

**NOTICE OF DELINQUENT TAXES
AND TREASURER'S SALE OF REAL PROPERTY
MONTGOMERY COUNTY, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a Timed-to-Live Simulcast (with online and in person bidding) public auction, which will **commence at Montgomery County Government Center, 755 Roanoke Street, Christiansburg, Virginia 24073, on Thursday, July 13, 2023 at 1:00pm** or 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.

<u>No.</u>	<u>Property Owner(s)</u>	<u>Account Nos.</u>	<u>Description</u>
N1.	Gary W. Akers and Shirley F. Akers	Parcel ID No. 010234 Tax Map No. 049-A-62 TACS No. 741945	Prices Fork District; Wake Forest, Lot; 0.67 acres, more or less, unimproved
N2.	Annie M. Keister	Parcel ID No. 220115 Tax Map No. 227-A 125 TACS No. 564312	Town of Blacksburg, Mount Tabor District; Wilson Ave; 0.07 acres, more or less; unimproved
N3.	Keith D. Moses	Parcel ID No. 070562 Tax Map No. 059-A-84 TACS No. 547121	Mount Tabor District; N F R; 0.16 acres, more or less; improved
N4.	Tara L. Poff and Michael D. Owens	Parcel ID No. 130892 Tax Map No. 497-17 4A TACS No. 742502	Town of Christiansburg, Shawsville District; Colhoun Miller Add; PT Vacated Alley; 0.0102 acres, more or less; unimproved
N5.	Charles M. Olinger, et al.	Parcel ID No. 013759 Tax Map No. 038-A 73 TACS No. 742433	Prices Fork District; Toms Creek, Tract D; 0.15 acres, more or less; improved
		Parcel ID No. 013758 Tax Map No. 038-A 75 TACS No. 742433	Prices Fork District; Toms Creek, Tract 4; 1.4 acres, more or less; unimproved
		Parcel ID No. 013760 Tax Map No. 038-A 72 TACS No. 742433	Prices Fork District; Toms Creek, Tract B; 0.29 acres, more or less; unimproved
		Parcel ID No. 013761 Tax Map No. 038-A 74 TACS No. 742433	Prices Fork District; Toms Creek, Tract A; 0.05 acres, more or less; unimproved

GENERAL TERMS OF SALE: The Treasurer has the right to reject any bids determined to be unreasonable in relation to 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 remit payment in full at the time of the auction. **There will be a 10% buyer's premium or a \$150 flat fee, whichever is greater, added to the final bid.** Recording costs for deed recordation will also be the responsibility of the successful bidder and are due at the time of the auction.

Terms applicable to In-Person Bidders ONLY: The total balance is due from the highest bidder at the conclusion 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.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 auction price 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.

To qualify as a purchaser at this auction you may not owe delinquent taxes to Montgomery County. 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 Non-Judicial Sale Auction
Taxing Authority Consulting Services, PC
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