

**NOTICE OF DELINQUENT TAXES
AND TREASURER’S 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 Timed-to-Live Simulcast (with online and in person bidding) public auction, which will **commence at Montgomery County Government Center, 755 Roanoke Street, Christiansburg, Virginia 24073, on Thursday, July 13, 2023 at 1:00pm** or 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.

<u>No.</u>	<u>Property Owner(s)</u>	<u>Account Nos.</u>	<u>Description</u>
N1.	Gary W. Akers and Shirley F. Akers	Parcel ID No. 010234 Tax Map No. 049-A 62 TACS No. 741945	Prices Fork District; Wake Forest, Lot; 0.67 acres, more or less, unimproved
N2.	Annie M. Keister	Parcel ID No. 220115 Tax Map No. 227-A 125 TACS No. 564312	Town of Blacksburg, Mount Tabor District; Wilson Ave; 0.07 acres, more or less; unimproved
N3.	Keith D. Moses	Parcel ID No. 070562 Tax Map No. 059-A 84 TACS No. 647121	Mount Tabor District; N F R; 0.16 acres, more or less; improved
N4.	Tara L. Poff and Michael D. Owens	Parcel ID No. 130892 Tax Map No. 497-17 4A TACS No. 742502	Town of Christiansburg, Shawsville District; Colhoun Miller Add; PT Vacated Alley; 0.0102 acres, more or less; unimproved
N5.	Charles M. Olinger, et al.	Parcel ID No. 013759 Tax Map No. 038-A 73 TACS No. 742433	Prices Fork District; Toms Creek, Tract D; 0.15 acres, more or less; improved
		Parcel ID No. 013758 Tax Map No. 038-A 75 TACS No. 742433	Prices Fork District; Toms Creek, Tract 4; 1.4 acres, more or less; unimproved
		Parcel ID No. 013760 Tax Map No. 038-A 72 TACS No. 742433	Prices Fork District; Toms Creek, Tract B; 0.29 acres, more or less; unimproved
		Parcel ID No. 013761 Tax Map No. 038-A 74 TACS No. 742433	Prices Fork District; Toms Creek, Tract A; 0.05 acres, more or less; unimproved

GENERAL TERMS OF SALE: The Treasurer has the right to reject any bids determined to be unreasonable in relation to 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 remit payment in full at the time of the auction. **There will be a 10% buyer's premium or a \$150 flat fee, whichever is greater, added to the final bid.** Recording costs for deed recordation will also be the responsibility of the successful bidder and are due at the time of the auction.

Terms applicable to In-Person Bidders ONLY: The total balance is due from the highest bidder at the conclusion 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 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 auction price 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.

To qualify as a purchaser at this auction you may not owe delinquent taxes to Montgomery County. 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 Non-Judicial Sale Auction
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

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

At that 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 \$ _____.

Property Owner:

Tax Map Number:

Account Number:

TACS Number:

Bid Amount: \$ _____

Buyer's Premium: \$ _____

Deed Recordation Fee: \$ _____

Credit Card Hold: \$(_____)

Total Due: \$ _____

I understand that the above-referenced "Total Due" is required to be paid today. 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, 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 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 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 date of sale (July 13, 2023). 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 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.

_____ 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 day, 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.

Parcel N1: Gary W. Akers & Shirley F. Akers
Parcel ID No. 010234
Tax Map No. 049-A 62

Parcel ID: 010234 AKERS GARY W AKERS
SHIRLEY F

Owners

Owner1 AKERS GARY W
 Owner2 AKERS SHIRLEY F
 Mailing Address 2142 WAKE FOREST RD
 Mailing Address2
 City, State, Zip BLACKSBURG VA 24060

Parcel

Tax Map Number 049- A 62
 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:
 Notes: VACANT LAND
 Notes: GULLY
 Notes:
 Notes:

Legal Description

Legal Description 1 WAKE FOREST
 Legal Description 2 LOT
 Tax District Code/Description MPF/PRICES FORK
 Deeded Acres .67
 Deed Book 2003
 Page 003741
 Assessed Land \$2,000
 Assessed Buildings \$0
 Total Assessed Value \$2,000
 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: Annie M. Keister
Parcel ID No. 220115
Tax Map No. 227-A 125**

Parcel ID: 220115

KEISTER ANNIE M
WILSON AVE

Owners

Owner1	KEISTER ANNIE M
Owner2	
Mailing Address	REPO
Mailing Address2	
City, State, Zip	REPO VA 00000

Parcel

Tax Map Number	227- A125
Property Address	WILSON AVE
City, State, Zip	BLACKSBURG VA 24060
Neighborhood Code	BC100000
Class Code/Description	1000/Single Family Res Urban
Use Code/Description	500/RES, VACANT LAND, URBAN, 0-19.999 ACRES
Primary Zoning Code/Desc	R-5/TRANSITIONAL RESIDENTIAL
Restriction Code/Description 1	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	PICKUP 2016
Notes:	PART PARCEL 2 IN DB 75-258
Notes:	SEE SURVEY 323-818
Notes:	
Notes:	

Legal Description

Legal Description 1	WILSON AVE
Legal Description 2	PT PARCEL 2
Tax District Code/Description	BM/BLACKSBURG/MOUNT TABOR
Deeded Acres	.07
Deed Book	WB14
Page	0026

Assessed Land	\$7,000
Assessed Buildings	\$0
Total Assessed Value	\$7,000
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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**Parcel N3: Keith D. Moses
Parcel ID No. 070562
Tax Map No. 069-A 84**

REDEEMED

Parcel ID: 070562 MOSES KEITH D
1970 NORTH FORK RD

Owners

Owner1 MOSES KEITH D
 Owner2
 Mailing Address 1969 W MAIN ST
 Mailing Address2
 City, State, Zip SALEM VA 24153 3109

Parcel

Tax Map Number 069- A 84
 Property Address 1970 NORTH FORK RD
 City, State, Zip CHRISTIANSBURG VA 24073
 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: BLDG IN FLOODZONE
 Notes: OLD CHURCH
 Notes: PB 0002-0210
 Notes: 3
 Notes: 4

Legal Description

Legal Description 1 N F R
 Legal Description 2
 Tax District Code/Description MMT/MOUNT TABOR
 Deeded Acres .16
 Deed Book 2017
 Page 004954
 Assessed Land \$7,600
 Assessed Buildings \$5,800
 Total Assessed Value \$13,400
 Land Use Program NO
 Deferred Land Use Amount \$0
 Value After Land Use Deferment \$0
 Taxable Type Taxable



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Parcel N4: Tara L. Poff & Michael D. Owens

Parcel ID No. 130892

Tax Map No. 497-17 4A

Parcel ID: 130892 POFF TARA L OWENS
MICHAEL D
HARLESS ST

Owners

Owner1 POFF TARA L
Owner2 OWENS MICHAEL D
Mailing Address 385 TARRYTOWN RD
Mailing Address2
City, State, Zip CHRISTIANSBURG VA 24073

Parcel

Tax Map Number 497- 17 4A
Property Address HARLESS ST
City, State, Zip CHRISTIANSBURG VA 24073
Neighborhood Code CR062000
Class Code/Description 1000/Single Family Res Urban
Use Code/Description 500/RES, VACANT LAND, URBAN, 0-19.999 ACRES
Primary Zoning Code/Desc R2/RESIDENTIAL, TWO FAMILY
Restriction Code/Description 1 /
Restriction Code/Description 2 /
Restriction Code/Description 3 /
Land Use Program NO
Notes: PICKUP 2007 FROM CBURG
Notes:
Notes:
Notes:
Notes:
Notes:

Legal Description

Legal Description 1 COLHOUN MILLER ADD
Legal Description 2 PT VACATED ALLEY
Tax District Code/Description CS/CHRISTIANSBURG/SHAWSVILLE
Deeded Acres .0102
Deed Book 2006
Page 014143
Assessed Land \$1,000
Assessed Buildings \$0
Total Assessed Value \$1,000
Land Use Program NO
Deferred Land Use Amount \$0
Value After Land Use Deferment \$0
Taxable Type Taxable



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Parcel N5: Charles M. Olinger
Parcel ID Nos. 013759, 013758, 013760, 013761
Tax Map Nos. 038-A 73, 038-A 75, 038-A 72, 038-A 74

Parcel ID: 013759

OLINGER CHARLES M
 2311 OLINGER RD

Owners

Owner1	OLINGER CHARLES M
Owner2	
Mailing Address	REPO
Mailing Address2	
City, State, Zip	REPO VA 00000

Parcel

Tax Map Number	038- A 73
Property Address	2311 OLINGER RD
City, State, Zip	BLACKSBURG VA 24060
Neighborhood Code	MR324000
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:	VINYL SID. HIDES ALOT!
Notes:	2018 APPEARS VACANT
Notes:	
Notes:	
Notes:	

Legal Description

Legal Description 1	TOMS CREEK
Legal Description 2	TRACT D
Tax District Code/Description	MPF/PRICES FORK
Deeded Acres	.15
Deed Book	
Page	000
Assessed Land	\$13,500
Assessed Buildings	\$200
Total Assessed Value	\$13,700
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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Parcel N5: Charles M. Olinger
Parcel ID Nos. 013759, 013758, 013760, 013761
Tax Map Nos. 038-A 73, 038-A 75, 038-A 72, 038-A 74

Parcel ID: 013758

OLINGER CHARLES M ETAL

Owners

Owner1	OLINGER CHARLES M ETAL
Owner2	
Mailing Address	REPO
Mailing Address2	
City, State, Zip	REPO VA 00000

Parcel

Tax Map Number	038- A 75
Property Address	
City, State, Zip	VA
Neighborhood Code	MR324000
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:	VACANT LAND/ ADJ OWNER
Notes:	
Notes:	
Notes:	
Notes:	
Notes:	

Legal Description

Legal Description 1	TOMS CREEK
Legal Description 2	TRACT 4
Tax District Code/Description	MPF/PRICES FORK
Deeded Acres	1.4
Deed Book	
Page	000



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Parcel N5: Charles M. Olinger
Parcel ID Nos. 013759, 013758, 013760, 013761
Tax Map Nos. 038-A 73, 038-A 75, 038-A 72, 038-A 74

Parcel ID: 013760 OLINGER CHARLES M

Owners

Owner1 OLINGER CHARLES M
 Owner2
 Mailing Address REPO
 Mailing Address2
 City, State, Zip REPO VA 00000

Parcel

Tax Map Number 038- A 72
 Property Address
 City, State, Zip VA
 Neighborhood Code MR324000
 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: VACANT LAND/ADJ OWNER
 Notes:
 Notes:
 Notes:
 Notes:
 Notes:

Legal Description

Legal Description 1 TOMS CREEK
 Legal Description 2 TRACT B
 Tax District Code/Description MPF/PRICES FORK
 Deeded Acres .29
 Deed Book
 Page 000



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Parcel N5: Charles M. Olinger
Parcel ID Nos. 013759, 013758, 013760, 013761
Tax Map Nos. 038-A 73, 038-A 75, 038-A 72, 038-A 74

Parcel ID: 013761	OLINGER CHARLES M C/O WILLIAM C PHIPPS III
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Owners

Owner1	OLINGER CHARLES M
Owner2	C/O WILLIAM C PHIPPS III
Mailing Address	REPO
Mailing Address2	
City, State, Zip	REPO VA 00000

Parcel

Tax Map Number	038- A 74
Property Address	
City, State, Zip	VA
Neighborhood Code	MR324000
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:	VACANT LAND/ ADJ OWNER
Notes:	SMALL
Notes:	
Notes:	
Notes:	

Legal Description

Legal Description 1	TOMS CREEK
Legal Description 2	TRACT A
Tax District Code/Description	MPF/PRICES FORK
Deeded Acres	.05
Deed Book	
Page	000



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