

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Locality, the undersigned Special Commissioner will offer for sale at a Timed-to-Live Simulcast (with online and in person bidding) public auction the following described real estate at **Montgomery County Government Center, 755 Roanoke Street, Christiansburg, Virginia 24073, on Thursday, July 13, 2023 at 1:00pm** or as soon thereafter as may be affected. The sale of such property is subject to the terms and conditions below, any conditions which may be subsequently posted by Linkous Auctioneers ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS"), 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.

No.	Property Owner(s)	Account Nos.	Description
1.	Kathy M. Ashworth, et al.	Parcel ID No. 016276 Tax Map No. 527-A 184 TACS No. 741942	113 Hagan St; Town of Christiansburg, Shawsville District; Hagan Street, Lot; 0.266 acres, more or less; improved
2.	Marvin D. Lytton (Charlie B. Hall, et al.)	Parcel ID No. 007827 Tax Map No. 090-C 4 3 TACS No. 647082	1563 Gallimore St; Riner District; C L Gallimore Lots, Lot 3; unk acreage; improved
3.	Joe P. Jennelle, et al.	Parcel ID No. 009878 Tax Map No. 406-4 4,5 TACS No. 496232	265 Freestone Dr; Town of Christiansburg, Shawsville District; Midway Hts, Lot 4, Lot 5; 0.551 acres, more or less; improved
4.	Mimia Lee Moore, et al.	Parcel ID No. 008301 Tax Map No. 406-4 90-93 TACS No. 742380	3055 Peach St; Town of Christiansburg, Shawsville District; Midway Hts, Lots 90-93; unk acreage; improved
5.	Jesse James Reed, et al.	Parcel ID No. 015707 Tax Map No. 137-A 8 TACS No. 496131	Camp Carysbrook Rd; Riner District; Calfees Mt; 2.0 acres, more or less; unimproved
6.	James K. Thompson	Parcel ID No. 023756 Tax Map No. 106-7 7 TACS No. 491269	1245 Flanagan Dr; Riner District; Gardner Estates, Lot 7A Resubd; 2.654 acres, more or less; mobile home on site
7.	United Rental Agency	Parcel ID No. 021147 Tax Map No. 108-A 17 TACS No. 495891	Pilot Rd; Shawsville District; Floyd Road; 2.0 acres, more or less; unimproved
8.	Margaret L.K. Langhorne, et al.	Parcel ID No. 031018 Tax Map No. 084-A 48 TACS No. 496189	Booth Rd; Shawsville District; S F R; 112.0 acres, more or less; unimproved

GENERAL TERMS OF SALE: All sales are subject to confirmation by the County of Montgomery Circuit 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. 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 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.

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 make a deposit in the amount of twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, **along with a 10% buyer's premium, subject to a minimum buyer's premium of \$150, added to the final bid on the day 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. The deposit and buyer's premium together determine the "Final Contract Price". Deposits shall not exceed Twenty Thousand Dollars (\$20,000) per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

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 In-Person Bidders ONLY: 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 www.linkousauctioneers.com. If any interested bidders are unable to attend in-person bidding and wish to bid on property, but do not have access to the internet, please contact Linkous Auctioneers, at (540) 961-2608 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 deposit and buyer's premium**

must be received in full within seven (7) days following the auction closing (no later than July 20, 2023). 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.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to Montgomery County 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.linkousauctioneers.com, by email to info@linkousauctioneers.com or by phone at (540) 961-2608. Questions concerning the properties subject to sale should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to 804-548-4424, or by writing to the address below.

Re: Montgomery Judicial Sale Auction
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

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

At the real estate tax sale which closed on July 13, 2023, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Case Name:

Tax Map Number:

Account Number:

TACS Number:

Buyer's Premium: \$_____

Bid Deposit: \$_____

Credit Card Hold: \$(_____)

Total Due Now: \$_____

I understand that the above-referenced "Total Due Now" is required to be deposited today with the Special Commissioner and that the balance of the high bid and the deed recordation cost will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Montgomery, Virginia. I understand that in the event my payment is returned or otherwise does not clear within twenty (20) days, this contract of sale may be voided, I may be responsible for damages or costs of resale, 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, 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 this limitation. I understand that I will be notified at the address below of the date the Special Commissioner intends to ask the Court to confirm this sale, and that this Court hearing will be my last opportunity to raise any questions concerning this sale. 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 I will be responsible for any real estate taxes on this parcel from the date of sale (July 13, 2023). I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit filed by the above-named locality, that this contract shall be 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 if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, or if the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit all amounts paid and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

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 understand that the former owner(s) of this property may for good cause shown, within ninety (90) days from the entry of the Decree of Confirmation in this matter, petition the Court to have the matter reheard. I understand that title to the property described herein will be taken in the name(s) indicated below and I represent that I have the authority to purchase and title the property in the name(s) shown below.

_____ Signature	_____ 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 13th day of July, 2023, 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, P.C.

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 1: Kathy M. Ashworth, et al.
Parcel ID No. 016276
Tax Map No. 527-A 184

Parcel ID: 016276	ASHWORTH DALE F ASHWORTH KATHY M 113 HAGAN ST
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Owners

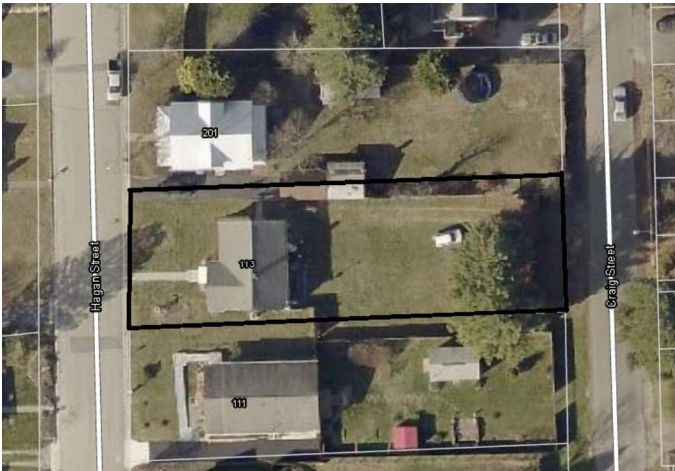
Owner1	ASHWORTH DALE F
Owner2	ASHWORTH KATHY M
Mailing Address	113 HAGAN ST
Mailing Address2	
City, State, Zip	CHRISTIANSBURG VA 24073

Parcel

Tax Map Number	527- A184	
Property Address	113 HAGAN ST	
City, State, Zip	CHRISTIANSBURG VA 24073	
Neighborhood Code	CR062000	
Class Code/Description	1000/Single Family Res Urban	
Use Code/Description	510/SINGLE FAMILY IMPROVED URBAN	
Primary Zoning Code/Desc	R3/RESIDENTIAL, MULTI-FAMILY	
Restriction Code/Description 1	/	Assessed Land
Restriction Code/Description 2	/	Assessed Buildings
Restriction Code/Description 3	/	Total Assessed Value
Land Use Program	NO	Land Use Program
Notes:	0650-0572	Deferred Land Use Amount
Notes:	PB 0513-0232	Value After Land Use Deferment
Notes:	REAR WOOD FENCE	Taxable Type
Notes:	3	
Notes:		

Legal Description

Legal Description 1	HAGAN STREET
Legal Description 2	LOT
Tax District Code/Description	CS/CHRISTIANSBURG/SHAWSVILLE
Deeded Acres	.266
Deed Book	0650
Page	0572



GOOGLE STREET VIEW

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: Marvin D. Lytton (Charlie B. Hall, et al)

Parcel ID No. 007827

Tax Map No. 090-C 4 3

Parcel ID: 007827 LYTTON MARVIN DUANE
1563 GALLIMORE ST

Owners

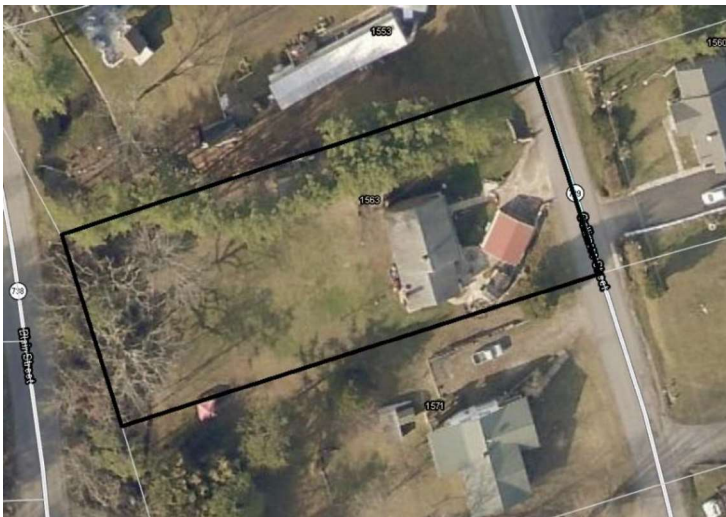
Owner1 LYTTON MARVIN DUANE
Owner2
Mailing Address 1563 GALLIMORE ST
Mailing Address2
City, State, Zip CHRISTIANSBURG VA 24073

Parcel

Tax Map Number	090-C 4 3		
Property Address	1563 GALLIMORE ST		
City, State, Zip	CHRISTIANSBURG VA 24073		
Neighborhood Code	MR332001		
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	Assessed Land	\$30,000
Notes:		Assessed Buildings	\$117,100
Notes:		Total Assessed Value	\$147,100
Notes:		Land Use Program	NO
Notes:		Deferred Land Use Amount	\$0
Notes:		Value After Land Use Deferment	\$0
Notes:		Taxable Type	Taxable

Legal Description

Legal Description 1 C L GALLIMORE LOTS
Legal Description 2 LOT 3
Tax District Code/Description MR/RINER
Deeded Acres 0
Deed Book 2020
Page 001548



INTERNET PICTURE

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Parcel 3: Joe P. Jennelle, et al.

Parcel ID No. 009878

Tax Map No. 406-5 4,5

Parcel ID: 009878

JENNELLE JOE P
265 FREESTONE DR

Owners

Owner1 JENNELLE JOE P
Owner2
Mailing Address 265 FREESTONE DR
Mailing Address2
City, State, Zip CHRISTIANSBURG VA 24073

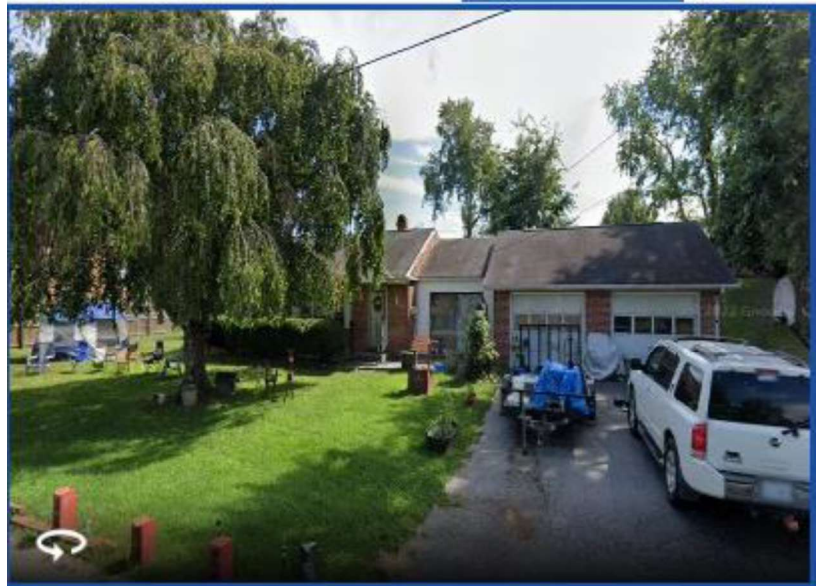
Parcel

Tax Map Number 406- 5 4,5
Property Address 265 FREESTONE DR
City, State, Zip CHRISTIANSBURG VA 24073
Neighborhood Code CC700000
Class Code/Description 4000/Commercial/Industrial
Use Code/Description 498/RESIDENTIAL USE, ZONED COMMERCIAL
Primary Zoning Code/Desc B3/BUSINESS, GENERAL
Restriction Code/Description 1 /
Restriction Code/Description 2 /
Restriction Code/Description 3 /
Land Use Program NO
Notes: 1027-0620
Notes: PB 0837-0312
Notes:
Notes:
Notes: 3
Notes:

Assessed Land	\$72,000
Assessed Buildings	\$120,100
Total Assessed Value	\$192,100
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable

Legal Description

Legal Description 1 MIDWAY HTS
Legal Description 2 LOT 4, PT LOT 5
Tax District Code/Description CS/CHRISTIANSBURG/SHAWSVILLE
Deeded Acres .551
Deed Book 1027
Page 0620



GOOGLE STREET VIEW

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Parcel 4: Mimia Lee Moore, et al.

Parcel ID No. 008301

Tax Map No. 406-4 90-93

Parcel ID: 008301

MOORE MIMIA LEE C/O
JERRY RAY MOORE
3055 PEACH ST

Owners

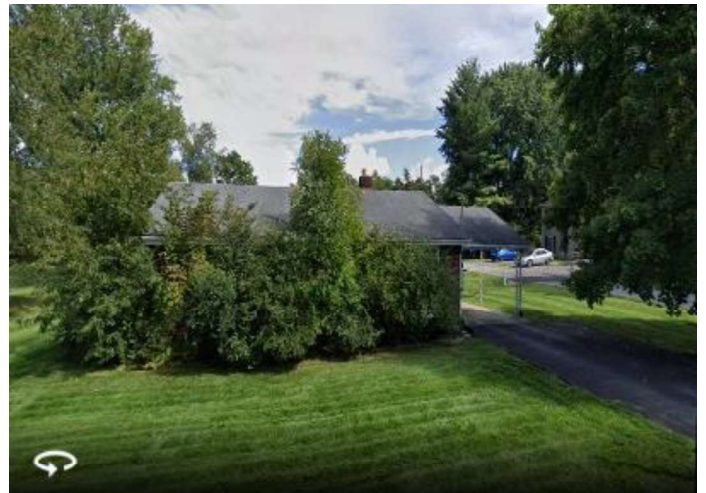
Owner1	MOORE MIMIA LEE
Owner2	C/O JERRY RAY MOORE
Mailing Address	3055 PEACH ST
Mailing Address2	
City, State, Zip	CHRISTIANSBURG VA 24073

Parcel

Tax Map Number	406- 4 90-93		
Property Address	3055 PEACH ST		
City, State, Zip	CHRISTIANSBURG VA 24073		
Neighborhood Code	CC700000		
Class Code/Description	4000/Commercial/Industrial		
Use Code/Description	498/RESIDENTIAL USE, ZONED COMMERCIAL		
Primary Zoning Code/Desc	B3/BUSINESS, GENERAL		
Restriction Code/Description 1	/		
Restriction Code/Description 2	/		
Restriction Code/Description 3	/	Assessed Land	\$58,500
Land Use Program	NO	Assessed Buildings	\$77,600
Notes:	-30% E.O. ZONING	Total Assessed Value	\$136,100
Notes:		Land Use Program	NO
Notes:		Deferred Land Use Amount	\$0
Notes:		Value After Land Use Deferment	\$0
Notes:	3	Taxable Type	Taxable
Notes:			

Legal Description

Legal Description 1	MIDWAY HTS
Legal Description 2	LOTS 90-93
Tax District Code/Description	CS/CHRISTIANSBURG/SHAWSVILLE
Deeded Acres	0
Deed Book	0522
Page	0331



GOOGLE STREET VIEW

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Parcel 5: Jesse James Reed, et al.
Parcel ID No. 015707
Tax Map No. 137-A 8

Parcel ID: 015707	REED JESSE JAMES C/O SANDRA MABE CAMP CARYSBROOK RD
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Owners

Owner1	REED JESSE JAMES
Owner2	C/O SANDRA MABE
Mailing Address	427 LEAD MINE RD
Mailing Address2	
City, State, Zip	AUSTINVILLE VA 24312

Parcel

Tax Map Number	137- A 8		
Property Address	CAMP CARYSBROOK RD		
City, State, Zip	VA		
Neighborhood Code	MR334000		
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	/	Assessed Land	\$18,500
Restriction Code/Description 2	/	Assessed Buildings	\$0
Restriction Code/Description 3	/	Total Assessed Value	\$18,500
Land Use Program	NO	Land Use Program	NO
Notes:	0275-0174	Deferred Land Use Amount	\$0
Notes:	RED ASPHALT CABIN- NCV	Value After Land Use Deferment	\$0
Notes:		Taxable Tyoe	Taxable
Notes:	3		

Legal Description

Legal Description 1	CALFEES MT
Legal Description 2	
Tax District Code/Description	MR/RINER
Deeded Acres	2
Deed Book	0275
Page	0174



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Parcel 6: James K. Thompson

Parcel ID No. 023756

Tax Map No. 106- 7 7

Parcel ID: 023756

THOMPSON JAMES K
1245 FLANAGAN DR

Owners

Owner1 THOMPSON JAMES K
Owner2
Mailing Address 1245 FLANAGAN DR
Mailing Address2
City, State, Zip CHRISTIANSBURG VA 24073

Parcel

Tax Map Number 106- 7 7
Property Address 1245 FLANAGAN DR
City, State, Zip CHRISTIANSBURG VA 24073
Neighborhood Code MR336000
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: 0848-0110 MH ON SITE
Notes:
Notes:
Notes:
Notes:
Notes: 3
Notes:

Assessed Land	\$37,200
Assessed Buildings	\$62,000
Total Assessed Value	\$99,200
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable

Legal Description

Legal Description 1 GARDNER ESTATES
Legal Description 2 LOT 7A RESUBD
Tax District Code/Description MR/RINER
Deeded Acres 2.654
Deed Book 0848
Page 0110



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Parcel 7: United Rental Agency

Parcel ID No. 021147

Tax Map No. 108-A 17

Parcel ID: 021147

UNITED RENTAL AGENCY

PILOT RD

Owners

Owner1	UNITED RENTAL AGENCY
Owner2	
Mailing Address	REPO
Mailing Address2	
City, State, Zip	REPO VA 00000

Parcel

Tax Map Number	108- A 17		
Property Address	PILOT RD		
City, State, Zip	VA		
Neighborhood Code	MR342000		
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	/	Assessed Land	\$30,000
Restriction Code/Description 3	/	Assessed Buildings	\$0
Land Use Program	NO	Total Assessed Value	\$30,000
Notes:	0778-0452	Land Use Program	NO
Notes:	TOPO/SHAPE -40%	Deferred Land Use Amount	\$0
Notes:		Value After Land Use Deferment	\$0
Notes:	3	Taxable Type	Taxable
Notes:			

Legal Description

Legal Description 1	FLOYD ROAD
Legal Description 2	
Tax District Code/Description	MS/SHAWSVILLE
Deeded Acres	2
Deed Book	0778
Page	0452



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Parcel 8: Margaret L.K. Langhorne, et al.

Parcel ID No. 031018

Tax Map No. 084-A 48

Parcel ID: 031018

LANGHORNE MRS M K REPS

BOOTH RD

Owners

Owner1	LANGHORNE MRS M K REPS
Owner2	
Mailing Address	REPO
Mailing Address2	
City, State, Zip	REPO VA 00000

Parcel

Tax Map Number	084- A 48
Property Address	BOOTH RD
City, State, Zip	VA
Neighborhood Code	MR344000
Class Code/Description	6000/Ag/Undeveloped Over 99 Acres
Use Code/Description	110/AG UNDEVELOPED VACANT 100+ ACRES
Primary Zoning Code/Desc	A1/AGRICULTURAL
Restriction Code/Description 1	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	0029-0091
Notes:	
Notes:	
Notes:	
Notes:	3
Notes:	

Legal Description

Legal Description 1	S F R
Legal Description 2	
Tax District Code/Description	MS/SHAWSVILLE
Deeded Acres	112
Deed Book	0029
Page	0091
Assessed Land	\$168,000
Assessed Buildings	\$0
Total Assessed Value	\$168,000
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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