

**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 public auction the following described real estate at the **Montgomery County Government Center in the Board of Supervisors Meeting Room, 755 Roanoke Street, 2nd Floor, Christiansburg, Virginia 24073 on Friday, November 15, 2019 at 1:00pm** or as soon thereafter as may be effected. 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. 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.	Lucy Boffman Heirs, et al.	Tax Map No. 127-A 106 Parcel ID No. 002098 TACS No. 496077	Riner Magisterial District; Vacant land, Piney Woods Rd; 1.3 Acres +/-
2.	William Thomas Hawthorne, et al.	Tax Map No. 060-A 42 Parcel ID No. 016618 TACS No. 496067	Shawsville Magisterial District; Brake Branch; Vacant land; 5 Acres +/-
3.	William Thomas Hawthorne, et al.	Tax Map No. 060-A 41 Parcel ID No. 016617 TACS No. 496067	Shawsville Magisterial District; Brake Branch; Vacant land; 9.16 Acres +/-
4.	William Thomas Hawthorne, et al.	Tax Map No. 060-A 40 Parcel ID No. 016616 TACS No. 496067	Shawsville Magisterial District; Brake Branch; Vacant land; 15.5 Acres +/-
5.	Ruth Lewis Heirs, et al.	Tax Map No. 497-20 44 Parcel ID No. 010319 TACS No. 496022	Town of Christiansburg; Lot 44, Colhoun Miller Addtn; Corner lot, Vacant land
6.	Ruth Lewis Heirs, et al.	Tax Map No. 497-20 24,25 Parcel ID No. 010925 TACS No. 496022	Town of Christiansburg; Lots 24 & 25, adjoining; Colhoun Miller Addtn; Vacant land
7.	Ruth Lewis Heirs, et al.	Tax Map No. 497-20 5 Parcel ID No. 010924 TACS No. 496022	Town of Christiansburg; Lot 5, Colhoun Miller Addtn; Vacant land
8.	Larry R. Lytton, et al.	Tax Map No. 090-3 25 Parcel ID No. 011633 TACS No. 496239	Riner Magisterial District; Truman Avenue; Lot 25, Radford Hgts
9.	Larry R. Lytton, et al.	Tax Map No. 090-3 27 Parcel ID No. 011634 TACS No. 496239	3804 Truman Avenue; Riner Magisterial District; Lot 27, Radford Hgts
10.	Elton Lane Moore, et al.	Tax Map No. 083-B 1 19 Parcel ID No. 012258 TACS No. 496002	1168 Flick Drive; Shawsville Magisterial District; Lot 19, Snead & Ryan subdivision
11.	Elton Lane Moore, et al.	Tax Map No. 083-B 1 20 Parcel ID No. 012257 TACS No. 496002	Shawsville Magisterial District; Part of Lot 20; Snead & Ryan subdivision; Vacant land

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of Montgomery County. 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. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, at the time 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. 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. All deposits must be made in the form of personal check, traveler's check, cashier's check or money order. **NO CASH WILL BE ACCEPTED. There will be a 10% buyer's premium, added to the final bid to determine final contract price. The buyer's premium is due at the time 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.** 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.

All properties are sold in gross and not by the acre. Properties are offered for sale as-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.

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 pending delinquent tax matter. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, or by phone to (804) 545-2500 or (804) 548-4424, or by writing to the address below.

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RE: Montgomery County Auction
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