

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF MONTGOMERY, 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 **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
N1	Nancy Graham	079-A C	015979	496177	Shawsville District; Yellow Sulphur; 2745 Yellow Sulphur Rd; 0.12 Ac +/-; unimproved
N2	D Hutton Estate	090-A 31C	027193	495899	Riner District; Plum Creek RW, S/S Rt 11; Portion of Hornsby Dr; unimproved
N3	James Paul Logan Heirs	497-20 4	010923	647094	Town of Christiansburg, Shawsville District; Colhoun Miller Add, Lot 4; 1065 Depot St NE; unimproved
N4	Kenneth W. Lovern, Jami T. Lovern	466-3 9A	090514	496301	Town of Christiansburg, Shawsville District; Vacated Griggs St; 0.14 Ac +/-; unimproved
N5	W H Spradlin Heirs	406-A 24	180237	496113	Town of Christiansburg, Shawsville District; Blacksburg Road, 25 Ft Strip; North Franklin St; 0.073 Ac +/-; unimproved

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

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 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.**

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 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, 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, 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 full balance due must be received 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, by email 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, by email to 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 \$_____.

Tax Ticket Name: _____

Tax Map Number: _____

Account Number: _____

TACS Number: _____

Bid Amount: \$ _____

Buyers Premium: \$ _____

Deed Recordation Cost: \$ _____

Credit Card Hold: \$(_____)

Total Due Now: \$ _____

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 Montgomery County 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 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 my electronic signature shall be considered true and accurate for the purposes of this transaction. I 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 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, PC

NOTES

**Parcel N1: Nancy Graham
Parcel ID No. 015979
Tax Map No. 079-A C**

Parcel ID: 015979	GRAHAM NANCY C/O NANCY CAROL GRAHAM EXEC 2745 YELLOW SULPHUR RD
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Owners

Owner1	GRAHAM NANCY
Owner2	C/O NANCY CAROL GRAHAM EXEC
Mailing Address	1340 RIGBY ST
Mailing Address2	
City, State, Zip	CHRISTIANSBURG VA 24073 1624

Parcel

Tax Map Number	079- A C
Property Address	2745 YELLOW SULPHUR RD
City, State, Zip	CHRISTIANSBURG VA 24073
Neighborhood Code	MR341000
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:	0689-0777
Notes:	
Notes:	
Notes:	
Notes:	3
Notes:	

Legal Description

Legal Description 1	YELLOW SULPHUR
Legal Description 2	
Tax District Code/Description	MS/SHAWSVILLE
Deeded Acres	.12
Deed Book	2011
Page	000151
Assessed Land	\$1,500
Assessed Buildings	\$0
Total Assessed Value	\$1,500
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: D. Hutton Estate
Parcel ID No. 027193
Tax Map No. 090-A 31C**

Parcel ID: 027193

HUTTON D ESTATE

Owners

Owner1	HUTTON D ESTATE
Owner2	
Mailing Address	REPO
Mailing Address2	
City, State, Zip	REPO VA 00000

Parcel

Tax Map Number	090- A 31C
Property Address	
City, State, Zip	VA
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:	0140-0254
Notes:	MAJOR PORTION OF THIS PARCEL
Notes:	IS ROAD EASEMENT
Notes:	FV3=CMT;FV1=SFR
Notes:	3
Notes:	4

Legal Description

Legal Description 1	PLUM CREEK RW
Legal Description 2	S/S RT 11
Tax District Code/Description	MR/RINER
Deeded Acres	0
Deed Book	0140
Page	0254
Assessed Land	\$6,600
Assessed Buildings	\$400
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: James Paul Logan Heirs
Parcel ID No. 010923
Tax Map No. 497-20 4**

Parcel ID: 010923

LOGAN JAMES PAUL HEIRS
ETAL
1065 DEPOT ST

Owners

Owner1	LOGAN JAMES PAUL HEIRS ETAL
Owner2	
Mailing Address	495 STEWART ST
Mailing Address2	
City, State, Zip	CHRISTIANSBURG VA 24073

Parcel

Tax Map Number	497- 20 4
Property Address	1065 DEPOT ST NE
City, State, Zip	CHRISTIANSBURG VA 24073
Neighborhood Code	CR060400
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	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	0118-0020
Notes:	NEAR R/R
Notes:	VACANT LAND
Notes:	ASSEMBLAGE
Notes:	3
Notes:	

Legal Description

Legal Description 1	COLHOUN MILLER ADD
Legal Description 2	LOT 4
Tax District Code/Description	CS/CHRISTIANSBURG/SHAWSVILLE
Deeded Acres	0
Deed Book	0118
Page	0020
Assessed Land	\$10,300
Assessed Buildings	\$0
Total Assessed Value	\$10,300
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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**Parcel N4: Kenneth W. Lovern, Jami T. Lovern
Parcel ID No. 090514
Tax Map No. 466-3 9A**

Parcel ID: 090514 LOVERN KENNETH W
LOVERN JAMI T

Owners

Owner1 LOVERN KENNETH W
 Owner2 LOVERN JAMI T
 Mailing Address 1205 ELM ST
 Mailing Address2
 City, State, Zip CHRISTIANSBURG VA 24073

Parcel

Tax Map Number	466- 3 9A		
Property Address			
City, State, Zip	CHRISTIANSBURG VA 24073		
Neighborhood Code	CR060200		
Class Code/Description	1000/Single Family Res Urban		
Use Code/Description	500/RES. VACANT LAND,URBAN, 0-19.999 ACRES		
Primary Zoning Code/Desc	R1/RESIDENTIAL ,ONE FAMILY		
Restriction Code/Description 1	/		
Restriction Code/Description 2	/		
Restriction Code/Description 3	/		
Land Use Program	NO	Assessed Land	\$2,000
Notes:	2002012353	Assessed Buildings	\$0
Notes:	PICKUP 2003	Total Assessed Value	\$2,000
Notes:		Land Use Program	NO
Notes:		Deferred Land Use Amount	\$0
Notes:	3	Value After Land Use Deferment	\$0
Notes:		Taxable Type	Taxable

Legal Description

Legal Description 1 VACATED GRIGGS ST
 Legal Description 2
 Tax District Code/Description CS/CHRISTIANSBURG/SHAWSVILLE
 Deeded Acres .14
 Deed Book 2002
 Page 012353



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**Parcel N5: W H Spradlin Heirs
Parcel ID No. 180237
Tax Map No. 406-A 24**

Parcel ID: 180237

SPRADLIN W H HEIRS
NORTH FRANKLIN ST

Owners

Owner1 SPRADLIN W H HEIRS
Owner2
Mailing Address REPO
Mailing Address2
City, State, Zip REPO VA 00000

Parcel

Tax Map Number	406- A 24		
Property Address	NORTH FRANKLIN ST		
City, State, Zip	CHRISTIANSBURG VA 24073		
Neighborhood Code	CC700000		
Class Code/Description	4000/Commercial/Industrial		
Use Code/Description	499/OTHER COMMERCIAL STRUCTURES		
Primary Zoning Code/Desc	I2/INDUSTRIAL, GENERAL		
Restriction Code/Description 1	/		
Restriction Code/Description 2	/		
Restriction Code/Description 3	/	Assessed Land	\$9,500
Land Use Program	NO	Assessed Buildings	\$0
Notes:	PICKUP 2012	Total Assessed Value	\$9,500
Notes:	PB 0098-0298	Land Use Program	NO
Notes:	PAPER RD N OF COUNTRY DR.	Deferred Land Use Amount	\$0
Notes:	BETWEEN PID 024476 & 015591	Value After Land Use Deferment	\$0
Notes:		Taxable Type	Taxable

Legal Description

Legal Description 1 BLACKSBURG ROAD
Legal Description 2 25 FT STRIP
Tax District Code/Description CS/CHRISTIANSBURG/SHAWSVILLE
Deeded Acres .073
Deed Book 0098
Page 0259



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