

**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 Montgomery County, the undersigned Special Commissioner will offer for sale to the highest bidder at a **Timed-to-Live Simulcast (online-only ending with an online and in-person)** public auction. **The online-only bidding will begin Friday, October 9, 2020 at 1:00pm and transition on Friday, October 23, 2020 at 1:00pm, or as soon thereafter as possible, to a Simulcast online and in-person bidding session to be held at the Montgomery County Government Center, 755 Roanoke Street, Christiansburg, Virginia 24073 in the Board Room on the 2nd Floor.** The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be announced on the day of the auction, or which may be subsequently posted by Linkous Auctioneers ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS"). **The Special Commissioner reserves the right to cancel the live portion of the simulcast if required due to a change in circumstances surrounding the pandemic, and proceed with a timed, online-only auction.**

No.	Property Owner(s)	Account Nos.	Description
1.	Riley Collins, et al.	Tax Map No. 055-A 51 Parcel ID No. 003756 TACS No. 496165	Mt. Tabor District; Alleghany Mt; Wooded; Unimproved; 8.6 Acres +/-
2.	Commonwealth Investment Service	Tax Map No. 288- 17 C Parcel ID No. 003851 TACS No. 495997	Town of Blacksburg/Mt. Tabor District; road frontage on Grissom Ln; Unimproved; 0.366 Acres +/-
3.	Frank R. Garvin, et al.	Tax Map No. 083-A 4 22 Parcel ID No. 031288 TACS No. 496014	Shawsville District; 425 Briggs Rd; Kirk Heights PH II, Lot 22; 1.29 Acres +/-
4.	Nassef A. Gawargy	Tax Map No. 064-3 1 Parcel ID No. 015589 TACS No. 496176	Riner District: Walton Estates, Lot 1; Corner lot, Peppers Ferry Rd & Rustic Trl; Wooded; Unimproved; 5.761 Acres +/-
5.	Nassef A. Gawargy	Tax Map No. 064-3 2 Parcel ID No. 015588 TACS NO. 496176	Riner District: Walton Estates, Lot 2; road frontage on Rustic Trl; Wooded; Unimproved; 5.08 Acres +/-
6.	Nassef A. Gawargy	Tax Map No. 064-3 3 Parcel ID No. 015587 TACS No. 496176	Riner District: Walton Estates, Lot 3; near Rustic Trl; Wooded; Unimproved; 6.032 Acres +/-
7.	Nassef A. Gawargy	Tax Map No. 076-1 4 Parcel ID No. 015586 TACS No. 496176	Riner District: Walton Estates, Lot 4; road frontage on Rustic Trl; Wooded; Unimproved; 5.622 Acres +/-
8.	William Thomas Hawthorne, et al.	Tax Map No. 060-A 42 Parcel ID No. 016618 TACS No. 496067	Shawsville District; Brake Branch; near Brake Rd; Wooded; Unimproved; 5.0 Acres +/-
9.	Nathan M. Holmes, et al.	Tax Map No. 497-A 31 Parcel ID No. 008943 TACS No. 496041	Town of Christiansburg/Shawsville District; 290 Holmes St; Improved; 0.588 Acres +/-

10.	Lubna Razia Ijaz, et al.	Tax Map No. 079-A 155 Parcel ID No. 080588 TACS No. 496192	Shawsville District; Elliotts Creek; Mtn Land; near Yellow Sulphur Rd; 8.0 Acres +/-
11.	Kathleen H. Kiser Estate, et al.	Tax Map No. 497-A 314 Parcel ID No. 010397 TACS No. 496087	Town of Christiansburg/Shawsville District; 525 Stone St; Unimproved; Acreage unk
12.	Larry R. Lytton, et al.	Tax Map No. 090-3 25 Parcel ID No. 011633 TACS No. 496239	Riner District; Truman Avenue; Radford Hts, Lot 25; road frontage on Truman Avenue; Acreage unk
13.	Larry R. Lytton, et al.	Tax Map No. 090-3 27 Parcel ID No. 011634 TACS No. 496239	Riner District; 3804 Truman Avenue; Radford Hts, Lot 27; Acreage unk
14.	Eugene C. McGuire, et al.	Tax Map No. 056-A 31 Parcel ID No. 021245 TACS No. 496138	Mt Tabor District; 2068 North Fork Rd; partially wooded; 3.0 Acres +/-
15.	Eugene C. McGuire, et al.	Tax Map No. 069-A 69A Parcel ID No. 031264 TACS No. 496138	Mt Tabor District; road frontage on North Fork Rd; Unimproved; partially wooded; 1.0 Acre +/-
16.	Elton Lane Moore, et al.	Tax Map No. 083-B 1 19 Parcel ID No. 012258 TACS No. 496002	Shawsville District; 1168 Flick Drive; Snead & Ryan subdivision, Lot 19; Improved; Acreage unk
17.	Elton Lane Moore, et al.	Tax Map No. 083-B 1 20 Parcel ID No. 012257 TACS No. 496002	Shawsville District; Snead & Ryan subdivision, PT Lot 20; Unimproved; Acreage unk
18.	Todd V. Moses, et al.	Tax Map No. 045-A 31A Parcel ID No. 100795 TACS No. 496025	Mt Tabor District; 3462 Minter Rd; Improved; 1.0 Acre +/-
19.	Todd V. Moses, et al.	Tax Map No. 045-A 30 Parcel ID No. 013176 TACS No. 496025	Mt Tabor District; 3468 Minter Rd; Improved; 1.35 Acres +/-
20.	David W. Mullen, et al.	Tax Map No. 108-A 23 Parcel ID No. 013218 TACS No. 495986	Shawsville District; Elliotts Creek; Declaration Ln; Unimproved; 3.298 Acres +/-
21.	William Mullens, et al.	Tax Map No. 055-A 20 Parcel ID 013241 TACS No. 496095	Mt Tabor District; Alleghany Mt; road frontage on Nellies Cave Rd.; Wooded; Unimproved; 0.875 Acres +/-
22.	Roxie A. Owens, et al.	Tax Map No. 497-A 295 Parcel ID No. 013940 TACS No. 496096	Town of Christiansburg/Shawsville District; corner lot, Depot St & School Ln; Unimproved; 0.332 Acres +/-
23.	Dorothy Helen Pelkey, et al.	Tax Map No. 135-A 33 Parcel ID No. 014200 TACS No. 496063	Riner District; Little River, Area F; road frontage on Blue Springs Rd; Unimproved; 1.143 Acres +/-

24.	Dorothy Helen Pelkey, et al.	Tax Map No. 135-A 34 Parcel ID No. 014202 TACS No. 496063	Riner District; Little River, Area E; 6013 Blue Springs Rd; Improved; 1.7521 Acres +/-
25.	Peggy Bryson Reed, et al.	Tax Map No. 107-A 58 Parcel ID No. 015690 TACS No. 496099	Shawsville District; Elliotts Creek; 3064 Pilot Rd; Unimproved; 0.7 Acres +/-
26.	Brian M. Sisson	Tax Map No. 044-A 70A Parcel ID No. 023800 TACS No. 496140	Mt Tabor District; Paris Mtn; 3067 Oliver Rd; Improved; 8.059 Acres +/-
27.	Julia Thompson	Tax Map No. 070-A 24C Parcel ID No. 028752 TACS No. 496073	Mt Tabor District; 2881 Seneca Hollow Rd; 1.0 Acre +/-
28.	Nettie Lee Thornton, et al.	Tax Map No. 089-A 69 Parcel ID No. 019383 TACS No. 496069	Riner District; 903 Rock Rd E.; Improved; 10.0 Acres +/-

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of the County of Montgomery. Properties are offered for sale as-is, where 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 prior to bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence prior to the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable. 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. The information shown, including maps, is derived from public records that are constantly undergoing change and do not replace a site survey or inspection. There is no warranty as to the accuracy of the visual maps, nor is the information contained therein a legal representation of any of the features of the property which it depicts.

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. Subsequent taxes will be prorated from the time of contract (the auction closing date of October 23, 2020) and the highest bidder will be responsible for taxes from that date forward. 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.

There will be a **10% buyer's premium added to the final bid** to determine the "final contract price". The **buyer's premium is due upon the close of the auction and will be in addition to the required deposit amount.** Please consider the buyer's premium when placing bids.

Terms applicable to In-Person Bidders ONLY: 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 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 at www.linkousauctioneers.com. 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 **bid**

deposit and buyer's premium must be **received** in full within five (5) business days following the auction closing (**no later than October 30, 2020 at 1:30 pm, EST**). Time is of the essence. 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.

GENERAL TERMS OF SALE: Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00). Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Bids which are less than One Thousand Dollars (\$1,000.00) shall be required to be paid in full upon the close of the auction.

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.**

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.

Please be advised that in order to qualify as a purchaser at this auction, you may not owe delinquent taxes to Montgomery County and you may not be a Defendant in any delinquent tax suit. Questions concerning the registration and bidding process should be directed to the Auctioneer; online at www.linkousauctioneers.com, or by phone to (540) 961-2608. 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) 545-2500 or (804) 548-4424, or by writing to the address below.

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