

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
COUNTY OF MONTGOMERY, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Montgomery, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate at the **Montgomery County Government Center, 755 Roanoke Street, Christiansburg, Virginia 24073**, on **September 21, 2022** at **1:00pm** in the **Board Room on the 2nd floor**.

The sale of such property is subject to the terms and conditions below, and any term or conditions which may be subsequently posted or announced by Linkous Auctioneers ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS"). Subsequent 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>
1.	Archie E. Cromer, Jr., et al.	Parcel ID No. 004387 Tax Map No. 091-A 35 TACS No. 647066	Riner District; Plum Creek; Pt Lot 2; unimproved; 9.182 acres, more or less
2.	Addie Martin, et al.	Parcel ID No. 011835 Tax Map No. 129-A 66 TACS No. 496172	Riner District; 1880 Rustic Ridge Rd; improved; 1.0 acre, more or less
		Parcel ID No. 011836 Tax Map No. 129-A 67 TACS No. 496172	Riner District; on Rustic Ridge; unimproved; 1.0 acre, more or less
3.	Malena Martin, et al.	Parcel ID No. 011904 Tax Map No. 077-A 44,45 TACS No. 496243	Riner District; 3050 Glasgow Rd; Vicker Lot; improved; 0.83 acres, more or less
4.	Perry L. Morehead, Sr., et al.	Parcel ID No. 006477 Tax Map No. 029-A 29 TACS No. 742392	Mount Tabor District; 1885 Bishop Rd; Alleghany Mt; improved; 1.05 acres, more or less
5.	Darrell Dwayne Stuart, et al.	Parcel ID No. 014052 Tax Map No. 060-A 115 TACS No. 564237	Shawsville District; 5679 Berry Patch Ln; Cove Hollow; improved; 10.0 acres, more or less
6.	Frank Weddle, et al.	Parcel ID No. 020519 Tax Map No. 076-A 82 TACS No. 647162	Riner District; 934 Walton Road; Crab Creek; improved; 0.4 acres, more or less
7.	Frank Weddle, et al.	Parcel ID No. 012321 Tax Map No. 076-A 96 TACS No. 647162	Riner District; 1123 Walton Road; Staples Creek; improved; 0.5 acres, more or less
8.	Keith Edward Weeks	Parcel ID No. 004171 Tax Map No. 047-A A 35 TACS No. 647065	Shawsville District; 2406 Wells St; Lafayette lot; improved; 1.0 acre, more or less

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court. The Special Commissioner 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: On the day of the auction, 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 added to the final bid.** 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) 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 and recording costs for deed recordation shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

Terms applicable to In-Person Bidders ONLY: The deposit and buyer's premium are due on the day 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 for 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 September 28, 2022).** 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 County of Montgomery and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Montgomery 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, or by phone to Linkous Auctioneers at (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 804-548-4424, or by writing to the address below.

Re: County of Montgomery Judicial Sale Auction
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800