

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL PROPERTY
CITY OF ROANOKE, VIRGINIA**

Pursuant to the terms of those certain Decrees entered in the Circuit Court of the City of Roanoke, the undersigned Special Commissioner will offer for sale to the highest bidder at a simulcast (online and in-person bidding) public auction to be held at **The Berglund Center, 710 Williamson Road NE, Roanoke, Virginia 24016** on **Wednesday, November 19, 2025** at **12:00pm EST**.

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 Walker Commercial Services, Inc. ("Auctioneer") and/or Taxing Authority Consulting Services, PC ("TACS"). Subsequent announcements take precedence over any prior written or verbal terms of sale.

<u>No.</u>	<u>Property Owner(s)</u>	<u>Account Numbers</u>	<u>Property Description</u>
J1	George M. Anderson, et al. Terry L. Sine, et al.	Tax Map No. 1120114	810 Marshall Avenue SW; Duplex; Lot 3; Block 2; R.H. Fishburne Map; 0.1269 Acre, More or Less
J2	Joann M. Blake, et al. Anita D. Blake, et al.	Tax Map No. 2232314 Account No. 118103 TACS No. 1114306	1211 Staunton Avenue NW; Lot 6; Block 17; Melrose Land Company; 0.1428 Acre, More or Less
J3	William Perry Burks, Jr.	Tax Map No. 2280129	4613 Delray Street NW; Lot 10; Block 1; James Addition; 0.2188 Acre, More or Less
J4	W. Perry Burks, et al. Marion T. Burks, et al. William Perry Burks, Jr.	Tax Map No. 2280130	Delray Street NW; Vacant Land; Lot 11; Block 1; James Addition; 0.2181 Acre, More or Less
J5	Torrane J. Candis aka Torrence J. Candis	Tax Map No. 2460219	1512 Aspen Street NW; Lots 29-31; T.T. Wells Map No. 1; 0.3652 Acre, More or Less
J6	Felix Enriquez Sherry L. Enriquez Aguirre	Tax Map No. 2110518	616 7 th Street NW; Lot 6; Block 28; Rogers, Fairfax & Houston Addition; 0.1617 Acre, More or Less
J7	Christopher L. Haynes Patricia A. Perry Haynes	Tax Map No. 6100105 Account No. 140784 TACS No. 1114350	Surrey Avenue NW; Outbuilding; Lot 5; Section 1; Monte Vista; 0.1543 Acre, More or Less
J8	G.E. Pugh, et al. Emma C. Pugh, et al.	Tax Map No. 3331201	Midway Street NE; Carvin Street NE; Glade Street NE; Vacant Land; Kenwood; 1.6282 Acres, More or Less

J9	G.E. Pugh, et al. Emma C. Pugh, et al.	Tax Map No. 3331203	705 Midway Street NE; Parcel A; Midway; 0.2440 Acre, More or Less
J10	Steven K. Simpson	Tax Map No. 2540716	3031 Melrose Avenue NW; Lots 40-41; Block 2; Grove Park; 0.1558 Acre, More or Less
J11	Dianna L. Smith, et al.	Tax Map No. 4121919	830 Highland Avenue SE; East Part Lot 18; Block 27; Belmont; 0.0840 Acre, More or Less
J12	Mary Irene Stewart, et al.	Tax Map No. 2201009 Account No. 116850 TACS No. 1114342	Florist Road NW; Vacant Land; Lot 9; Block 7; Bowling Green Section 2; 0.2426 Acre, More or Less
J13	James L. Storm, et al.	Tax Map No. 4220930	1221 16 th Street SE; Part Lot 18; Block 4; Waverly Place Corporation; 0.1491 Acre, More or Less
J14	William W. Taborn, Jr., et al. Hettie Dee Taborn, et al.	Tax Map No. 2121749	703 Harrison Avenue NW; Lot 4; Block 5; Rogers, Fairfax & Houston Addition; 0.1146 Acre, More or Less
J15	Charles Thornhill, et al.	Tax Map No. 2011208	601 Moorman Avenue NW; Vacant Land; East Part Lot 1; Block 17; Rogers, Fairfax & Houston Addition; 0.1003 Acre, More or Less
J16	James W. Manning, et al. Hazel S. Manning, et al.	Tax Map No. 5480506	4209 Van Winkle Road SW; Southern Hills Drive SW; Lot 6; Section 5; Southern Hills; 0.5702 Acre, More or Less

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of the City of Roanoke. 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. We do not provide and do not assist with obtaining title insurance or title to personal property.

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: Credit Card information will be collected as part of the registration process for verification purposes. A *hold* in the amount of One Thousand Dollars (\$1,000) will be placed on the credit card provided. Please note that the credit card on file will not be *charged* unless the high bidder fails to remit the necessary funds in accordance with the terms of sale. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

The highest bidder shall make a deposit in the amount of twenty-five percent (25%) or One Thousand Dollars (\$1,000), whichever is higher, **along with a 10% buyer's premium, subject to a minimum of One Hundred Fifty Dollars (\$150).** Bids which are less than One Thousand Dollars (\$1,000) 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. 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 highest bidder shall make payment on the day of the auction. All payments must be made in the form of cash, personal check, traveler's check, cashier's check, or money order. Credit will not 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.walkercommercialservices.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 Walker Commercial Services, at (540) 344-6160 for assistance.

The highest bidder will receive their purchase contract and balance due via email following the close of the auction. Please allow up to thirty-six (36) hours for the same. The contract shall immediately be executed and returned to TACS. **The deposit and buyer's premium must be received within seven (7) days following the auction closing - no later than November 26, 2025.** All payments must be made in the form of certified funds (cashier's check, money order or wire transfer). Cashier's checks and money orders shall be made payable to the City of Roanoke and forwarded to TACS at the address shown below. Cash, credit, and personal checks will not be accepted. Wire transfer instructions will be provided to the highest bidder upon email request to cat@taxva.com.

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes or nuisance abatement liens to the City of Roanoke or have any unresolved code enforcement violations with the City of Roanoke. Additionally, 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

at www.walkercommercialservices.com, by email to asher@walkercommercialservices.com or by phone to (540) 344-6160. Questions concerning the property subject to sale should be directed to TACS at www.taxva.com, by email to taxsales@taxva.com, by phone to (804) 545-2377, or by writing to the address shown below.

Taxing Authority Consulting Services, PC
Attn: City of Roanoke Tax Sale
P.O. Box 31800
Henrico, Virginia 23294-1800