tax Map No. 035-A 54 TACS No. 495993	Prices Fork District; Gap Mtn; Unimproved; 13.0 Acres +/-
15.	John S. Moody, Jr.	Parcel ID No. 027197 Tax Map No. 501-11 1 TACS No. 647189	Town of Christiansburg; Falling Branch Townhouse; PH I, Lot 1; 2604 Glade Dr; Improved; unknown acreage
16.	John Muse Heirs, et al.	Parcel ID No. 220096 Tax Map No. 097-A 139 TACS No. 496158	Shawsville District; Boners Run; Unimproved; 17.0 Acres +/-
17.	N M Orr, et al.	Parcel ID No. 031835 Tax Map No. 065-A 82 TACS No. 496292	Prices Fork District; Stroubles Creek; Unimproved; 5.0 Acres +/-
18.	Peggy Bryson Reed et al.	Parcel ID No. 015690 Tax Map No. 107-A 58 TACS No. 496099	Shawsville District; Elliotts Creek; 3064 Pilot Rd; Improved; 0.7 Acres +/-
19.	Regan Dwayne Reedy d/b/a Reliable building services, et al.	Parcel ID No. 003675 Tax Map No. 526-A 9 TACS No. 499221	Town of Christiansburg; Riner District; Rt 11.; 725 Radford St; Unimproved; 0.48 Acres +/-
		Parcel ID No. 003559 Tax Map No. 526-A 8 TACS No. 499221	Town of Christiansburg; Riner District; Rt 11.; 745 Radford St; Commercial property; Improved; 0.906 Acres +/-
20.	Richard Rose	Parcel ID No.100531 Tax Map No.090-1BK B 12E TACS No. 496075	Riner District; PT Lot 12 Blk B; 3824 Truman Ave; Improved; 0.234 Acres +/-
21.	James Frank Simmons, et al.	Parcel ID No. 017373 Tax Map No. 059-A A 65 TACS No. 496004	Shawsville District; 209 Brake Rd; Improved; 2.24 Acres +/-
22.	James Sinclair, et al.	Parcel ID No. 021155 Tax Map No. 045-A 75 TACS No. 496137	Mt. Tabor District; 3842 Fox Hollow Rd; Improved; 2.15 Acres +/-
23.	Edward Smith, et al.	Parcel ID No. 017739 Tax Map No. 497-A 323 TACS No. 495947	Town of Christiansburg; South St; PT lot 495 School Lane; Unimproved; unknown acreage
24.	Samuel C. Stover, et al.	Parcel ID No. 018701 Tax Map No. 127-8 5 TACS No. 496101	Riner District; Asa Duncan Subd; PT Lot 5 Mill Creek; Unimproved; 0.51 Acres +/-
25.	Debra P. Taylor, et al.	Parcel ID No. 021980 Tax Map No. 057-A 42B TACS No. 496183	Mt. Tabor District; 2738 North Fork Rd; Unimproved; 6.945 Acres +/-
26.	Unknown Owner	Parcel ID No. 190088 Tax Map No. 257-A 219 TACS No. 571991	Town of Blacksburg; undedicated alley; 0.109 Acres +/-
27.	Unknown Owner	Parcel ID No. 140664 Tax Map No. 097-A 138 TACS No. 571991	Shawsville District; Alleghany Springs; Unimproved; wooded; 20.0 Acres +/-
28.	Unknown Owner	Parcel ID No. 190074 Tax Map No. 055-A 55 TACS No. 571991	Mt. Tabor District; Alleghany Mt.; Unimproved and narrow triangular shaped; 1.335 Acres +/-
29.	Unknown Owner	Parcel ID No. 180068 Tax Map No. 098-A 42	Shawsville District; Stapleton Branch; Unimproved; 8.5 Acres +/-

		TACS No. 571991	
30.	Unknown Owner	Parcel ID No. 013854 Tax Map No. 092-A 75 TACS No. 571991	Riner District; Lot Mud Pike; Unimproved 0.967 Acres +/-
31.	Teddy J. Vest, et al.	Parcel ID No. 020088 Tax Map No. 084-A 33 TACS No. 496083	Shawsville District; Dark Run; 623 Dark Run Rd; 30.8 Acres +/-
		Parcel ID No. 003701 Tax Map No. 084-A 32 TACS No. 496083	Shawsville District; Dark Run; Unimproved; 2.0 Acres +/-
<u>NONJUDICIAL PARCELS</u>			
N1.	Unknown Owners	Parcel ID No. 140931 Tax Map No. 028-A 113 TACS No. 647294	Mount Tabor District; Brush Mtn; Unimproved; 0.56 Acres +/-
N2.	Unknown Owners	Parcel ID No. 190017 Tax Map No. 121-A 90 TACS No. 647332	Shawsville District; Pilot Mt; Unimproved; 0.24 Acres +/-
N3.	Constance L. G. Rigby	Parcel ID No. 033700 Tax Map No. 121-A 85 TACS No. 495910	Shawsville District; E/S Pilot Rd; Unimproved; 2.0 Acres +/-
N4.	Lula Conner Life Estate	Parcel ID No. 140927 Tax Map No. 526-A 228A TACS No. 496018	Riner District; Town of Christiansburg; Depot St, PT Vacated Alley; 0.038 Acres +/-
N5.	Harvey Akers Heirs	Parcel ID No. 210280 Tax Map No. 144-A 6C TACS No. 496155	Riner District; Little River; Unimproved; 3.0 Acres +/-
N6.	H. Ribble Price Estate	Parcel ID No. 190103 Tax Map No. 041-A 40G TACS No. 496151	Mount Tabor District; NR Blacksburg; Private Road; 0.633 Acres +/-
N7.	J.O. Wray	Parcel ID No. 200367 Tax Map No. 042-A 101 TACS No. 496153	Mount Tabor District; Alleghany Mtn; Unimproved; 0.9 Acres +/-
N8.	Betty Jane B. Clements Estate	Parcel ID No. 018894 Tax Map No. 064-A 14 TACS No. 496046	Prices Fork District; Stroubles Creek; Unimproved; 0.274 Acres +/-
N9.	Syble M. Wells Estate	Parcel ID No. 001586 Tax Map No. 058-A 9 TACS No. 495879	Mount Tabor District; Ironto, Lots 1-2; Unimproved; unk acreage

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 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, at their own cost, 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. Please be advised that in order to qualify as a purchaser at this auction, you may not owe delinquent taxes to Montgomery County and you may not be a Defendant in any delinquent tax suit.

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. Subsequent taxes will be prorated from July 28, 2021, and the highest bidder will be responsible for taxes from that date forward.

Terms applicable to Judicial Parcels ONLY: There will be a **10% buyer's premium added to the final bid.** The **buyer's premium is due upon the close of the auction and will be in addition to the required deposit amount.** Please consider the buyer's premium when placing bids. 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 on the day 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. Bids which are less than One Thousand Dollars (\$1,000.00) shall be required to be paid in full upon the close of the auction.

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. **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.**

Terms applicable to Online Bidders ONLY (Judicial Parcels): 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 at www.linkousauctioneers.com. 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 **bid deposit and buyer's premium** must be **received** in full **no later than August 5, 2021**. Time is of the essence. All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cash and personal checks **will not** be accepted. Checks and money orders shall be made payable to Montgomery County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

Terms applicable to Nonjudicial Parcels ONLY: Nonjudicial parcels will be auctioned pursuant to Virginia Code §58.1-3975. There will be a **buyer's premium of 10% of the highest bid or \$100.00, whichever is greater**, added to the winning bid, and deed recordation costs, as determined by the Montgomery County Circuit Court, added to the winning bid to determine the "final contract price". Please consider the buyer's premium and recordation costs when placing bids. The highest bidder shall make payment in full of the final contract price on the day of the auction.

Terms applicable to Online Bidders ONLY (Nonjudicial Parcels): 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 at www.linkousauctioneers.com. 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 final contract price must be received in full **no later than August 5, 2021**. Time is of the essence. All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cash and personal checks **will not** be accepted. Checks and money orders shall be made payable to Montgomery County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

In-Person Bidders ONLY: Payments may be made by personal check, traveler's check, cashier's check or money order. **No cash will be accepted.**

TERMS OF SALE: The sale of property 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. Further, they 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.

Questions concerning the registration and bidding process should be directed to the Auctioneer; online at www.linkousauctioneers.com, or by phone to (540) 961-2608. 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) 545-2500 or (804) 548-4424, or by writing to the address below.

John A. Rife, Esq.
Re: Montgomery County Tax Sale
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294