

**NOTICE OF DELINQUENT TAXES  
AND SALE OF REAL PROPERTY  
CITY OF GALAX, 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 **1117 East Stuart Drive, Galax VA 24333**, on **July 2, 2024 at 1:00 PM. Conference Room of Crossroads Institute**

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be posted or announced For Sale At Auction, 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)	Tax Map No.	TACS No.	Property Description
N1	James J. Williams	47-164	851609	Along Calloway St.
N2	Billy Richard Goins Jr.	57-59	851596	Off Poplar Knob Rd.
N3	Joyce C. Sexton	22-1	851629	Runs along Water Wheel Rd.
N4	Felix Montano	64-161	851584	110 McArthur St. Galax
N5	Andrew B. Isom	47-141,142	851611	Off Poplar Knob Rd.
N6	Gregory A. Goins	47-138B	851612	off Calloway St.
N7	Gregory A. Goins	47-155,156,157	851612	off Garrett St.
N8	Gregory A. Goins	47-159	851612	Along Robinson St.
N9	Gregory A. Goins	47-94	851612	Along Lawrence St.
N10	Raymond Brown Jr.	57-76	436679	off Robinson St.
N11	Apostle Hampton	46-256	851617	Along Calloway St.
N12	Darnell Henry Young	46-272	851616	Along Calloway St.
N13	Andrew Bobby Isom	57-60	851595	Off Poplar Knob Rd.
N14	Dondea S. Young	46-272A	105525	Along Calloway St.

**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 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 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.**

**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 <https://www.forsaleatauction.biz/>. 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 For Sale At Auction, at (540) 899-1776 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 July 9, 2024).** 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 City of Galax 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 City of Galax. Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://www.forsaleatauction.biz/>, by email to [info@forsaleatauction.biz](mailto:info@forsaleatauction.biz) or by phone to (540) 899-1776. 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 804-548-4429, or by writing to the address below.

Taxing Authority Consulting Services, PC  
Attn: Tax Sales  
P.O. Box 31800  
Henrico, Virginia 23294-1800

**SAMPLE “Online bidders ONLY”**  
**PURCHASER’S ACKNOWLEDGEMENT AND**  
**CONTRACT OF SALE**

At that certain real estate tax sale which closed on \_\_\_\_\_, the undersigned was the highest bidder on the real estate described below, for a bid price of \$\_\_\_\_\_.

Tax Ticket Name _____	Bid Amount: \$ _____
Tax Map No. _____	Buyer’s Premium: \$ _____
Account No. _____	Deed Recordation Cost: \$ _____
TACS No. _____	Credit Card Hold: \$(_____)
	Total Due: \$ _____

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 \_\_\_\_\_ 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 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 if I fail to comply with this Purchaser’s Acknowledgment and

Contract of Sale, that any funds paid hereunder will be forfeited, and that I will be responsible for any deficiency or damages upon resale, including any expenses that may be incurred. I also understand that my electronic signature shall be considered true and accurate for the purposes of this transaction.

\_\_\_\_\_  
High Bidder Electronic Signature

Date: \_\_\_\_\_

Bidder Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Title will be taken in the name of:

\_\_\_\_\_

Type of Interest:    Tenants in Common    Tenants by Entirety with ROS    Joint Tenants with ROS    N/A

If **purchaser** contact information is different from **bidder** contact information, please provide it below.

\_\_\_\_\_

\_\_\_\_\_

**CERTIFICATION**

It is hereby certified that TACS has received this Purchaser's Acknowledgment and Contract of Sale, signed and dated by the above-referenced bidder, on \_\_\_\_\_.

\_\_\_\_\_  
Taxing Authority Consulting Services, PC  
Attn: Litigation Department (\_\_\_\_\_)  
P.O. Box 31800  
Henrico, Virginia 23294-1800

**SAMPLE “In-person bidders ONLY”**  
**PURCHASER’S ACKNOWLEDGEMENT AND**  
**CONTRACT OF SALE**

At that real estate tax sale which closed on July 2, 2024, 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 Grayson 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 2, 2024). 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.

_____ <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 July 2, 2024 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.

# Property N1

# James J. Williams

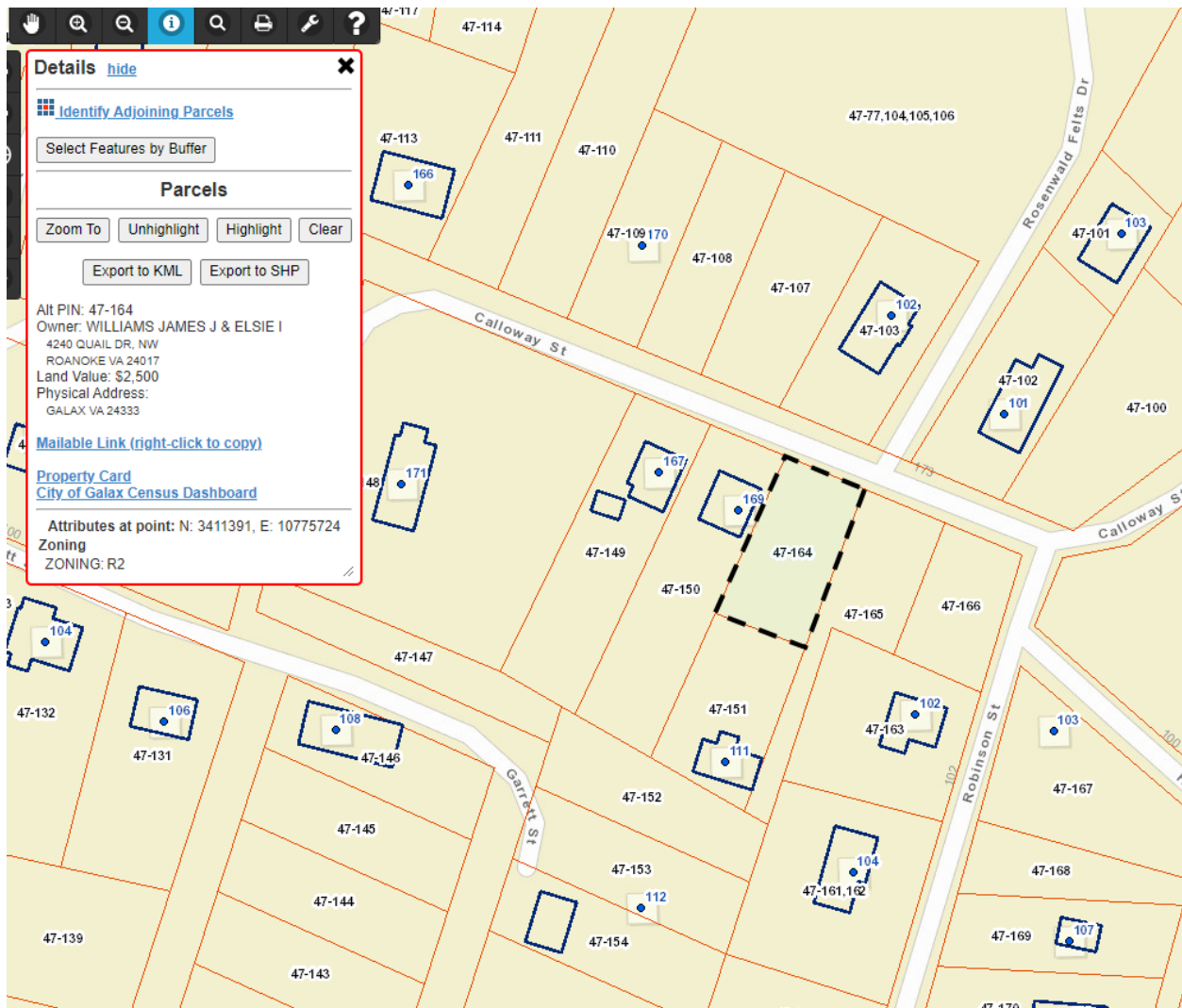
Tax Map No. 47-164

TACS No. 851609

Assessment: \$2,500

## Property Description:

Vacant lot runs along Calloway St.



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# Property N2

# Billy Richard Goins, Jr.

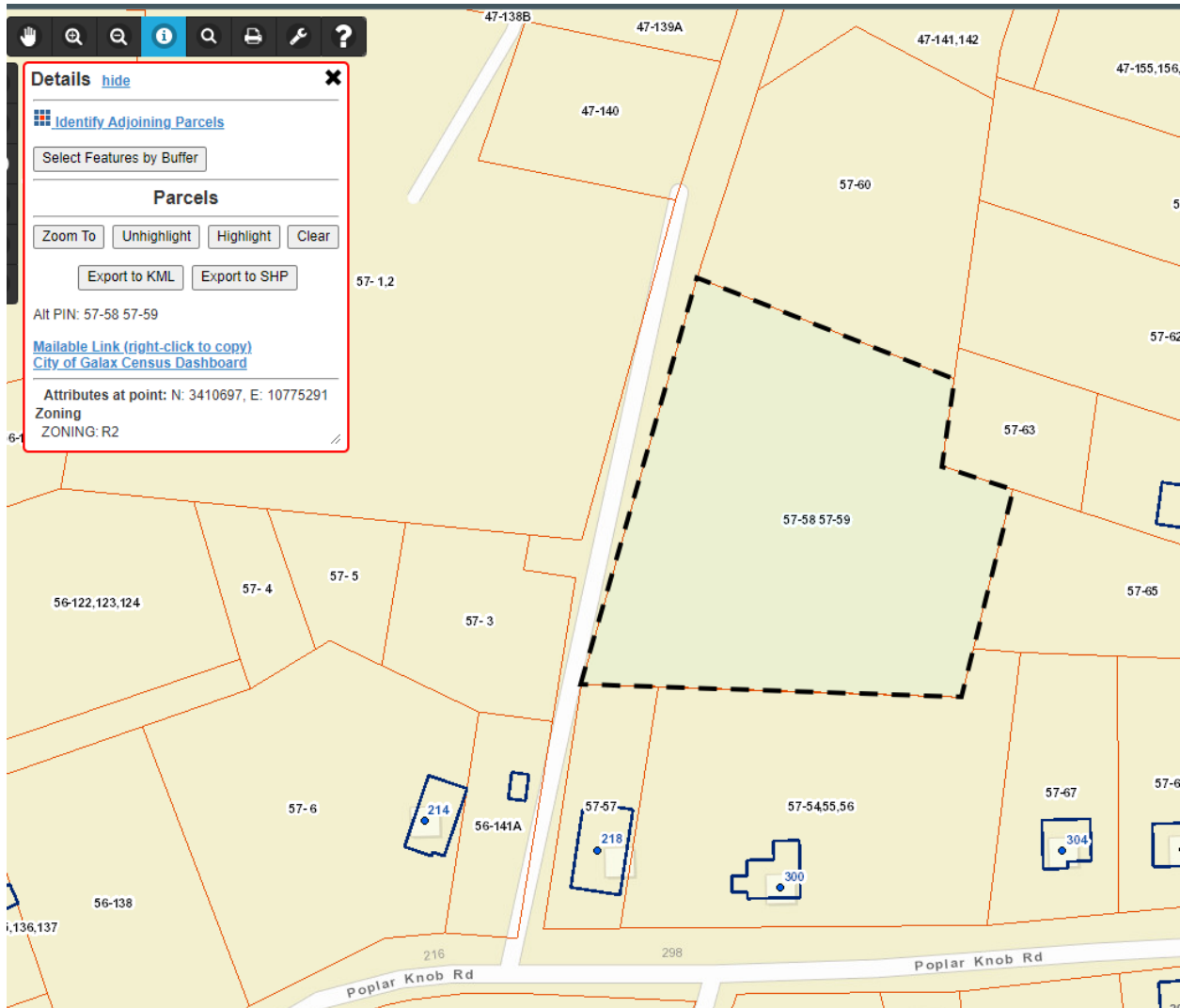
Tax Map No. 57-59

TACS No. 851596

Assessment: \$5,000

## Property Description:

### Vacant lot near Poplar Knob Rd



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# Property N3

# Joyce C. Sexton

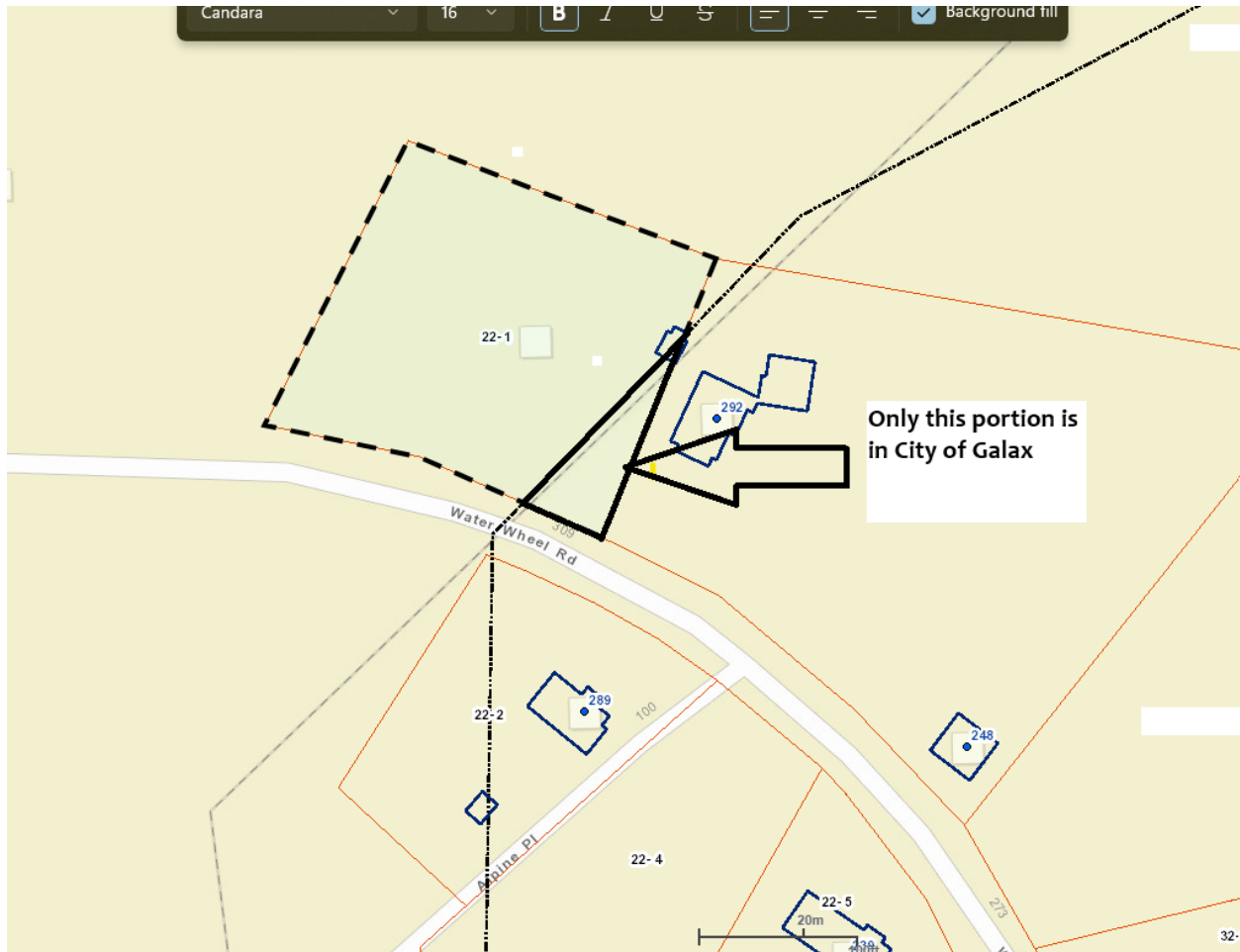
Tax Map No. 22-1

TACS No. 851629

Assessment: \$1,500

## Property Description:

Vacant lot along Water Wheel Rd.



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# Property N4

# Felix Montano

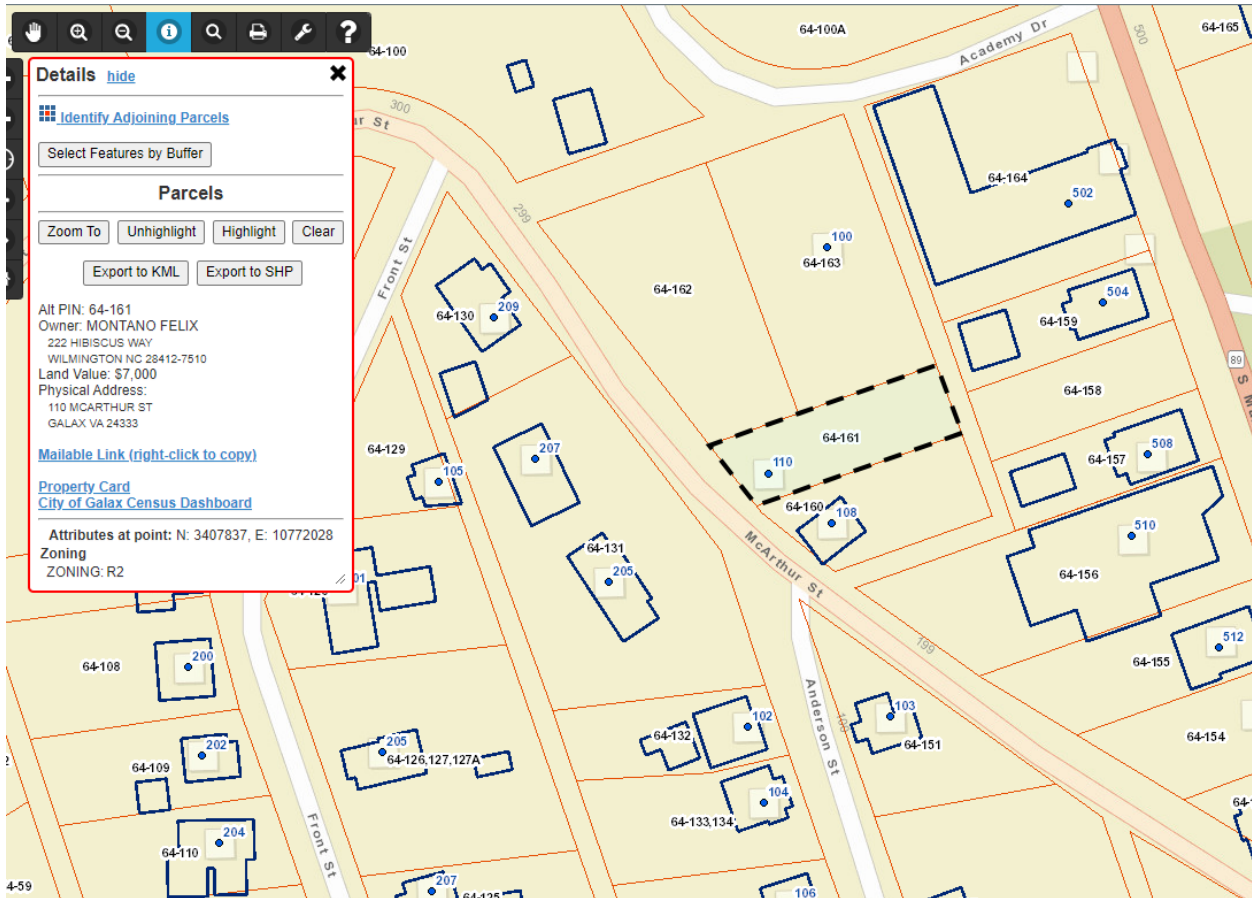
Tax Map No. 64-161

TACS No. 851584

Assessment: \$7,000

## Property Description:

110 McArthur St. Galax



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# Property N5

# Andrew B. Isom

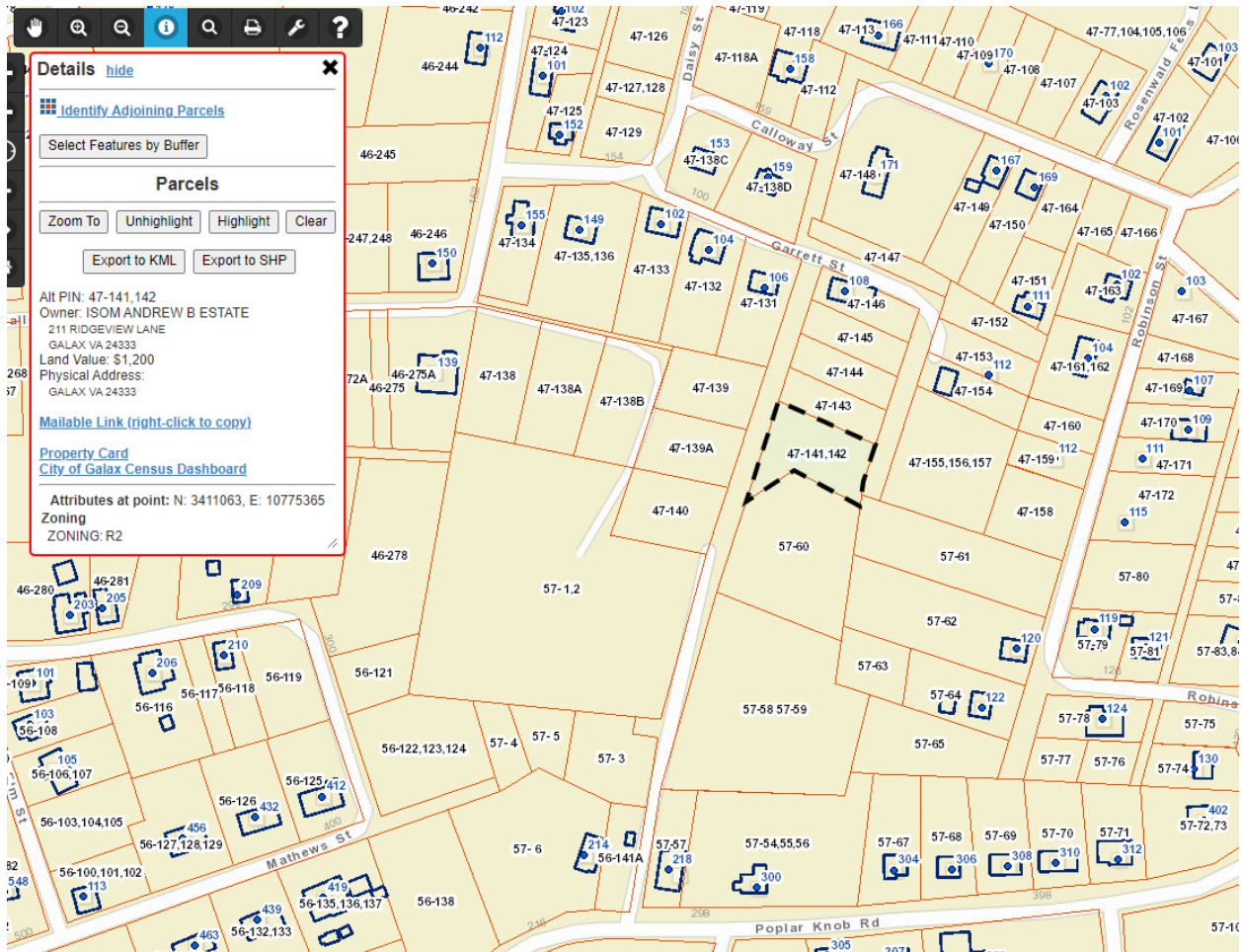
Tax Map No. 47-141,142

TACS No. 851611

Assessment: \$1,200

## Property Description:

Vacant lot near Poplar Knob Rd.



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# Property N6

# Gregory A. Goins

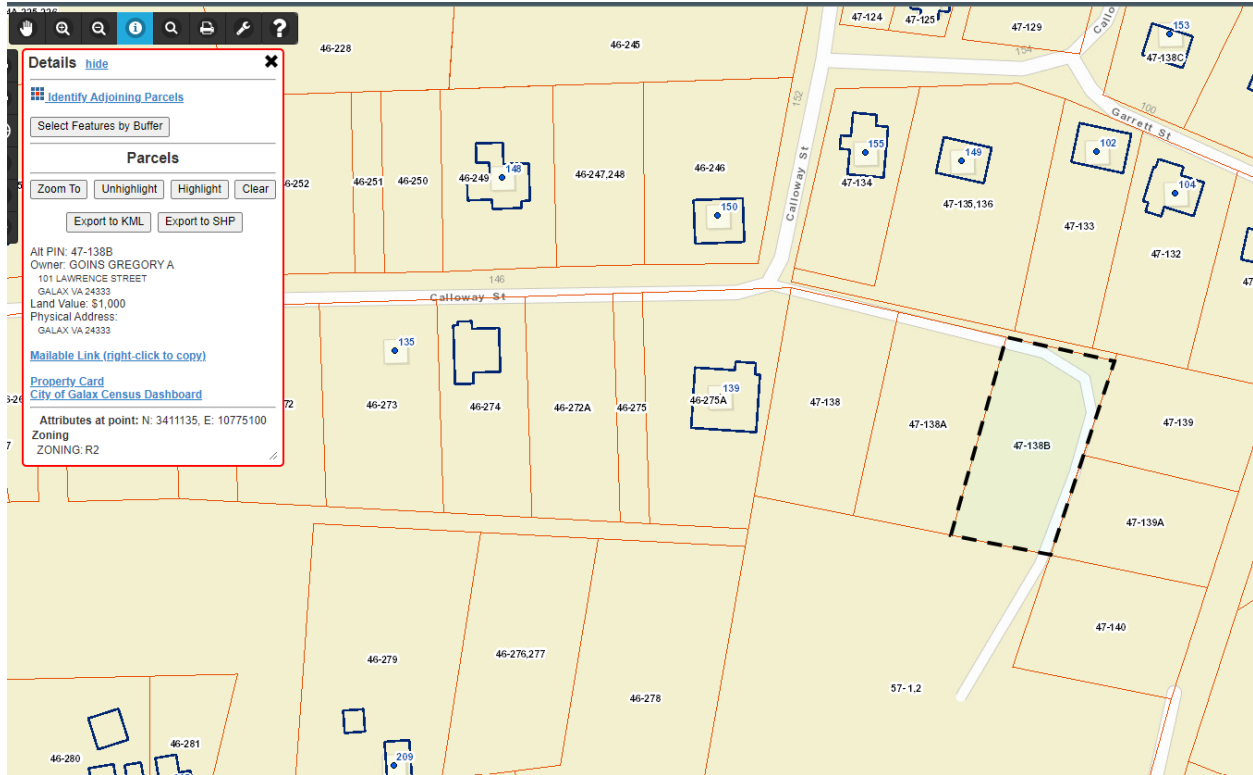
Tax Map No. 47-138B

TACS No. 851612

Assessment: \$1,000

## Property Description:

Vacant lot near Calloway St.



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# Property N7

# Gregory A. Goins

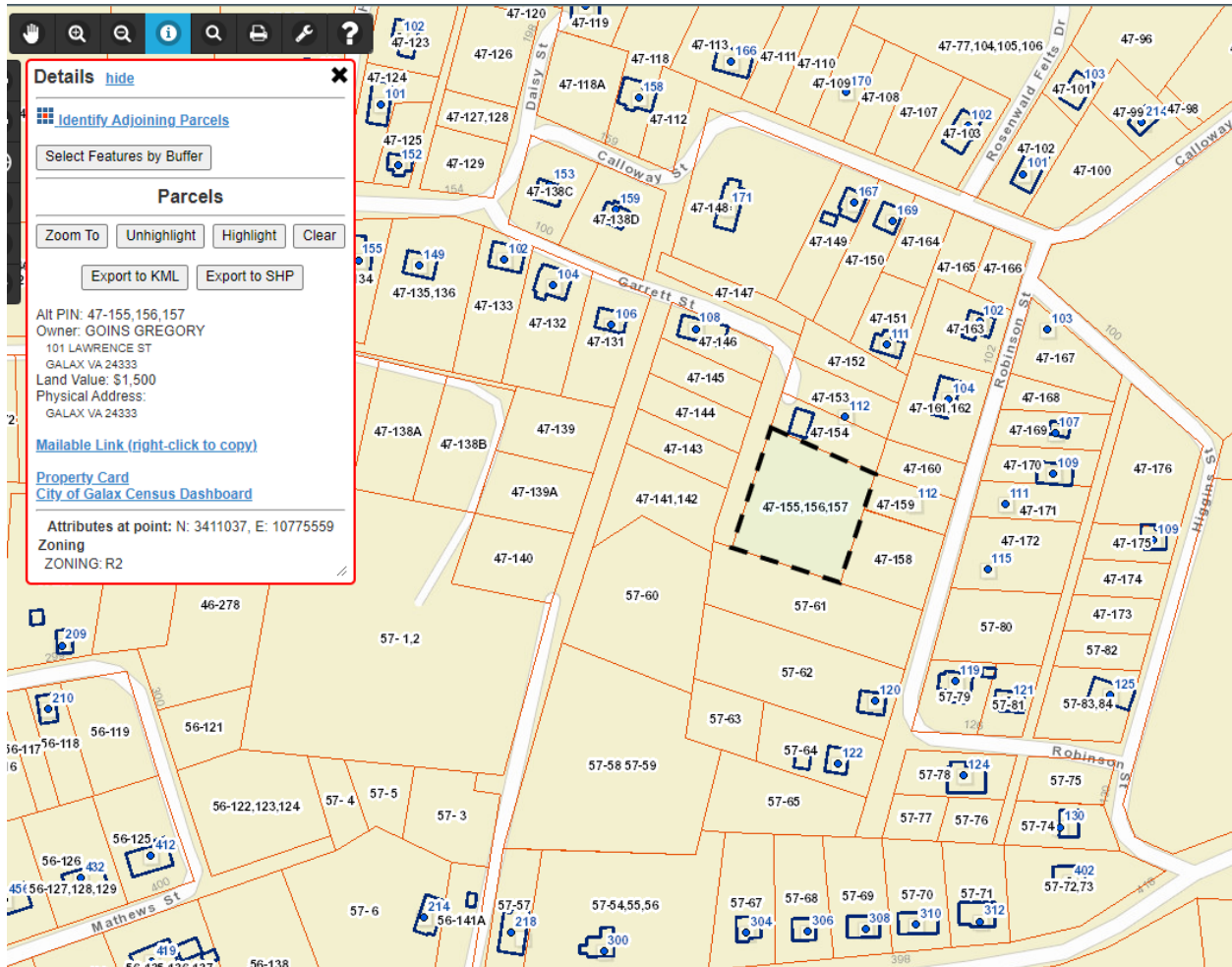
Tax Map No. 47-155,156,157

TACS No. 851612

Assessment: \$1,500

## Property Description:

Vacant lot near Garrett St.



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# Property N8

# Gregory A. Goins

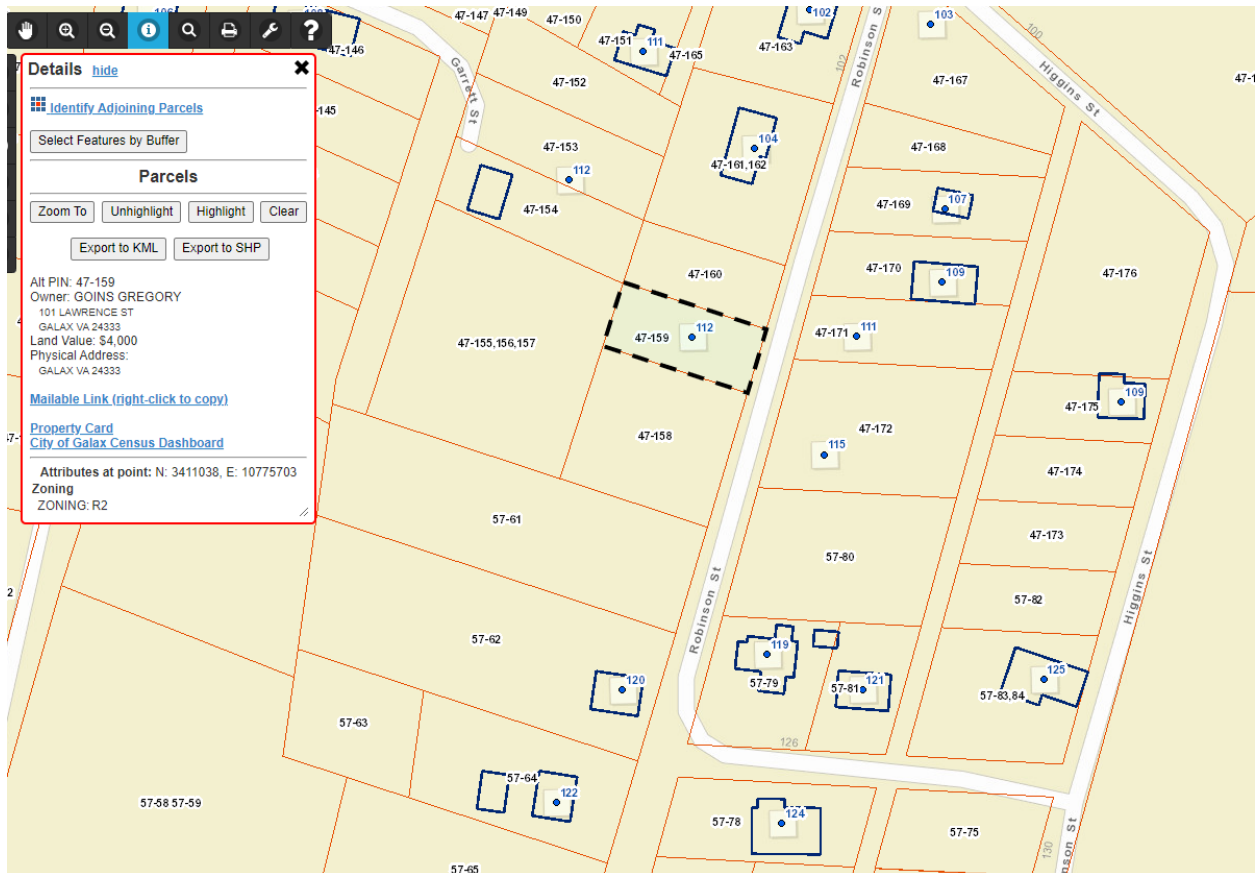
Tax Map No. 47-159

TACS No. 851612

Assessment: \$4,000

## Property Description:

Along Robinson St.



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# Property N9

# Gregory A. Goins

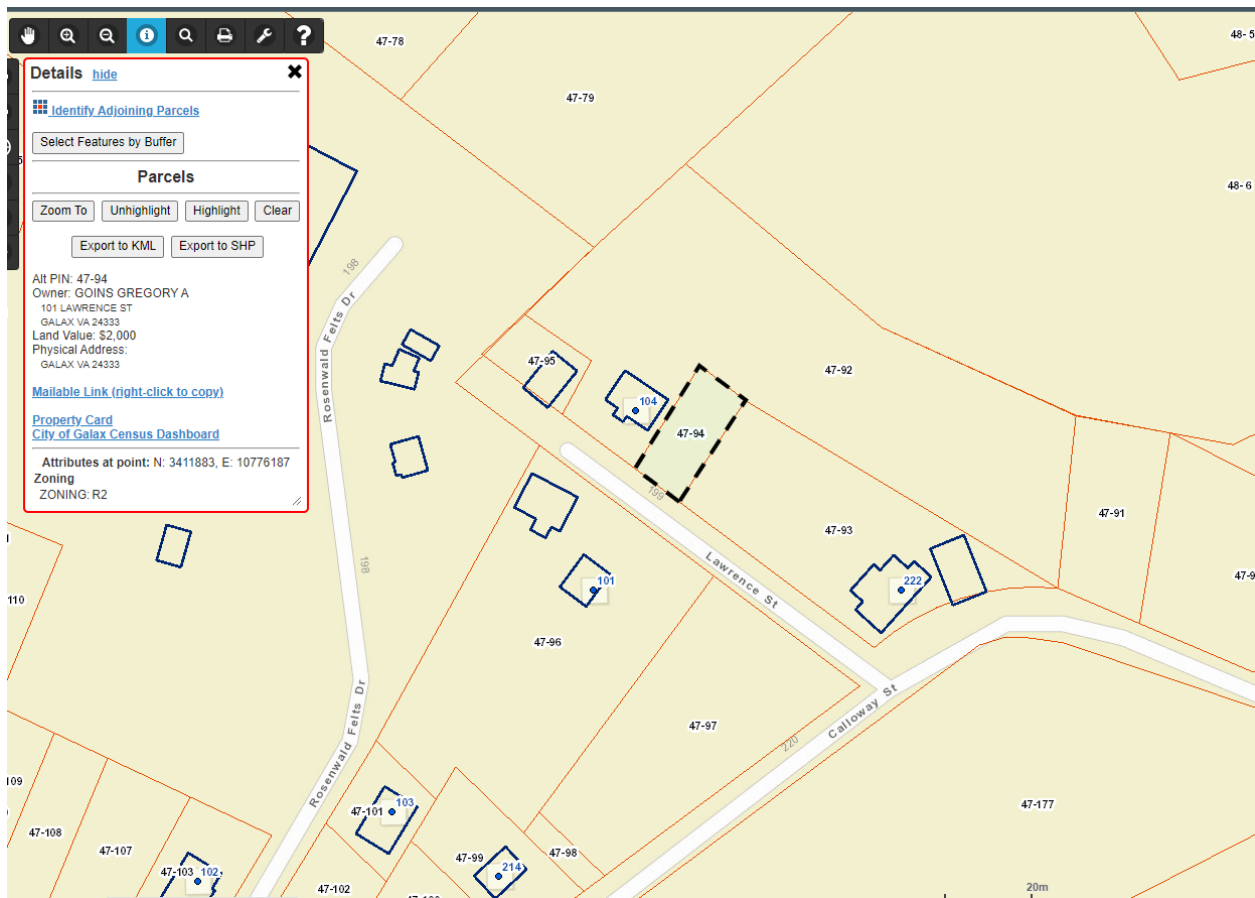
Tax Map No. 47-94

TACS No. 851612

Assessment: \$2,000

## Property Description:

Vacant lot along Lawrence St.



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# Property N10

# Raymond Brown, Jr.

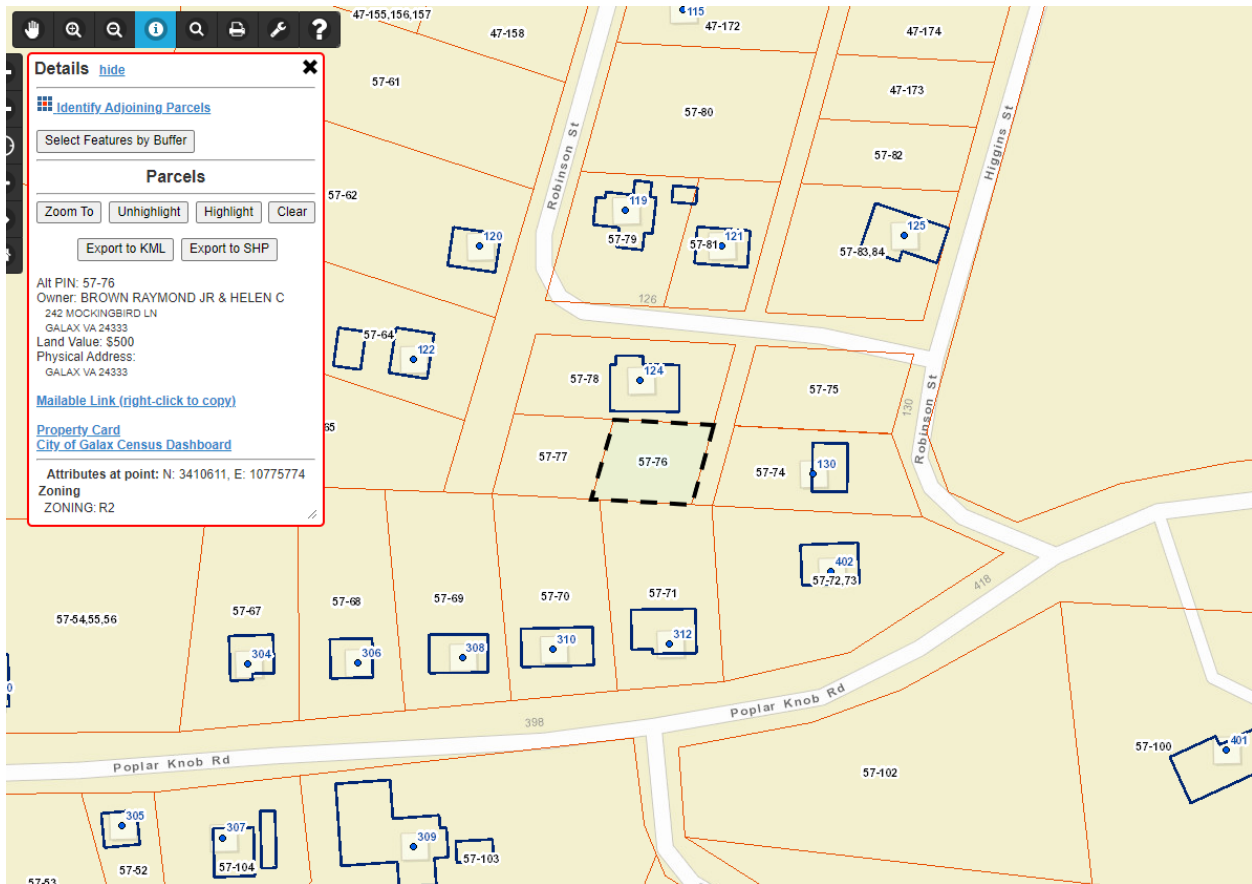
Tax Map No. 57-76

TACS No. 436679

Assessment: \$500

## Property Description:

### Vacant Lot Near Robinson St.



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# Property N11

# Apostle Hampton

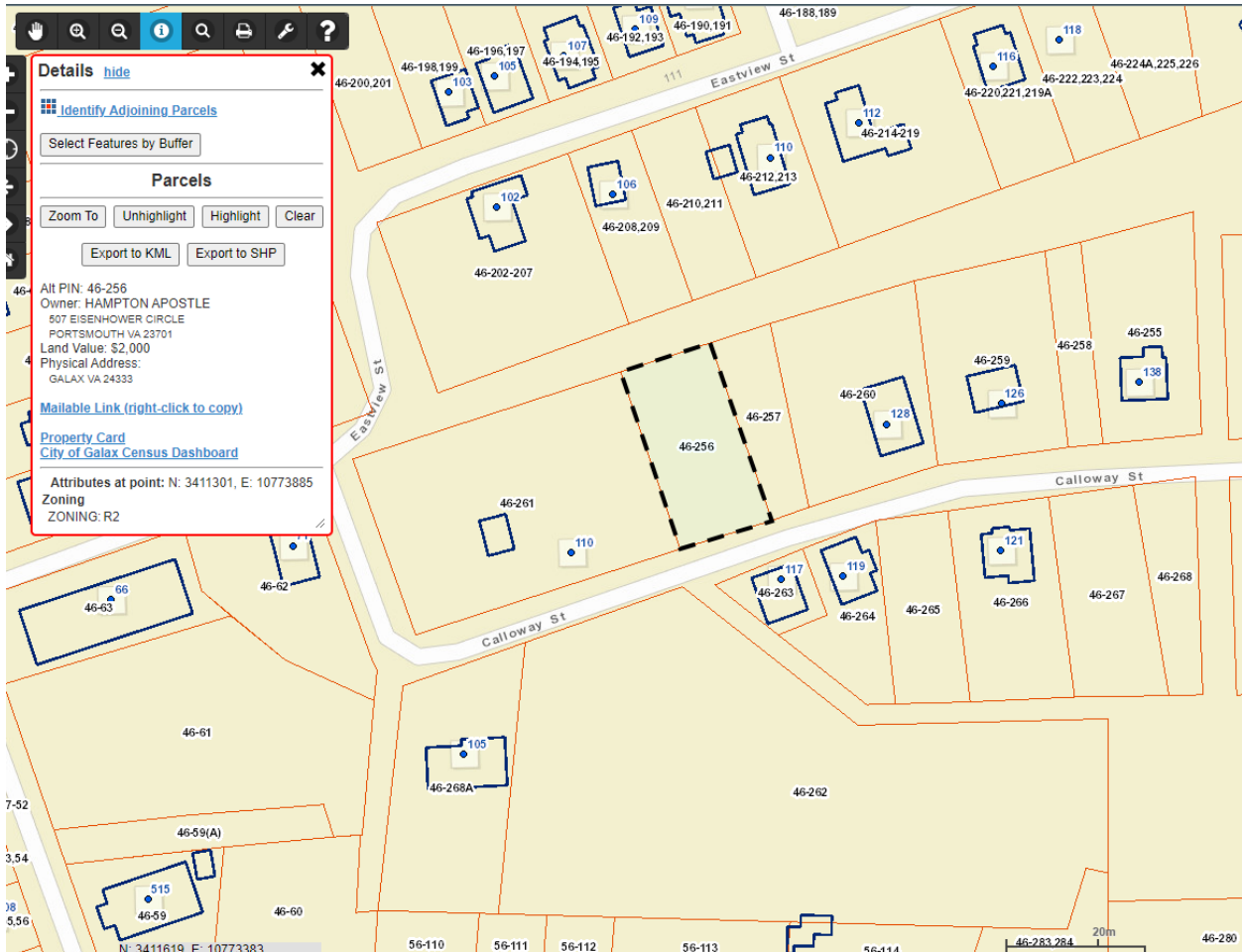
Tax Map No. 46-256

TACS No. 851617

Assessment: \$2,000

## Property Description:

Vacant lot along Calloway St.



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# Property N12

# Darnell Henry Young

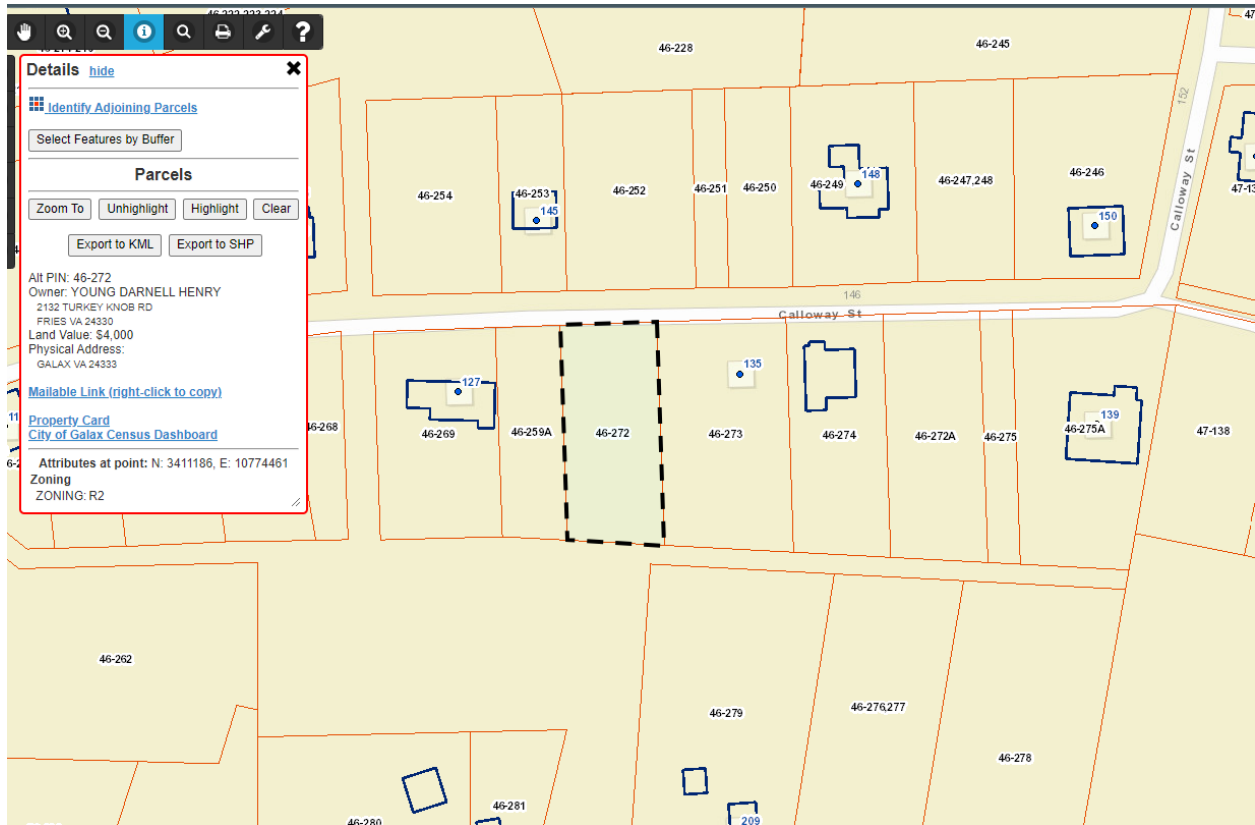
Tax Map No. 46-272

TACS No. 851616

Assessment: \$4,000

## Property Description:

Vacant Lot along Calloway St.



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# Property N12

# Andrew Bobby Isom

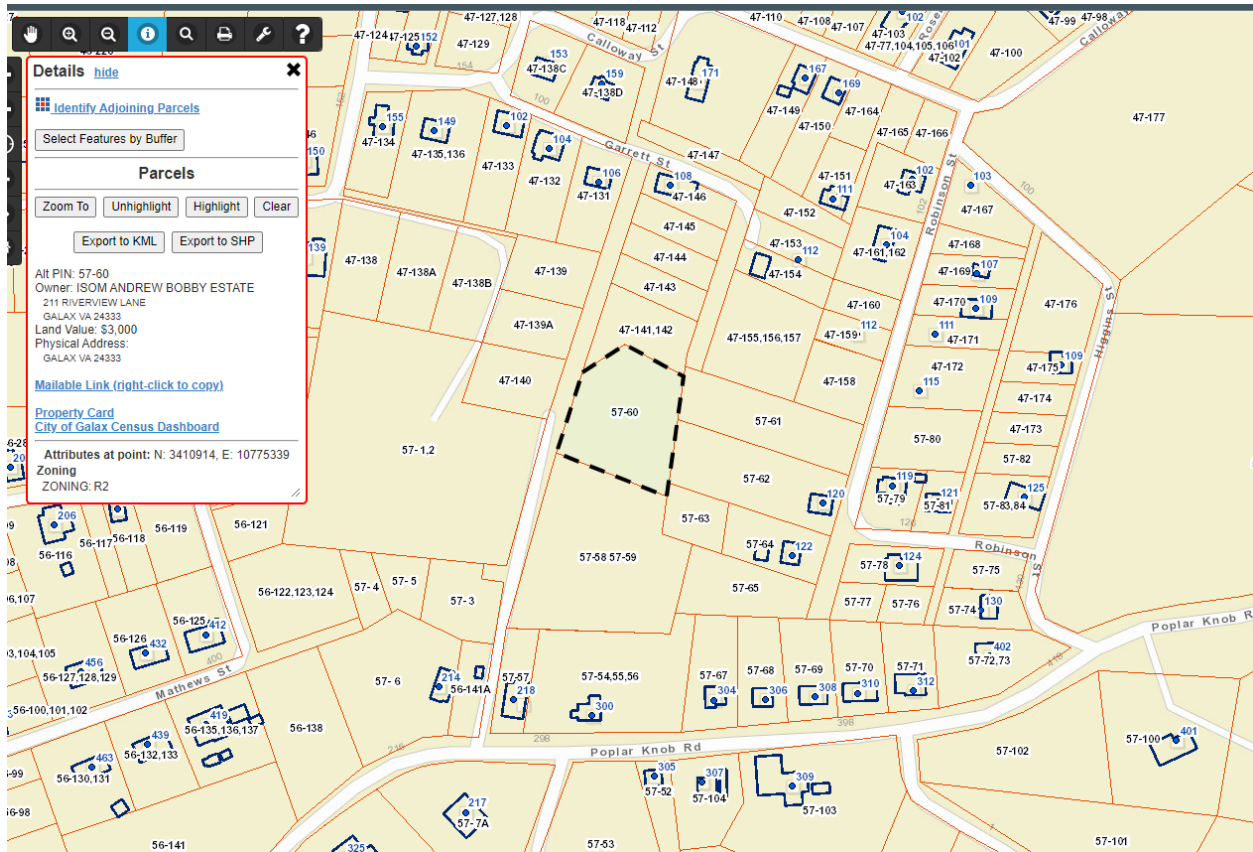
Tax Map No. 57-60

TACS No. 851595

Assessment: \$3,000

## Property Description:

Vacant lot near Poplar Knob Rd.



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# Property N14

# Dondea S. Young

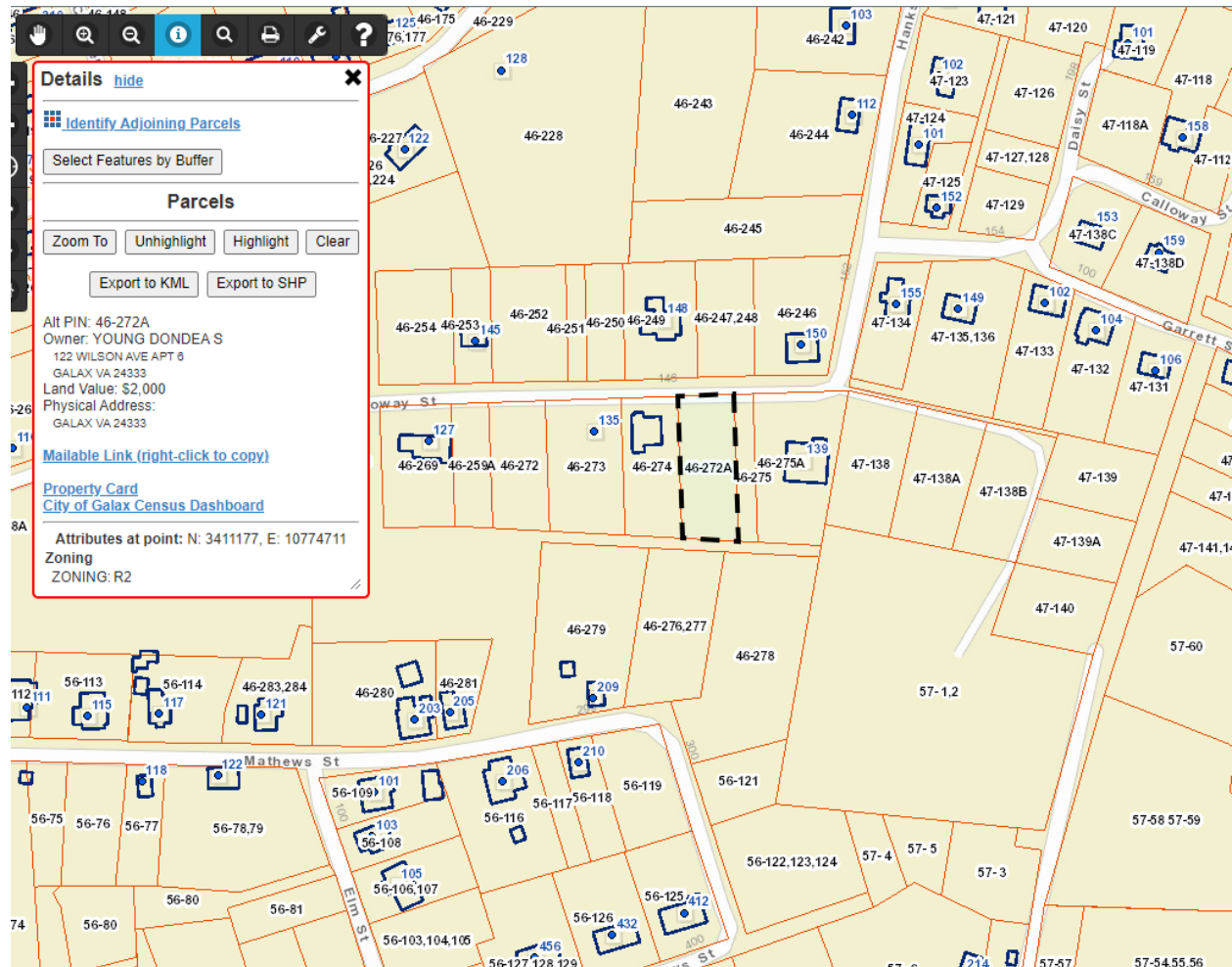
Tax Map No. 46-272A

TACS No. 105525

Assessment: \$2,000

## Property Description:

### Vacant lot along Calloway St.



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