

**NOTICE OF DELINQUENT TAXES  
AND 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 (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 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 2<sup>nd</sup> 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”). **TACS 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.**

<u>No.</u>	<u>Property Owner(s)</u>	<u>Account Nos.</u>	<u>Description</u>
N1.	Henry Billingsby, et al.	Tax Map No. 498-A 45D Parcel ID No. 001626 TACS No. 495880	Town of Christiansburg/Shawsville Magisterial District; Summit Cut; between railroad tracks and Rt. 460 Bypass; 0.1 Acres +/-
N2.	Nannie Custer, et al.	Tax Map No. 497-A 131 Parcel ID No. 004632 TACS No. 496038	Town of Christiansburg/Shawsville Magisterial District; road frontage on Montgomery Street NE; Unimproved lot; 0.09 Acres +/-
N3.	Nannie Custer, et al.	Tax Map No. 497-A 132 Parcel ID No. 004631 TACS No. 496038	Town of Christiansburg/Shawsville Magisterial District; near Montgomery Street NE; Unimproved lot
N4.	Faith Holiness Church Trustees, et al.	Tax Map No. 057-A 69 Parcel ID No. 071132 TACS No. 496107	Mount Tabor Magisterial District; N/S Rt 603, West of Ironto; road frontage on North Fork Rd; Unimproved lot; 0.125 Acres +/-
N5.	Lillie Jennings, et al.	Tax Map No. 498-A 29 Parcel ID No. 009687 TACS No. 496058	Town of Christiansburg/Shawsville Magisterial District; Summit Cut; Wooded lot, near Robin Hood Dr NE; Unimproved; 0.75 Acres +/-
N6.	J N Kinzer Reprs, et al.	Tax Map No. 089-A 70 Parcel ID 031721 TACS No. 495926	Riner Magisterial District; near Rock Road; Wooded lot; Unimproved; 0.25 Acres +/-
N7.	H. E. McCoy & Mattie McCoy, et al.	Tax Map No. 035-A 26 Parcel ID No. 012171 TACS No. 495969	Prices Fork Magisterial District; McCoy Lot; road frontage on McCoy Rd; partially wooded lot; unimproved; unk acreage

N8.	Mark Philogene, et al.	Tax Map No. 498-A 16 Parcel ID No. 021421 TACS No. 495957	Town of Christiansburg/Shawsville Magisterial District; Adjacent to railroad tracks; near Little John Cir NE; unimproved lot; unk acreage
N9.	Maggie E. Porter Estate	Tax Map No. 047-A 1 26F Parcel ID No. 036262 TACS No. 496035	Shawsville Magisterial District; PT 20 FT Alley; 20 FT x 157 FT; near Green Hill Lane; 0.072 Acres +/-
N10.	Frank L. Sheppard, et al.	Tax Map No. 060-A 137 Parcel ID No. 220064 TACS No. 496157	Shawsville Magisterial District; near Cove Hollow Rd; unimproved; 0.25 Acres +/-
N11.	D. R. Sisson, et al.	Tax Map No. 083- C1 A 37 Parcel ID No. 017528 TACS No. 495888	Shawsville Magisterial District; road frontage on Oldtown Rd and Alleghany Spring Rd; corner lot; unimproved; unk acreage
N12.	Carolyn Sue Slate, et al.	Tax Map No. 027-A 26C Parcel ID No. 025500 TACS No. 496186	Prices Fork Magisterial District; Brush Mtn; near Laurel Dr; unimproved lot; unk acreage

**GENERAL TERMS OF SALE:** 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 **buyer's premium of 10% of the highest bid or \$100.00, whichever is greater**, added to the winning bid, and deed recordation costs, as determined by the Montgomery County Circuit Court, added to the winning bid to determine the "final contract price". Please consider the buyer's premium and recordation costs when placing bids.

**Terms applicable to In-Person Bidders ONLY:** The highest bidder shall make payment in full of the final contract price 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](http://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 final contract price must be received in full within five (5) business days following the auction closing (no later than October 30, 2020 at 2:00 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:** 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](http://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](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), by phone to (804) 545-2500 or (804) 548-4424, or by writing to the address below.

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