

NOTICE OF SPECIAL COMMISSIONER'S TAX SALE

NOTICE is hereby given that on the 12th day of November, 2021, at 12:00 noon, in the Circuit Courtroom for Giles County, Virginia, located on the 2nd Floor of the Giles County Courthouse Building, 501 Wenonah Avenue, Pearisburg, Virginia, Taylor Linkous, Auctioneer, acting on behalf of the County of Giles as to parcels owned by the County and on behalf of Richard L. Chidester, Special Commissioner, pursuant to orders entered by the Giles County Circuit Court will offer for public auction to the highest bidder the following properties:

OWNER	TAX MAP NO.	ADDRESS/DESCRIPTION
BLANKENSHIP, DARRELL L.	38B 1 38	Lot 38 Mill Creek Addition 519 Poplar St., Narrows, VA
CARBAUGH, MICHELLE	37A-1-2	Lots 2 and 3 Mt. View Addition No. 1, 1668 Old Wolf Creek Rd., Narrows, VA
CONLEY, MICHAEL A.	37B 1 6 and 7	Lots 6 and 7, Marlville No 1 125 Dill St., Narrows, VA
EPPLEY, BEULAH F. ET ALS	26-56	10.75 acres adjacent to Route 460 bypass, Pearisburg, VA
FERRELL, A. L.	37A-2-38	Lots 38, 39, ½ lot 40, Mt. View Add. No. 2, 189 Crestwood Dr., Narrows, VA
GANOE, RICHARD	38B-2-11	Southern Portion of Lot 11, Mill Creek Section. 125 Beller St., Narrows, VA
HOILMAN, ANGELA	45-33	2.103 acres, 161 Winding Way Drive, Newport, VA
JONES, LISA C.	13A-1-33	Lot 33 Spangler Addition 127 Scenic Ln, Narrows, Va
MORRIS, ROBERT KEITH, SR.	24-42B	1.6 AC. Tract and house 231 Stockpen Mtn Rd., Narrows
PRESGRAVES, JEANNETTE	58-78C	1.94 Acres, at 1792 Bear Springs Rd., Pearisburg, VA
ROBERTSON, TINA M.	26-3-1	Lot 1 William R. Conley Lots, containing 6.513 acres
SPAULDING, SUSAN DAWN, ET ALS	43-89	32 Acres on Sinking Creek Road
WARDEN, RILEY	74-2	30 acres near White Gate

PARCELS BELOW ARE BEING SOLD BY THE GILES COUNTY TREASURER UNDER A NON-JUDICIAL PROCESS PURSUANT TO VIRGINIA CODE SECTION 58.1-3975 AND COURT APPROVAL NOT REQUIRED.

MANN, JAMES CLAUDE, ET ALS	40F 1 77A	Lot on N. Main St., Bluff City below School Board Office
NEW RIVER VALLEY HOME IMPROVEMENT CORP	24B 8 51A	Triangular shaped lot, Highland Park, across from 103 and 105 Brookman St., Rich Creek, VA

TERMS OF SALE: A ten per cent (10%) bidder's deposit may be required for all properties, with balance due within forty five (45) days after confirmation of the sale by the Court. A Buyer's premium of ten (10) percent of the sale price will be added to the sale price as compensation to the Auctioneer. Property to be conveyed by Special Warranty of Title, from the Special Commissioner or County of Giles as applicable, subject to current real estate taxes, which will be prorated to the date of sale. The sale of the properties is subject to confirmation by the Circuit Court of Giles County unless otherwise stated. Non-judicial sale properties do not require Court approval.

All property sold "as is, where is", "with all faults" and subject any parties in possession of such property. The buyer pays any recording tax and all expenses of recording and closing, except that the County Attorney will prepare and provide the deed of conveyance. The buyer shall be required to execute an offer of purchase at the sale, a copy of which may be obtained from the County Attorney.

Certain properties may be subject to easements of record for utilities, construction, sewer, water, storm water or drainage, and homeowner's association's covenants and restrictions. Buyer of such property purchases subject to any such matters without grounds for objection to confirmation of the sale.

Information regarding the properties may be obtained from the Giles County tax maps in the Office of the Commissioner or Revenue (the accuracy of which is not warranted to show the exact location of the property), from the Special Commissioner or from Taylor Linkous, Auctioneer. Online Bidding and more information available at www.linkousauctiongroup.com.

Richard L. Chidester, Special Commissioner
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