

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Botetourt County, the undersigned Special Commissioner will offer for sale at public auction the following described real estate in the Fincastle Community Center, located at 17 West Main Street, Fincastle, Virginia 24090, on **Thursday, January 31, 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.

	Owner Name	TACS No.	Tax Map No.	Parcel No.	Property Description
1.	S.P. Anderson	365806	27B(1)SEC12-17	18302	Vacant; Willey Road, Eagle Rock, +/- 0.55 ac
2.	Luvenia Banks	216314	65A(16)22-23	22452	Vacant; Rabbit Run, Buchanan, +/- 0.3 ac
3.	Ala	37	MA	(188)	35
4.	Richard Moore Estate	319458	19-8	17590	Vacant; Scotts Hollow Road, Eagle Rock, +/- 1 ac
5.	Ma	31	MA	(188)	7-2
6.	James Rufo	319463	87(7)11	25807	Vacant; Grandview Drive, Mt. Union, +/- 7.05 ac
7.	Diane Michelle Sammons	319464	1A(1)SEC60-16	17690	504 Wintergreen Avenue, Clifton Forge, 0.842 ac
8.	Carroll B. Weikel	146431	16-36	17157	Vacant; Craig Creek Road, Eagle Rock, +/- 0.13 ac

**TERMS OF SALE:** All sales are subject to confirmation by the Circuit Court of Botetourt County. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is more, at the time of the auction. Bids which are less than \$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 of Sale 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. The balance of the purchase price shall be deposited by the highest bidder with the Special Commissioner of Sale within fifteen (15) days of confirmation of the sale by the Court. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to estimated value of the Property.

Properties are conveyed by Special Warranty Deed and sold in gross and not by the acre and further subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may affect the property. There will be a ten percent (10%) buyer's premium (or \$100.00 flat fee, whichever is more) added to the winning bid to determine final contract price. Recording costs for deed recordation will be the responsibility of the successful bidder.

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.

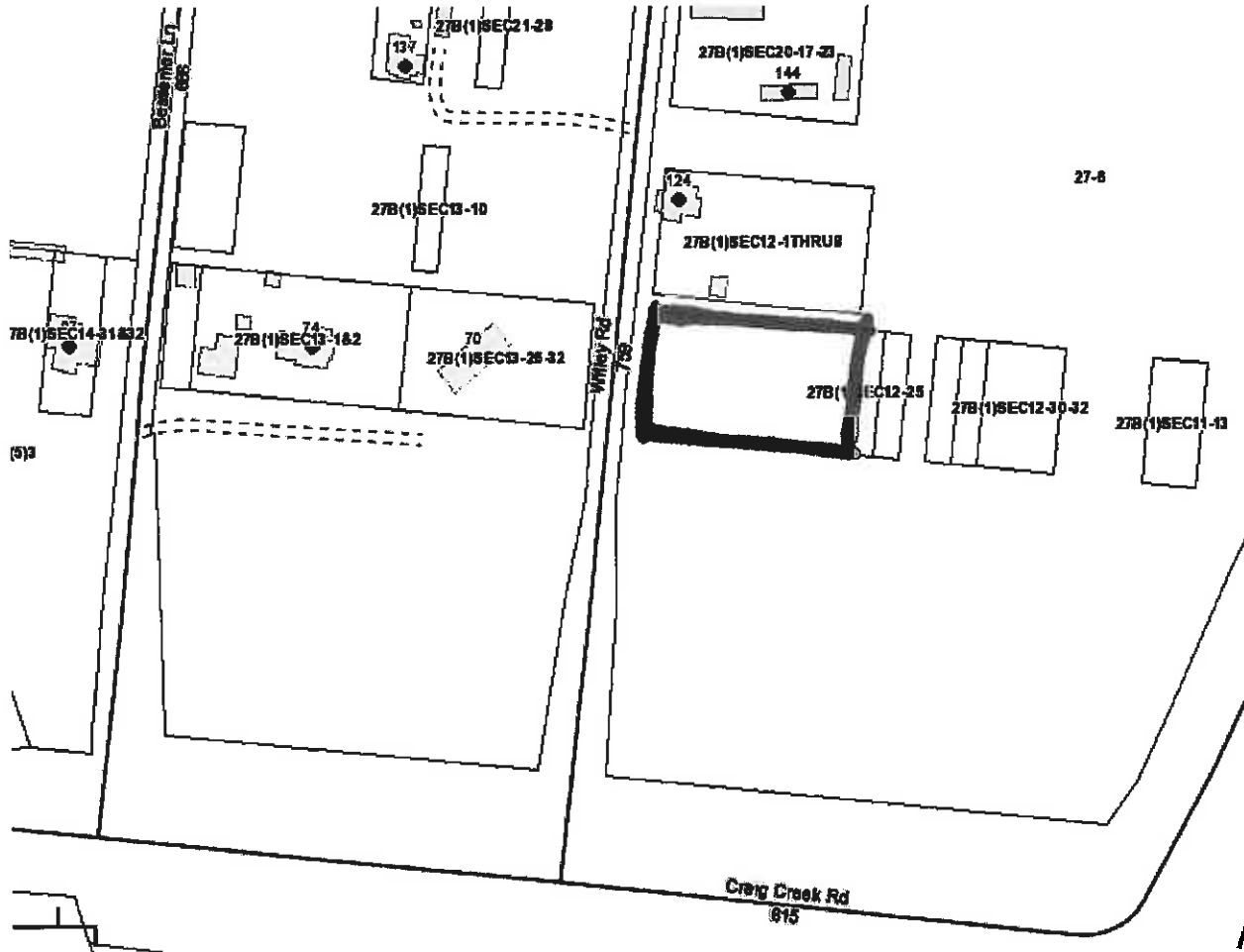
Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to Botetourt County. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS at [taxsales@taxva.com](mailto:taxsales@taxva.com) or (804) 612-9041.

Jeffrey A. Scharf, Esq.  
Special Commissioner  
Taxing Authority Consulting Services, PC  
P.O. Box 31800  
Henrico, VA 23294-1800

S.P. Anderson, et al.

Tax Map No. 27B(1)SEC12-17

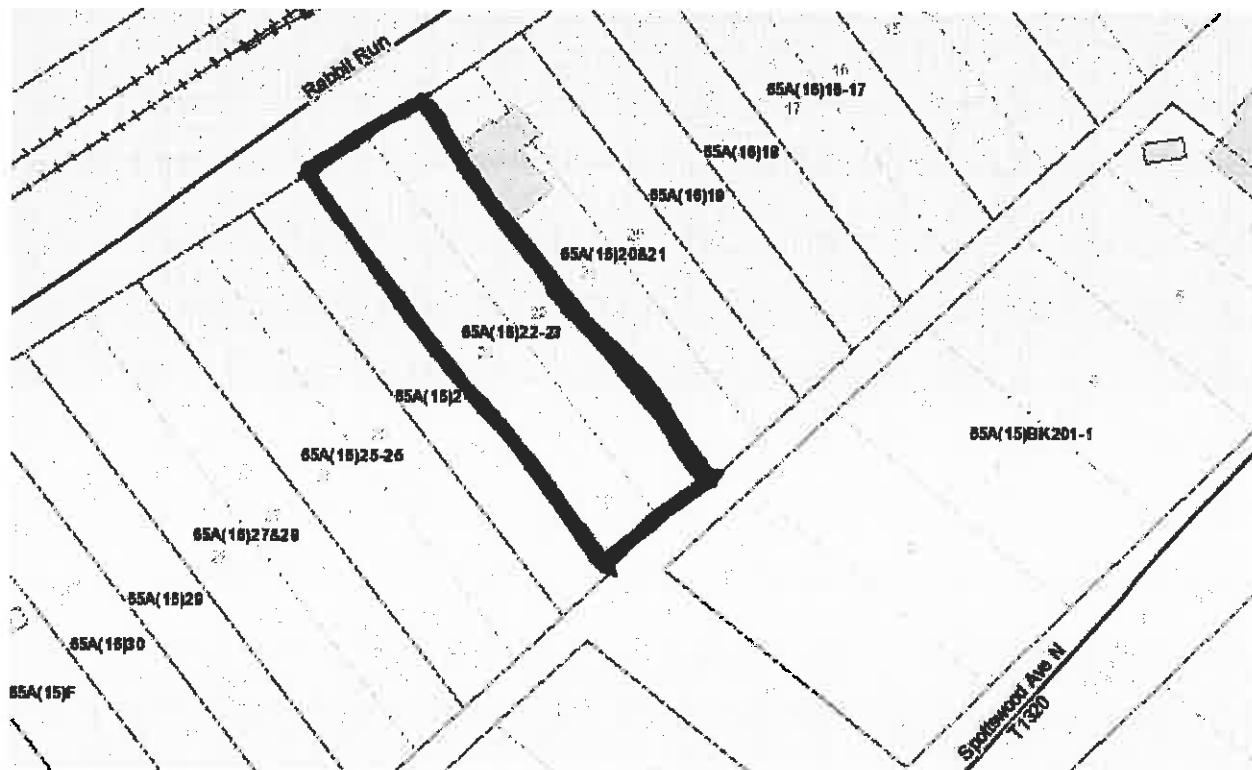
Account Number 18302 / TACS Number 365806



Owner	ANDERSON S P. ET AL. 22643 BOTETOURT ROAD EAGLE ROCK, VA 24085	Tax Map	27B(1)SEC12-17	Attic			
		Legal Desc	BESSEMER LOTS 17 THRU 24 IN 12	Basement			
		Parcel	18302	Stories			
Location	WILLEY RD EAGLE ROCK, 24085	Legal Acres	0.0000	Exterior			
		Fin Area		Interior Finish			
		Style		Construction			
<b>Valuation Record</b>		2016 REVAL					
Land:	15000	Building:	0	Other:	0	Total Val:	15000

This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This sheet is not a substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

**Luvenia Banks**  
**Tax Map No. 65A(16)22-23**  
**Account Number 22452 / TACS Number 216314**



Owner	<b>BANKS LUVENIA C R</b>	Tax Map	<b>65A(16)22-23</b>	Attic			
	<b>NO GOOD</b>	Legal Desc	<b>GRAYS ADDN LOTS 22-23</b>	Basement			
		Parcel	<b>22452</b>	Stories			
Location	<b>RABBIT RUN</b>	Legal Acres	<b>0.0000</b>	Exterior			
	<b>BUCHANAN, 24066</b>	Fin Area		Interior Finish			
		Style		Construction			
<b>Valuation Record</b>		<b>2016 REVAL</b>					
Land:	<b>5000</b>	Building:	<b>0</b>	Other:	<b>0</b>	Total Val:	<b>5000</b>

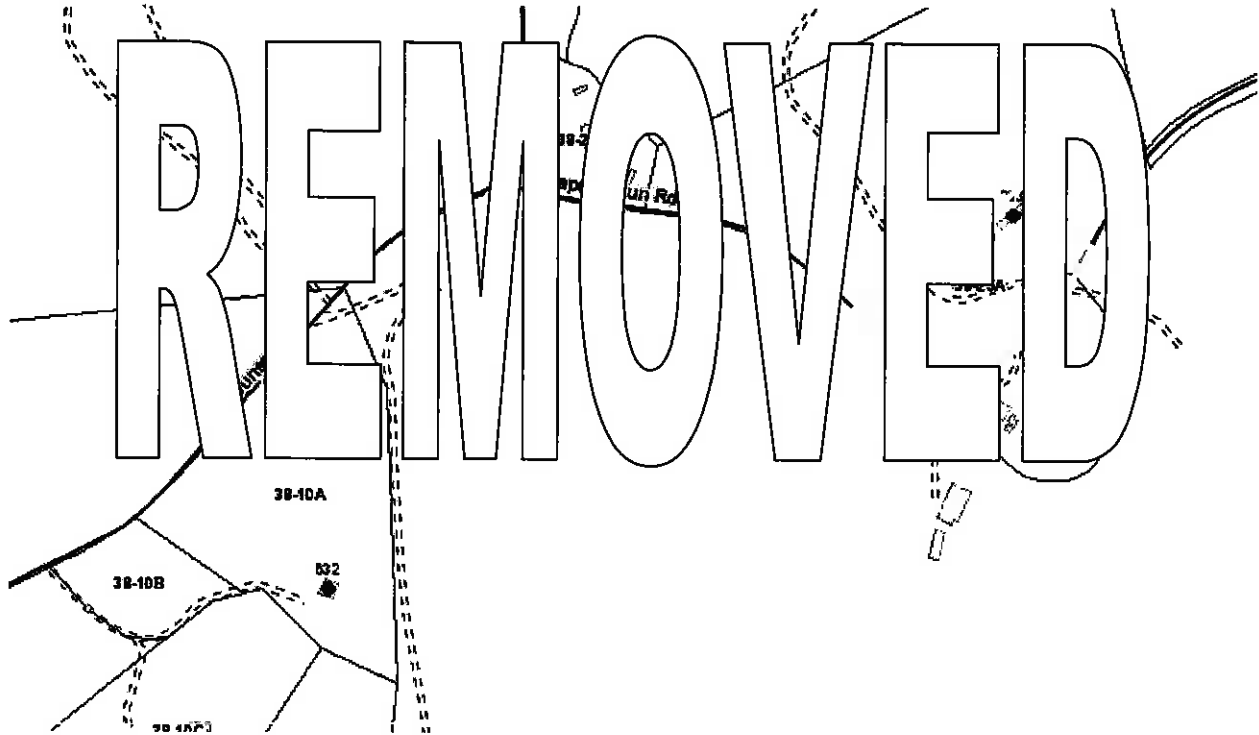
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Alan W. Barger

Tax Map No. 38-25A

Account Number 18877 / TACS Number 146371

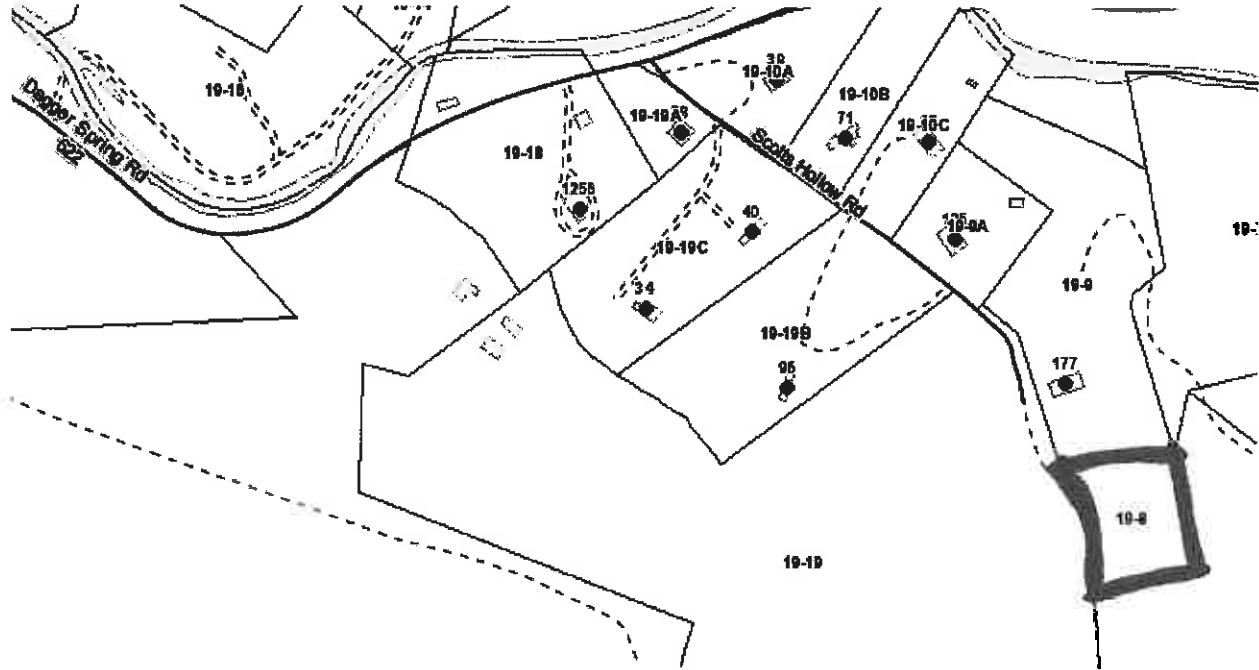


Owner	BARGER ALAN W	Tax Map	38-25A	Attic
	233 LAP	Les	c	RU
	EAGLE			ries
Location	233 LAP		1877	ries
	EAGLE		0000	ries
		Style		bn
<b>Valuation Record</b>		2016 REVAL		
Land:	36000	Building:	6400	Other: 0
				Total Val: 42400

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**Richard Moore Estate**  
**Tax Map No. 19-8**  
**Account Number 17590 / TACS Number 319458**

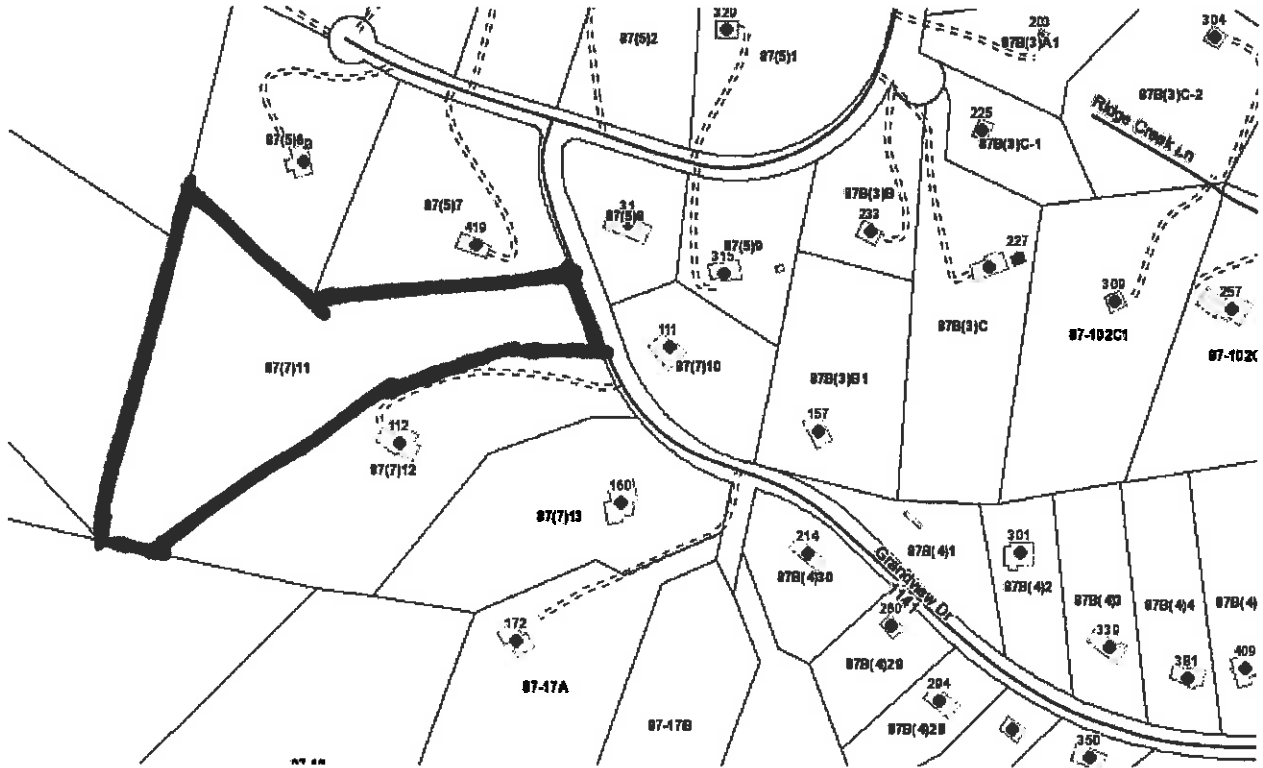


Owner	MOORE RICHARD ESTATE 2171 MILL ROAD RICHMOND, VA 23231	Tax Map	19-8	Attic
		Legal Desc	GALA	Basement
		Parcel	17590	Stories
Location	SCOTTS HOLLOW RD EAGLE ROCK, 24085	Legal Acres	1.0000	Exterior
		Fin Area		Interior Finish
		Style		Construction
<b>Valuation Record</b>		2016 REVAL		
Land:	12000	Building:	0	Other: 0
				Total Val: 12000

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**James Rufo**  
**Tax Map No. 87(7)11**  
**Account Number 25807 / TACS Number 319463**

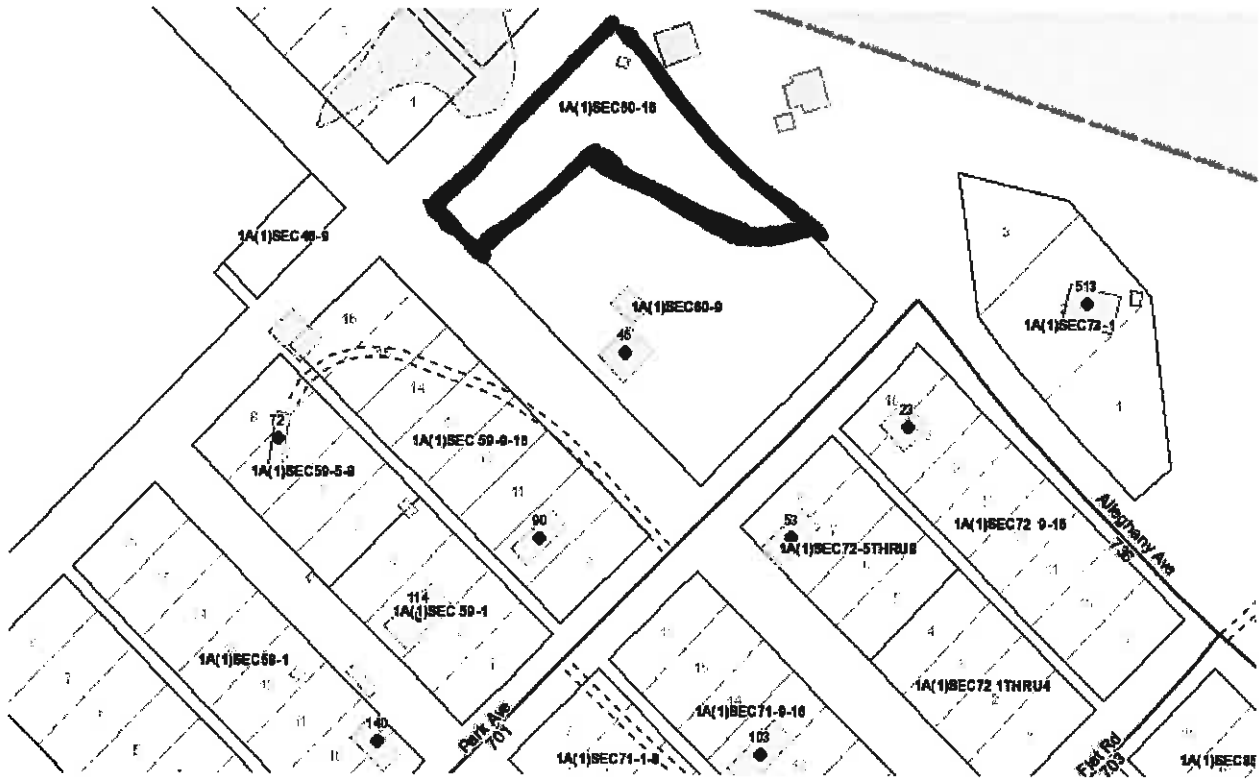


Owner	RUFO JAMES JEANETTE 1 DROWN RD OLD CHATHAM, NY 12136	Tax Map	87(7)11	Attic			
		Legal Desc	WOODRIDGE 11 IN 3	Basement			
		Parcel	25807	Stories			
Location	GRANDVIEW DR TROUTVILLE, 24175	Legal Acres	7.0500	Exterior			
		Fin Area		Interior Finish			
		Style		Construction			
<b>Valuation Record</b>		2016 REVAL					
Land:	92400	Building:	0	Other:	0	Total Val:	92400

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**Diane Michelle Sammons**  
**Tax Map No. 1A(1)SEC60-16**  
**Account Number 17690 / TACS Number 319464**

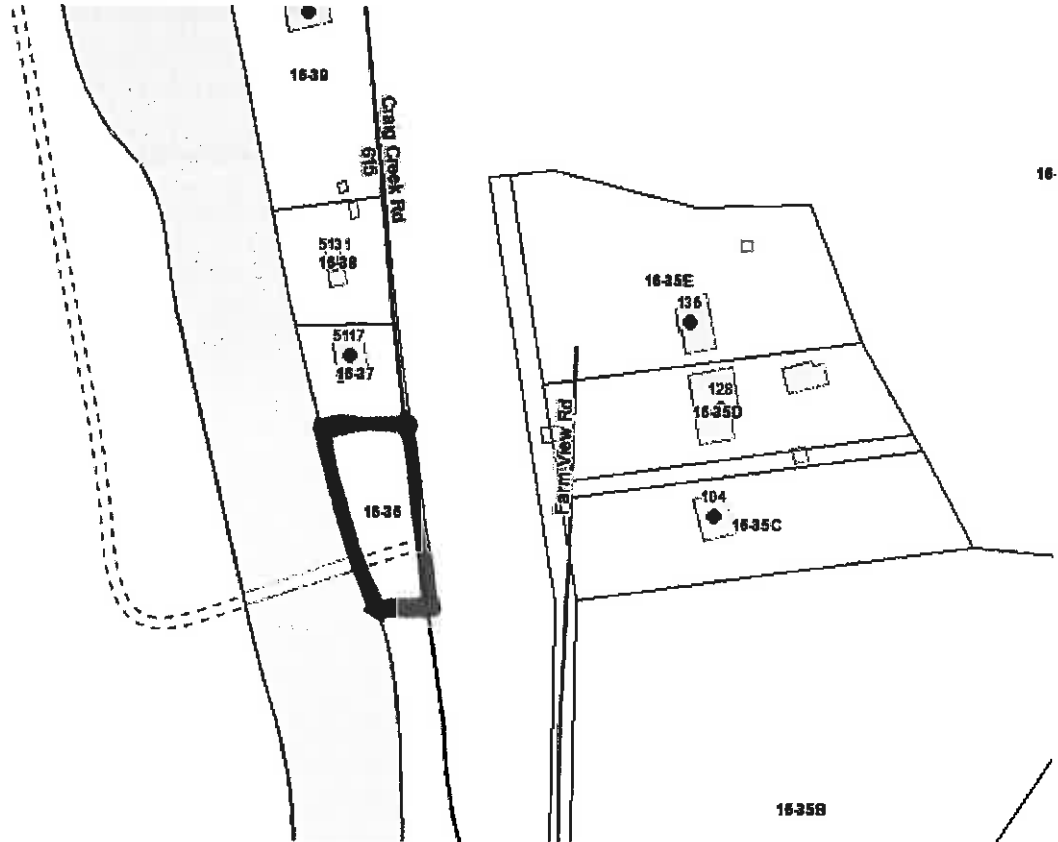


Owner	SAMMONS DIANE MICHELLE P O BOX 27 GOSHEN, VA 244390027	Tax Map	1A(1)SEC60-16	Attic	None
Location	504 WINTERGREN AVE CLIFTON FORGE, 24422	Legal Desc	W IRON GATE LOTSNEW LOT 16 IN 60	Basement	Full Crawl
		Parcel	17690	Stories	1.0
		Legal Acres	0.8420	Exterior	Wood siding
		Fin Area	1036	Interior Finish	Paneling
		Style	112 Conventional	Construction	Wood frame
<b>Valuation Record</b>		2016 REVAL			
Land:	12500	Building:	1000	Other:	0
				Total Val:	13500

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**Carroll B. Weikel, et als**  
**Tax Map No. 16-36**

**Account Number 17157 / TACS Number 146431**



Owner	WEIKEL CARROLL B ET ALS P O BOX 212 SELMA, VA 24474	Tax Map	16-36	Attic
		Legal Desc	CRAIGS CR	Basement
		Parcel	17157	Stories
Location	CRAIG CREEK RD EAGLE ROCK, 24085	Legal Acres	0.1300	Exterior
		Fin Area		Interior Finish
		Style		Construction
<b>Valuation Record</b>		2016 REVAL		
Land:	11500	Building:	0	Other: 0
				<b>Total Val: 11500</b>

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**PURCHASER'S ACKNOWLEDGEMENT AND  
CONTRACT OF SALE**

At that certain Special Commissioner's sale held on Thursday, January 31, 2019, in the cause styled County of Botetourt v. \_\_\_\_\_ (Case No. \_\_\_\_\_), the undersigned was the highest bidder on the real estate described below, for a bid price of \$ \_\_\_\_\_, and a buyer's premium of \$ \_\_\_\_\_.

**Tax Map No.** \_\_\_\_\_

**Account No.** \_\_\_\_\_

I understand that a deposit of \$ \_\_\_\_\_ (25% of the purchase price or \$1,000.00, whichever is more, or the entire purchase price if less than \$1,000.00, or \$20,000.00 if purchase price is more than \$80,000.00) is required to be deposited today with the Special Commissioner and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Botetourt, Virginia. Further, I understand that a buyer's premium is required in this auction and have agreed to pay \$ \_\_\_\_\_ as a buyer's premium.

I understand that this property is being sold subject to any covenants, easements, agreements, restrictions, reservations, conditions of record, and any claims of persons in possession. I understand that this property may not have a right-of-way to a public road, and I hereby accept this limitation. I understand that I will be notified at the address below of the date the Court intends to confirm this sale, and that this Court hearing will be my last opportunity to raise any questions concerning this sale. I understand that this property is offered for sale as-is, with all faults and without any warranty, either expressed or implied, and I confirm that I have satisfied myself as to the property's existence and location prior to the execution of this contract.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (auction date). I further understand that in the event I owe delinquent taxes to the County of Botetourt or if I am named as a Defendant in any delinquent tax suit filed by the County of Botetourt, Virginia, that this contract may be made null and void and I agree to forfeit any right, title or interest that I may have in the real estate to the next highest bidder as listed in the auction documents.

If the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit the deposit and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount. I further understand that if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, that this real estate may be resold and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

I understand that the former owner(s) of this property may for good cause shown, within ninety (90) days from the entry of the Decree of Confirmation in this matter, petition the Court to have the matter reheard. I understand that title to the property described herein will be taken in the name(s) indicated below and I represent that I have the authority to purchase and title the property in the name(s) shown below.

\_\_\_\_\_  
Signature

Print Name:

\_\_\_\_\_  
Address:

\_\_\_\_\_

\_\_\_\_\_  
Phone:

\_\_\_\_\_  
Email:

\_\_\_\_\_

Title will be taken in the name of:

\_\_\_\_\_

Type of Interest:  Tenants in Common  Tenants by Entirety with ROS  Joint Tenants  None

**CERTIFICATION**

It is hereby certified that the above-referenced purchaser has, on this 31st day of January 2019, acknowledged and executed the foregoing Purchaser's Acknowledgment and Contract of Sale. I further certify that the contact information and signature shown above belong to the aforementioned purchaser and are true and correct to the best of my knowledge.

\_\_\_\_\_  
Taxing Authority Consulting Services, PC