

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Montgomery, the undersigned Special Commissioner will offer for sale at a 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 **October 17, 2024 at 1:00PM** in the **Board of Supervisors Board Room, 2nd Floor**.

The sale of such property is subject to the terms and conditions below, and any term or conditions which may be subsequently posted or announced by Walker Commerical 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)	Tax Map No.	Parcel No.	TACS No.	Property Description
J1	Hasemann Properties, Inc.	137-A 86	014450	779427	Riner District; Pilot Mt, Par IV; 22.0 Ac +/-; unimproved
	Hasemann Properties, Inc.	137-A 12	006749	779427	Riner District; Calfees Mt; 7.0 Ac +/-; Big Branch Rd; unimproved; unmapped
J2	Kelly M. Heslep Heirs	058-A 61	008614	779604	Shawsville District; Pedlar; 85.69 Ac +/-; unimproved
J3	Rodney C. Lowe	121-1 4	007224	564188	Shawsville District; Hickory Mt Subd, Lot 4; Barley Rd; 6.014 Ac +/-; unimproved
J4	Frank E. Lytton, Gladys E. Lytton	076-A 74	011621	647100	Riner District; Crab Creek; 3664 Caboose Rd; 1.0 Ac +/-; improved
J5	Mona Carmine Womack LE, Wayne Steven Womack, Jr.	098-A 37E	110458	742653	Shawsville District; Boners Run, Tract 1A; 1424 Boone Rd; 1.537 Ac +/-; improved
J6	Mona Carmine Womack LE, Wayne Steven Womack, Jr.	098-A 37	021240	742653	Shawsville District; Boners Run, Tract 1B; Boone Rd; 66.458 Ac +/-; unimproved

**GENERAL TERMS OF SALE:** All sales are subject to confirmation by the Circuit Court. The Special Commissioner 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

suitableness 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 any information contained in 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 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 of \$150, added to the final bid.** Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full at the time of the auction. 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 and recording costs for deed recordation shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

Credit Card information will be collected as part of the registration process for verification purposes. A *hold* in the amount of One Thousand Dollars (\$1,000) will be placed on the credit card provided. Please note that the credit card on file will not be *charged* unless the high bidder fails to remit the necessary funds in accordance with the terms of sale.

**Terms applicable to In-Person Bidders ONLY:** The deposit and buyer's premium are due on the day 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.walkercommercialservices.com](http://www.walkercommercialservices.com). 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 deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than October 24, 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 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, 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.walkercommercialservices.com](http://www.walkercommercialservices.com), by email [asher@walkercommercialservices.com](mailto:asher@walkercommercialservices.com) or by phone to (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, October 17, 2024, the undersigned was the highest bidder on the real estate described below, for a bid price of \$\_\_\_\_\_.

**Case Name:** County of Montgomery v. \_\_\_\_\_ (Case No. \_\_\_\_\_)

**Tax Map Number:** \_\_\_\_\_

**Account Number:** \_\_\_\_\_

**TACS Number:** \_\_\_\_\_

**Buyer's Premium:** \$ \_\_\_\_\_

**Bid Deposit:** \$ \_\_\_\_\_

**Credit Card Hold:** \$(\_\_\_\_\_)

**Total Due Now:** \$ \_\_\_\_\_

SAMPLE

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 (October 17, 2024). 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.

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

Title will be taken in the name of:  
\_\_\_\_\_

**SAMPLE**

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 17th day of October 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



**Parcel J1: Hasemann Properties, Inc.  
Parcel ID No. 014450  
Tax Map No. 137-A 86**

Parcel ID: 014450 HASEMANN PROPERTIES INC

**Owners**

Owner1 HASEMANN PROPERTIES INC  
 Owner2  
 Mailing Address 843 WHITE TAIL BEND  
 Mailing Address2  
 City, State, Zip MANTENO IL 60950

**Parcel**

Tax Map Number 137- A 86  
 Property Address  
 City, State, Zip VA  
 Neighborhood Code MR334000  
 Class Code/Description 5000/Ag/Undeveloped 20-99 Acres  
 Use Code/Description 100/AGRICULTURAL LAND 20-99 ACRES  
 Primary Zoning Code/Desc A1/AGRICULTURAL  
 Restriction Code/Description 1 /  
 Restriction Code/Description 2 /  
 Restriction Code/Description 3 /  
 Land Use Program NO  
 Notes: PB 0757-0134  
 Notes: TOPO -20%  
 Notes:  
 Notes:  
 Notes: 3  
 Notes:

**Legal Description**

Legal Description 1	PILOT MT	Assessed Land	\$35,200
Legal Description 2	PAR IV	Assessed Buildings	\$0
Tax District Code/Description	MR/RINER	Total Assessed Value	\$35,200
Deeded Acres	22	Land Use Program	NO
Deed Book	2020	Deferred Land Use Amount	\$0
Page	000322	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 J1: Hasemann Properties, Inc.**  
**Parcel ID No. 006749**  
**Tax Map No. 137-A 12**

Parcel ID: 006749	HASEMANN PROPERTIES INC BIG BRANCH RD
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**Owners**

Owner1	HASEMANN PROPERTIES INC
Owner2	
Mailing Address	843 WHITE TAIL BEND
Mailing Address2	
City, State, Zip	MANTENO IL 60950

**Parcel**

Tax Map Number	137- A 12
Property Address	BIG BRANCH RD
City, State, Zip	RINER VA 24149
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	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	PB 0815-0509
Notes:	VERY STEEP
Notes:	UNMAPPED
Notes:	3
Notes:	

**Legal Description**

Legal Description 1	CALFEES MT
Legal Description 2	
Tax District Code/Description	MR/RINER
Deeded Acres	7
Deed Book	2020
Page	000322
Assessed Land	\$11,200
Assessed Buildings	\$0
Total Assessed Value	\$11,200
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable

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**Parcel J2: Kelly M. Heslep Heirs  
Parcel ID No. 008614  
Tax Map No. 058-A 61**

Parcel ID: 008614

HESLEP KELLY M HEIRS C/O  
KELLY E HESLEP

**Owners**

Owner1	HESLEP KELLY M HEIRS
Owner2	C/O KELLY E HESLEP
Mailing Address	2965 REESEDALE RD
Mailing Address2	
City, State, Zip	ELLISTON VA 24087

**Parcel**

Tax Map Number	058- A 61
Property Address	
City, State, Zip	VA
Neighborhood Code	MR317000
Class Code/Description	5000/Ag/Undeveloped 20-99 Acres
Use Code/Description	100/AGRICULTURAL LAND 20-99 ACRES
Primary Zoning Code/Desc	A1/AGRICULTURAL
Restriction Code/Description 1	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	0096-0338
Notes:	
Notes:	
Notes:	
Notes:	3
Notes:	

**Legal Description**

Legal Description 1	PEDLAR
Legal Description 2	
Tax District Code/Description	MS/SHAWSVILLE
Deeded Acres	85.69
Deed Book	0096
Page	0338
Assessed Land	\$94,300
Assessed Buildings	\$0
Total Assessed Value	\$94,300
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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**Parcel J3: Rodney C. Lowe**  
**Parcel ID No. 007224**  
**Tax Map No. 121-1 4**

Parcel ID: 007224 LOWE RODNEY C  
BARLEY RD

**Owners**

Owner1: LOWE RODNEY C  
 Owner2:  
 Mailing Address: 291 BARLEY RD  
 Mailing Address2:  
 City, State, Zip: RINER VA 24149

**Parcel**

Tax Map Number: 121- 1 4  
 Property Address: BARLEY RD  
 City, State, Zip: RINER VA 24149  
 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: /  
 Restriction Code/Description 3: /  
 Land Use Program: NO  
 Notes:  
 Notes: PB 0709-0061  
 Notes: ADJACENT OWNER  
 Notes: STEEP RESIDUAL -10%  
 Notes:  
 Notes:

**Legal Description**

Legal Description 1	HICKORY MT SUBD	Assessed Land	\$32,900
Legal Description 2	LOT 4	Assessed Buildings	\$0
Tax District Code/Description	MS/SHAWSVILLE	Total Assessed Value	\$32,900
Deeded Acres	6.014	Land Use Program	NO
Deed Book	2004	Deferred Land Use Amount	\$0
Page	011376	Value After Land Use Deferment	\$0
		Taxable Type	Taxable



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**Parcel J4: Frank E. Lytton, Gladys E. Lytton  
Parcel ID No. 011621  
Tax Map No. 076-A 74**

Parcel ID: 011621	LYTTON FRANK E LYTTON GLADYS E 3664 CABOOSE RD
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**Owners**

Owner1	LYTTON FRANK E
Owner2	LYTTON GLADYS E
Mailing Address	3664 CABOOSE RD
Mailing Address2	
City, State, Zip	CHRISTIANSBURG VA 24073

**Parcel**

Tax Map Number	076- A 74
Property Address	3664 CABOOSE RD
City, State, Zip	CHRISTIANSBURG VA 24073
Neighborhood Code	MR332000
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:	POOR CONDITION
Notes:	2018 DWELLING CLOSE TO ROAD
Notes:	
Notes:	
Notes:	
Notes:	4

**Legal Description**

Legal Description 1	CRAB CREEK	Assessed Land	\$20,000
Legal Description 2		Assessed Buildings	\$33,600
Tax District Code/Description	MR/RINER	Total Assessed Value	\$53,600
Deeded Acres	1	Land Use Program	NO
Deed Book	0172	Deferred Land Use Amount	\$0
Page	0059	Value After Land Use Deferment	\$0
		Taxable Type	Taxable



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**Parcel J5: Mona Carmine Womack LE, Wayne Steven Womack, Jr.  
Parcel ID No. 110458  
Tax Map No. 098-A 37E**

Parcel ID: 110458

**WOMACK MONA CARMINE LE  
WOMACK WAYNE STEVEN JR  
1424 BOONE RD**

**Owners**

Owner1 WOMACK MONA CARMINE LE  
Owner2 WOMACK WAYNE STEVEN JR  
Mailing Address 1388 BOONE RD  
Mailing Address2  
City, State, Zip SHAWSVILLE VA 24162

**Parcel**

Tax Map Number 098- A 37E  
Property Address 1424 BOONE RD  
City, State, Zip SHAWSVILLE VA 24162  
Neighborhood Code MR344000  
Class Code/Description 2000/Single Family Res Suburban  
Use Code/Description 513/SINGLE FAMILY IMPROVED SUBURBAN  
Primary Zoning Code/Desc A1/AGRICULTURAL  
Restriction Code/Description 1 /  
Restriction Code/Description 2 /  
Restriction Code/Description 3 /  
Land Use Program NO  
Notes: PB 0024-0358  
Notes:  
Notes:  
Notes:  
Notes:  
Notes:

**Legal Description**

Legal Description 1 BONERS RUN  
Legal Description 2 TRACT 1A  
Tax District Code/Description MS/SHAWSVILLE  
Deeded Acres 1.537  
Deed Book 2008  
Page 000487  
  
Assessed Land \$27,700  
Assessed Buildings \$39,800  
Total Assessed Value \$67,500  
Land Use Program NO  
Deferred Land Use Amount \$0  
Value After Land Use Deferment \$0  
Taxable Type Taxable



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**Parcel J6: Mona Carmine Womack LE, Wayne Steven Womack, Jr.  
Parcel ID No. 021240  
Tax Map No. 098-A 37**

Parcel ID: 021240	WOMACK MONA CARMINE LE WOMACK WAYNE STEVEN JR BOONE RD
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**Owners**

Owner1	WOMACK MONA CARMINE LE
Owner2	WOMACK WAYNE STEVEN JR
Mailing Address	1388 BOONE RD
Mailing Address2	/
City, State, Zip	SHAWSVILLE VA 24162

**Parcel**

Tax Map Number	098- A 37		
Property Address	BOONE RD	Assessed Land	\$124,600
City, State, Zip	SHAWSVILLE VA 24162	Assessed Buildings	\$1,500
Neighborhood Code	MR344000	Total Assessed Value	\$126,100
Class Code/Description	5000/Ag/Undeveloped 20-99 Acres	Land Use Program	NO
Use Code/Description	100/AGRICULTURAL LAND 20-99 ACRES	Deferred Land Use Amount	\$0
Primary Zoning Code/Desc	A1/AGRICULTURAL	Value After Land Use Deferment	\$0
Restriction Code/Description 1	/	Taxable Type	Taxable
Restriction Code/Description 2	/		
Restriction Code/Description 3	/		
Land Use Program	NO		
Notes:	PB 0024-0358		
Notes:	VACANT, WOODED LAND/2017-OLD CABIN POOR		
Notes:	60% TIMBERED IN 2012		
Notes:	3		
Notes:			

**Legal Description**

Legal Description 1	BONERS RUN
Legal Description 2	TRACT 1B
Tax District Code/Description	MS/SHAWSVILLE
Deeded Acres	66.459
Deed Book	2008
Page	000487



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