

**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 at a Timed-to-Live 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 Thursday, July 13, 2023 at 1:00pm** or as 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.

No.	Property Owner(s)	Account Nos.	Description
1.	Kathy M. Ashworth, et al.	Parcel ID No. 016276 Tax Map No. 527-A 184 TACS No. 741942	113 Hagan St; Town of Christiansburg, Shawsville District; Hagan Street, Lot; 0.266 acres, more or less; improved
2.	Marvin D. Lytton (Charlie B. Hall, et al.)	Parcel ID No. 007827 Tax Map No. 090-C 4 3 TACS No. 647082	1563 Gallimore St; Riner District; C L Gallimore Lots, Lot 3; unk acreage; improved
3.	Joe P. Jennelle, et al.	Parcel ID No. 009878 Tax Map No. 406-4 4,5 TACS No. 496232	265 Freestone Dr; Town of Christiansburg, Shawsville District; Midway Hts, Lot 4, Lot 5; 0.551 acres, more or less; improved
4.	Mimia Lee Moore, et al.	Parcel ID No. 008301 Tax Map No. 406-4 90-93 TACS No. 742380	3055 Peach St; Town of Christiansburg, Shawsville District; Midway Hts, Lots 90-93; unk acreage; improved
5.	Jesse James Reed, et al.	Parcel ID No. 015707 Tax Map No. 137-A 8 TACS No. 496131	Camp Carysbrook Rd; Riner District; Calfees Mt; 2.0 acres, more or less; unimproved
6.	James K. Thompson	Parcel ID No. 023756 Tax Map No. 106- 7 7 TACS No. 496269	1245 Flanagan Dr; Riner District; Gardner Estates, Lot 7A Resubd; 2.654 acres, more or less; mobile home on site
7.	United Rental Agency	Parcel ID No. 021147 Tax Map No. 108-A 17 TACS No. 495891	Pilot Rd; Shawsville District; Floyd Road; 2.0 acres, more or less; unimproved
8.	Margaret L.K. Langhorne, et al.	Parcel ID No. 031018 Tax Map No. 084-A 48 TACS No. 496189	Booth Rd; Shawsville District; S F R; 112.0 acres, more or less; unimproved

REDEEMED

GENERAL TERMS OF SALE: All sales are subject to confirmation by the County of Montgomery Circuit Court. The Special Commissioner of Sale 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.

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 buyer's premium of \$150, added to the final bid on the day of the auction.** Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full at the time of the auction. The deposit and buyer's premium together determine the "Final Contract Price". 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 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.

Terms applicable to In-Person Bidders ONLY: 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 deposit 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.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to Montgomery County 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.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 Judicial Sale Auction
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800