

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
CITY OF ROANOKE, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned 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>
N1	Three Shades, Inc.	Tax Map No. 1311006 Account No. 106358 TACS No. 1114313	Vacant Land; Westport Avenue SW; 19 th Street SW; Westview Avenue SW; Lot 6; Block 11A; Westview Addition; 0.1098 Acre, More or Less
N2	Blue Ridge Housing Development Corporation	Tax Map No. 2470129 Account No. 121547 TACS No. 1114343	Vacant Land; Aspen Grove Court NW; SWM Area; Aspen Grove; 0.2670 Acre, More or Less
N3	Robert S. Cutrara	Tax Map No. 6490813 Account No. 142970 TACS No. 1162009	Vacant Land; Frontage Road NW; Near Former McAdam Road; 0.12 Acre, More or Less
N4	Clarice W. Owens Clarence Wallace, et al.	Tax Map No. 2041515 Account No. 113035 TACS No. 1114346	Vacant Land; Dunbar Street NW; Part Lot 15; Block 3; Lincoln Court Addition; 0.087 Acre, More or Less
N5	George Gunther	Tax Map No. 2010810 Account No. 111974 TACS No. 1116370	Vacant Land; Harrison Avenue NW; 5 Foot Strip of Lot 1; Block 6; Rogers, Fairfax & Houston Addition; 0.0139 Acre, More or Less
N6	George Gunther	Tax Map No. 4131437 Account No. 11278 TACS No. 1116370	Vacant Land; Buena Vista Boulevard SE; Near Morgan Avenue SE; SW Part Lot 2; Block 23; Morning Side Heights; 0.055 Acre, More or Less
N7	C. Kenneth Wright, et al.	Tax Map No. 2010414 Account No. 111901 TACS No. 1114327	Vacant Land; Near Patton Avenue NW; Part Lot 12; Block 18; Rogers, Fairfax & Houston Addition; 0.0507 Acre, More or Less

N8	Levi Roy Dent Terry Otey Dent (2 Parcels Selling Together)	Tax Map No. 2121713 Account No. 115112 TACS No. 1114332 Tax Map No. 4131439 Account No. 132783 TACS No. 1114332	Vacant Land; Rutherford Avenue NW; Lot 23; Block 19; North Side Addition; 0.0916 Acre, More or Less Vacant Land; Buena Vista Boulevard SE; Near Morgan Avenue SE; Part Lot 2; Block 23; Morningside Heights Corporation; 0.0185 Acre, More or Less
N9	Monarch Property Development, LLC	Tax Map No. 4111018 Account No. 131405 TACS No. 1166504	Vacant Commercial Land; 205 9 th Street SE; Lot 6; Block 5; Edgewood Addition; 0.1194 Acre, More or Less
N10	Ruth Ann Campbell, et al.	Tax Map No. 1111417 Account No. 102941 TACS No. 1166114	Vacant Commercial Land; 1009 Rorer Avenue SW; Lot 3; Block 26; Rorer; 0.1255 Acre, More or Less
N11	Greg Allen Carr Faith Marie Carr	Tax Map No. 4012807 Account No. 129946 TACS No. 1114324	Vacant Land; 510 6 th Street SE; Rear Lot 1; Block 11; Belmont; 0.0626 Acre, More or Less
N12	Jean Cadiche	Tax Map No. 4112308 Account No. 131672 TACS No. 1114330	Vacant Land; Tazewell Avenue SE; Lot 8; Block 1; Oak Ridge Land Company; 0.1107 Acre, More or Less
N13	Jimmie C. Ollie, et al. Esau Ollie, et al. Maude Ollie, et al.	Tax Map No. 3011432 Account No. 124176 TACS No. 1166491	Vacant Land; Gilmer Avenue NE; Lot 30; Block 1; Official Survey NE Sheet 1; 0.1149 Acre, More or Less
N14	Valley Excavating, LLC	Tax Map No. 3210205 Account No. 127518 TACS No. 1166587	Vacant Land; 1317 Purcell Avenue NE; Lot 5; Block 17; Glen Falls Land Company; 0.1384 Acre, More or Less
N15	Valley Excavating, LLC	Tax Map No. 3210206 Account No. 127519 TACS No. 1166587	Vacant Land; Purcell Avenue NE; Lot 6; Block 17; Glen Falls Land Company; 0.1384 Acre, More or Less
N16	Jan Jackson	Tax Map No. 2322901 Account No. 119673 TACS No. 1114321	Vacant Land; Essex Avenue NW; Moorman Avenue NW; Lot 1; Block 85; Melrose Land Company; 0.1492 Acre, More or Less
N17	Lewis Jetters, et al. Beulah L. Dickerson, et al.	Tax Map No. 2431813 Account No. 120852 TACS No. 1114337	Vacant Land; 917 LaFayette Boulevard NW; Lot 5; Block 7; Villa Heights; 0.1485 Acre, More or Less
N18	Herman A. Clement, et al. Mildred E. Clement, et al.	Tax Map No. 2321103 Account No. 119432 TACS No. 1114320	Vacant Land; Hanover Avenue NW; Lot 3; Block 88; Melrose Land Company; 0.1492 Acre, More or Less

N19	Dorothy M. Smith, et al.	Tax Map No. 2331709 Account No. 119954 TACS No. 1166187	Vacant Land; 1631 Mercer Avenue NW; 17 th Street NW; Lot 9; Block 48; Melrose Land Company; 0.1553 Acre, More or Less
N20	Bridgette Waid	Tax Map No. 2130513 Account No. 115179 TACS No. 1166576	Vacant Land; Synouse Avenue NW; Lot 14; Block 21; Rugby Land Corporation; 0.15 Acre, More or Less
N21	Ktara Corporation, Trustee, The 16 th Street Land Trust (5 Parcels Selling Together)	Tax Map No. 3220403 Account No. 127741 TACS No. 1114312 Tax Map No. 3220404 Account No. 127742 TACS No. 1114312 Tax Map No. 3220405 Account No. 127743 TACS No. 1114312 Tax Map No. 3220406 Account No. 127744 TACS No. 1114312 Tax Map No. 322407 Account No. 127745 TACS No. 1114312	Vacant Land; 16 th Street NE; Near Sunset Avenue NE; Lot 3; Block 25; East Gate Addition; 0.1150 Acre, More or Less Vacant Land; 16 th Street NE; Near Sunset Avenue NE; Lot 4; Block 25; East Gate Addition; 0.1144 Acre, More or Less Vacant Land; 16 th Street NE; Near Sunset Avenue NE; Lot 5; Block 25; East Gate Addition; 0.1144 Acre, More or Less Vacant Land; 16 th Street NE; Near Sunset Avenue NE; Lot 6; Block 25; East Gate Addition; 0.1150 Acre, More or Less Vacant Land; 16 th Street NE; Sunset Avenue NE; Lot 7; Block 25; East Gate Addition; 0.1607 Acre, More or Less

GENERAL TERMS OF SALE: The City of Roanoke 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.

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: The highest bidder shall pay the high bid in full, along with the buyer's premium and deed recordation costs, following the close of the auction. **There will be a 10% buyer's premium, subject to a minimum of One Hundred Fifty Dollars (\$150), added to the winning bid.**

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.

Terms Applicable to In-Person Bidders ONLY: The highest bidder will receive their purchase contract and balance due immediately following the auction and shall make payment in full on the day of the auction. Payments 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 36 hours. The contract shall immediately be executed and returned to TACS. **The full balance due 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. Wire transfer instructions will be provided to the highest bidder upon email request to cat@taxva.com. Cash, personal checks, and credit will not be accepted.

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