

NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
CITY OF DANVILLE, VIRGINIA

Thursday, November 19, 2015 • 1:00 pm

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of the City of Danville, the undersigned Special Commissioner will offer the sale at public auction the following described real estate in the City Council Conference Room on the fourth floor of the Municipal Building, located at 427 Patton Street, Danville, Virginia 24541, on **Thursday, November 19, 2015 at 1 p.m.**, 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	Ella Culley Blaine & Richard Ardell Blaine	119454	1720-020-000014.000	21579	1116 Stokes Street, approx .07 acre
2	Leola Denson Bowe	119818	1607-010-000006.000	27512	Vacant, approx. 0.11 acre, 24 FT PT NO 1 Chatelaine Avenue
2	Leola Denson Bowe	119818	1607-010-000005.000	27513	Vacant, approx. 0.05 acre, 20 FT PT NO 2 Chatelaine Avenue
3	Lamond Duncan	119756	1716-016-000046.000	22206	Vacant, approx. 0.11 acre, 54 FT NO 1 Valley Street
4	Lamond Duncan	119756	1716-015-000012.000	22326	Vacant, approx. 0.12 acre, 50 FT Calvary Street
5	Eugene W. Glaze & Trustee for Steven J. Taulbee	119876	2706-032-000001.000	00411	Vacant, approx. 0.28 acre, 60 FT NO 19 Baugh Street
6	T.C. Gunn & Beatrice Gunn	119421	2819-014-000028.000	01891	Vacant, approx. 0.22 acre, 31.3 FT NO 5 Camp Street
7	David Hatmi	119647	2717-001-000003.000	20609	Vacant, approx. 0.15 acre, 43 FT PT NOS 74 & 76 Lee Street
8	David Hatmi	119647	2717-022-000021.000	20928	Vacant, approx. 0.13 acre, 39 FT PT NO 37 Lee Street
9	David Hatmi	119647	2706-029-000017.000	00291	Vacant, approx. 0.17 acre 50 FT NO 67 West Thomas Street
10	David Hatmi	119647	1610-014-000005.000	52844	Vacant, SE corner of Bell Drive & Chatham Avenue, 0.26 ac., 75 FT NO 9 SEC 5
11	E.L. James	120169	2709-010-000020.000	01314	Vacant, approx. 0.2 acre, 60 FT NO 46 Bellevue Street
12	Frederick Eugene Jeffries	120614	2705-014-000003.000	01928	Vacant, approx. 0.16 acre, 45 FT NO 46 Adams Street
13	Henry Curtis Jordan	119326	2716-009-000009.000	77755	Vacant, approx. 0.22 acre, NOS 9 & 10 Oakland Avenue
14	Mary Jo Keen	120251	2820-003-000053.000	73930	261 Belmeade Court
14	Mary Jo Keen	120251	2820-003-000052.000	73931	Vacant, approx. 0.09 acre, NO 23 Belmeade Court
15	Kyoung Ho Kwon & Soo Hee Kwon	120923	1607-012-000002.000	25606	808 S. Main Street, “White Swann Dry Cleaning & Laundry,” 6,360 square feet
16	Kyoung Ho Kwon & Soo Hee Kwon	120923	1607-012-000015.000	25607	111 Dudley Street, Storage Warehouse, 3,500 square feet
17	Lula M. Lee	121028	1720-017-000006.000	23217	929 Stokes Street, approx. 0.13 acre
18	Paul W. Martin	120843	1505-001-000008.000	75476	Vacant, approx. 1.04 acre, Indian Valley Road
19	Franklin R. Mayo	120603	1716-017-000007.000	22951	Vacant, approx. 0.11 acre, 45 FT NO 48A Holbrook Street
20	Robert L. McCain	119321	1716-025-000011.000	25552	Vacant, approx. 0.14 acre, 50 FT NO 5 Doe Street
21	Ella Pinkard Heirs	119554	2706-017-000007.000	03384	Vacant, approx. 0.09 acre, 50 FT PT NO 28A Abbott Street
22	Richard Millard Shaw	120817	2813-002-000020.000	03813	1717 Aspen Street, approx. 0.15 acre
23	Carson Thompson, Jr.	20313	2713-018-000005.000	20313	Vacant, approx. 0.16 acre, 45 FT PT NO 7 Colquhoun Street
24	Douglas F. Vaden & Julia P. Vaden	120904	2717-025-000024.000	20270	Vacant, approx. 0.13 acre, 45 FT PT No 38 Paxton Street
25	Douglas F. Vaden & Julia P. Vaden	119372	2707-009-000003.000	00777	Vacant, approx. 0.23 acre, 50 FT NO 12 SEC 10 Moffett Street
26	R.E. Withers	121038	2818-020-000076.000	04616	Vacant, approx. 0.23 acre, 50 FT NO 10 Abbott Street

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of the City of Danville. 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 a 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, subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may affect the property. There will be a five percent (5%) buyer’s premium 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 the City of Danville. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS at taxsales@taxva.com or (804) 612-9041.

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Also visit auctionzip.com to view the full list of items and see pictures.

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